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140 Mountain Road

CONSTRUCTION MANAGEMENT PLAN

2596482 Ontario Ltd.

Document Control

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1 General, Project Safety and Security

1.1 PROJECT DESCRIPTION

This Construction Management Plan, which is being submitted pursuant to the requirements for Site Plan approval, shall be considered preliminary pending the finalization of the building design and the engagement of a Contractor when the details and sequence of construction can be finalized.

The requirements that are outlined below are designed to provide an initial overview of construction activities associated with the proposed multi-unit industrial / commercial building and associated parking areas and on-site amenity areas and two stormwater storage areas adjacent each of the proposed site entrances to be constructed at 140 Mountain Road.

The subject property proposed for development is approximately 2.02 ha and fronts onto Mountain Road to the north, with 10th Line 575 m to the west and Black Ash Creek 325 m to the east. According to the Town of Collingwood zoning bylaw, the land is currently zoned as Industrial (M5).

1.2 PROJECT TEAM CONTACT INFORMATION (OWNER, CONSULTANT, CONTRACTOR)

Owner: 2596482 Ontario Inc.
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Mechanical
Consultant: TBD

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Consultant: Tatham Engineering Limited
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Contractor: TBD
(Site Servicing and Building)



1.3 CONSTRUCTION SCHEDULE (MILESTONES)

It is anticipated the phasing/sequencing of construction will be generally as follows:

- Site Preparation
 - Installation of sediment and erosion control measures
 - Tree removal and grubbing
 - Topsoil stripping, stockpiling and analysis
- Site Servicing
 - Expose existing infrastructure to connect into
 - Proposed below ground works (sewers, water and utilities)
 - Proposed above ground works (roads and parking)
- Construction of building and walkways
- Landscaping
- Restoration

1.4 CONSTRUCTION SAFETY AND SECURITY

The Contractor shall review and be familiar with the applicable health and safety policies. The Contractor shall ensure that all subcontractors and employees under their control operate in accordance with these policies. Failure to do so will result in written notification given to the Contractor to comply with the health and safety policies within one working day and should the issue remain unresolved the work shall be suspended until such items are resolved to the satisfaction of the contract administrator or designate. No compensation will be given for any loss of time due to a work stoppage related to a health and safety policy issue.

The proposed construction access will be from the proposed easternmost site entrance driveway directly off Mountain Road and will serve as both the entrance and exit point during construction. General construction deliveries will use the same access and exit.

Construction hoarding will be installed in locations surrounding the staging area to prevent unauthorized pedestrian entry. The site will be locked during hours of non-operation.

1.5 FIRE AND EMERGENCY ACCESS

Access to the site by ambulance and fire trucks must be maintained at all times.

Traffic control shall be as per the current Traffic Control Manual for Roadway operations by the Ministry of Transportation. Temporary road closure of a portion of Mountain Road for connection



to the existing sanitary sewer and watermain shall only be implemented when approved in writing by the Engineer and Town and will require full signage as approved if the roadway is to be affected.

The Contractor shall provide a watchman or other suitable employee as required to inspect and maintain the site on weekends and other times when the Contractor is not working.

1.6 HOURS OF CONSTRUCTION

The project will undertake construction activities between 7:00AM and 7:00PM on weekdays. No work is anticipated on Saturdays and no work shall take place on Sundays, or any holiday.

Start-up and warm-up of equipment will not commence until after 7:00 AM. If it is determined that there will be a need for construction activity outside these hours, the Contractor will coordinate and obtain approval from Town of Collingwood.

1.7 COMMUNITY LIAISON CONTACT INFORMATION

Refer to Section 1.2 for Project Team Contact Information.

The Contractor shall designate an on-site public liaison for the duration of the project. This person shall be available to communicate with residents and local businesses on a daily basis, twenty-four (24) hours a day, seven (7) days a week.

The Contractor will be responsible for maintaining a written log of all inquiries and complaints complete with contact information and mitigation measures to appease the person's complaint.

The Contractor will also be responsible for providing the Engineer/Architect a written summary of the construction status update including the work completed the previous week as well as the anticipated work to be completed the following week. The Contractor will also be required to attend all construction status meetings. The Contractor shall be available to meet at the site within one hour for critical problems as well as after normal working hours during the week.

The Contractor's cell phone number and email address are to be provided for inclusion in the projects' start-up meeting. This representative may or may not be the site superintendent but must have detailed knowledge of the day-to-day activities to respond to public questions and concerns. This person must also be an effective communicator and have the necessary time each day to dedicate to this task.

1.8 CONSTRUCTION PROCESS OUTLINE

Refer to Section 1.3 for construction schedule outline.



Upon being awarded the Contract, the Contractor shall provide to the Architect and/or Engineer for their approval, a copy of their detailed planned Schedule of Work, showing clearly the Work will be completed within the stipulated time. No work shall commence on the site until the Engineer or Architect have approved the Schedule of Work and has issued a Start Work Order.

Potable water interruptions shall be scheduled to avoid disruption to adjacent properties. This shall include evening and/or night work as required. The Contractor shall notify the Engineer and Town when it is anticipated that water to adjacent properties may be interrupted. The contractor shall provide a Water Commissioning Plan for review and approval by the Engineer and the Town prior to commencing any work on Mountain Road.

The Schedule of Work shall indicate proposed progress in 1-week periods for at least the following work as applicable:

Civil Works

- Mobilization
- Siltation and erosion controls and hoarding
- Clearing and grubbing and removals
- Topsoil stripping, stockpiling and analysis
- Watermain / water service connection
- Sanitary service and connection
- Stormwater management features
- Testing and disinfection of water and testing of sewers as required
- Excavation and grading for roads and parking
- Granular B for parking and entrance
- Concrete curb
- Granular A for parking and entrance
- Binder course asphalt for parking and entrance
- Rough grading
- Utilities including lighting
- Restoration of existing access lane and swales and Mountain Road



Building Works

- Mobilization
- Maintenance of siltation and erosion controls and hoarding
- Excavation for building foundations, footings and foundation walls
- Building framing and roofing
- Interior finishing
- Exterior finishing
- Utility connections
- Sidewalks and fencing
- Fine grade, topsoil and sod
- Landscaping (trees and shrubs)
- Occupancy



2 Noise, Dust and Vibration Control

2.1 PRECONSTRUCTION SURVEY OF NEIGHBOURING PROPERTIES

A pre-construction survey of the neighbouring properties is not proposed as part of this Construction Management Plan.

2.2 DUST AND MUD CONTROL

Best management practices to control dust will be implemented when needed on site. They include:

- Monitoring of dust during dry and windy conditions;
- Use of water spray as required during any excavation and construction phases, or when any other activity where excess dust is created; and
- Maintain mud mat and silt fence as required.

2.3 ROAD CLEANING SCHEDULE

A street sweeping and flushing program will be developed for Mountain Road if required by the Town. Street cleaning will be completed by the contractor and if required the Engineer/Architect or Town of Collingwood staff may request additional cleaning at their discretion to be completed by the contractor.

2.4 EMISSIONS AND AIR QUALITY CONTROL

On site traffic will be managed to minimize idling, dust, noise and greenhouse gas emissions. Dust control measures have been laid out in section 2.2 Dust and Mud Control above.

2.5 NOISE

Construction noise impacts are related to the intensity of the noise sources and their proximity to sensitive persons.

The project is located on a developed industrial site. It is anticipated that ambient noise will be low and may already be present due to the high volume of traffic passing the site travelling on Mountain Road.

The Contractor will work to minimize any excessive noise impacts. The Contractor will employ the following best management practices on site and make every effort to prevent nuisance noise conditions:



- Work will comply with municipal noise by-laws;
- The use of truck and equipment mufflers, including periodic inspections to ensure proper operation;
- Low-pitch back-up alarms;
- Limited truck or equipment idling;
- Provide temporary electric power to minimize the use of onsite generators;
- Maintain smooth surfaces on construction site and public ways to minimize unnecessary noise from potholes; and
- Identify in advance, any activities that may generate unavoidable excessive noise and use all reasonable efforts to minimize noise emission levels.

2.6 VIBRATION

All means and methods for performing work at the site will be evaluated for potential vibration impacts to the adjacent properties and shall be kept to a minimum. Excess vibration will be monitored at regular intervals and during other occasions where heavy equipment may be used.



3 Site Management

3.1 SITE ACCESS

Refer to Drawing SC-1 for site access location and mud mat.

3.2 FILL SOURCE AND/OR DISPOSAL SITE

The use of imported fill shall be approved by the Engineer, where there is insufficient suitable native material available. The contractor is to confirm the source of imported material at least 2 weeks prior to delivery to the site.

With respect to the removal of excess fill and/or topsoil, the Contractor shall confirm the integrity and quality of the material, as well as the receiving property at least 2 weeks prior to removing any fill from the site. The Contractor shall provide documentation that the receiving property is authorized by the applicable municipality to receive fill (i.e. a Fill Permit) and documentation from a Qualified Person (P.Eng. or P.Geo.) that it is appropriate for the site to receive fill from this project. Contractor shall log and document all fill removed from the site, including the date, time, quantity (volume), removal location and disposal location. Logs shall be provided to the Engineer on a weekly basis.

Excavated material that is determined to be unsuitable by the Engineer and/or geotechnical consultant, shall be stockpiled. All stockpiles are to be maintained by the Contractor; excess material is to be removed from site prior to completion of the project at no extra cost to the contract.

Also, as mitigated in the geotechnical report, there are organic topsoils on the subject site that contain humus and are highly compressible, weak and will consolidate when under a surcharge these soils must be stripped, stockpiled and analyzed for fertility for general planting/ground-cover as they are unsuitable for engineering applications, and will likely need to be removed from the property and relocated to an appropriate receiving site and/or mixed with more suitable topsoil material. Furthermore, the geotechnical report advised that this topsoil material should not be buried deeper than 1.2 metres to avoid the humus from generating gases under anaerobic conditions.

Any fill material that becomes contaminated due to Contractor's activity shall be removed and replaced at no extra cost to the Contract.



3.3 TRAFFIC MANAGEMENT PLAN

It is anticipated that during construction there will be no traffic management required. In the event a partial or full road closure is necessary, timely notice (minimum 48 hours) will be given to the Town. All appropriate traffic control measures will be taken including traffic control persons, signage, and equipment.

3.4 CONSTRUCTION TRAILER AND MATERIALS STORAGE LOCATION

The Contractor shall provide a field office, having minimum dimensions of 2.4m x 5.0m with windows on three (3) sides and a door with a proper lock. The Contractor shall supply a power connection to this office with a minimum of two overhead lights and two wall plugs. The Contractor shall supply a heating/cooling system of adequate size to maintain a temperature of 22° C in the trailer. The Contractor shall also supply and maintain a single latrine. The Contractor shall equip the office with one (1) plan table (2.0m x 1.0m approx.) one (1) desk, a minimum of 6 stackable chairs, high speed internet (if available) and a heating/cooling system to maintain a temperature of 22° C in the trailer.

The field office shall be located in close proximity to the work as determined by the Contractor and agreed to by the Consultant.

Material storage shall be located a minimum 3.0m from any property line and be protected by appropriate fencing or covering. Stockpiles of earth, topsoil or gravels shall not exceed 3.0m in height with minimum of 3:1 side slopes.

3.5 DELIVERY TIMES AND LOADING AREAS

Delivery times will be scheduled during regular working hours as described in section 1.6 above. All deliveries will be from the proposed construction access lane off of Mountain Road as described in section 1.4 above.

3.6 WORKER ACCESS AND PARKING

Worker access will be from the proposed construction access lane off of Mountain Road. Workers will park in designated parking areas. Street parking will not be permitted.

3.7 PEDESTRIAN ACCESS

The Contractor will implement necessary measures to ensure safe pedestrian flow around the site, currently there is only a 3.0m wide granular trail along Mountain Road which will be always maintained and kept functional and shall not be impacted during construction. Appropriate signage shall be provided by the contractor on both sides of the work area prior to starting any work on site and the Town shall be notified by the engineer or contractor for approval.



3.8 ADJACENT PROPERTY IMPACTS AND RESTORATION

Prior to any work being undertaken, the Contractor shall obtain and pay for a road occupancy permit from the Town if required. The permit shall be taken out in the name of the Contractor. All adjacent properties, including within the Town's right-of-way or on private property, disturbed by the construction, shall be restored to previous or better condition.

3.9 GENERAL WASTE MANAGEMENT

General Waste Management shall include:

- Site maintenance of the driving and walking surfaces to ensure roads, boulevards and parking lots are safe for traffic and pedestrians;
- Temporary grading, including the installation of swale or other measures to control surface water;
- Removal of standing water (ponding);
- Measures to prevent and/or the removal of mud tracking;
- Dust control, including the placement of calcium chloride and/or water. As a minimum, the Contractor shall sweep the existing access laneway currently servicing the Agnora facility as required and apply water and calcium chloride throughout the site at the end of each working week;
- Installation of siltation and erosion control measures to prevent material migration; and
- Collection and disposal of general debris and waste generated by construction activity.

General waste management shall be provided within the site limits at all times (working and non-working hours), including evenings, weekends, holidays and other non-working days.

The Contractor shall designate a representative who will be responsible for monitoring the construction area when workers/crews are not present, such as evenings, weekends, holidays and other non-working days on an as-needed basis. The representative shall be considered "on-call" and be available in case of emergency.

If, in the opinion of the Engineer/Architect or the Town, the Contractor is not providing a sufficient level of site maintenance, they may direct the Contractor to take additional measures at no additional cost to the Contract.

3.10 SITE TIDINESS

All materials will be stored in designated areas to maintain site tidiness. On site dust will be monitored and controlled as per the dust control requirements listed in section 2.2 above. Site



tidiness will be monitored daily by the contractor and more regularly if required as directed by the Owner, Engineer/Architect or Town staff.

3.11 ENVIRONMENTAL MANAGEMENT

The contractor and any subcontractors or suppliers shall comply with relevant statutes, regulations, by-laws and directives of Federal, Provincial or Local authorities having jurisdiction in matters of ecological protection and environmental control of soil, water and air.

All incidents of spilled, released or discharged contaminants shall be reported immediately to the appropriate regulating authorities as well as to the Engineer/Architect and Town. Any and all spilled, released or discharged contaminants will be cleaned up immediately and the area remediated as necessary.

All material and equipment brought onto the site will be stored according to good practices and in accordance with all applicable legislative requirements and safety policy.

3.12 EROSION AND SEDIMENT CONTROL

Prior to construction, erosion and sediment control will be implemented on site as per the Erosion and Sediment Control Plan. Regular inspection and inspection after significant rainfall events of all control measures on site is required with repairs being completed in a timely manner to the satisfaction of the Engineer or Town. Control measures will be installed for the duration of the construction and maintenance period or until the control measures are no longer required, which event comes first. Control measures will be removed at the direction of the Engineer.

3.13 TREE PROTECTION

Tree preservation areas have been illustrated on the LG-1 plan. A copy of the report and drawing shall be provided to the contractor and all trees outlined within this plan are to be protected according to the Town of Collingwood drawing STD. No. 1110, "Tree Protection" or approved equal. Tree protection measures are to be installed by the contractor prior to starting construction. Tree protection measures will be monitored and repaired immediately by the contractor if damaged, to the satisfaction of the Landscape Architect/Engineer. Tree protection measures will be removed at the direction of the Landscape Architect/Engineer.

3.14 SPILL RESPONSE PLAN

All incidents of spilled, released, or discharged contaminants shall be reported immediately to the appropriate regulating authorities as well as to the Engineer and Owner. All spilled, released, or discharged contaminants will be cleaned up immediately and the area remediated, as



necessary. The contractor shall keep a list of emergency contact phone numbers posted in a visible location (ie. construction site trailer).

