

SUNVALE HOMES

CONSTRUCTION MANAGEMENT PLAN

DEY DRIVE TOWNHOUSES

TOWN OF COLLINGWOOD

JUNE 2026

COBIDE Engineering Inc
517 10th Street
Hanover, ON N4N 1R4
TEL: 519-506-5959
www.cobideeng.com

1. GENERAL, PROJECT SAFETY & SECURITY

1.1 PROJECT DESCRIPTION

The proposed development consists of 1.918 hectares of land within the Collingwood settlement area located on Block 183, Registered Plan 51M-945, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe (described herein as the “site”).

The proposed plan is to develop the site into a 33 unit street townhouse subdivision. The subdivision will involve the extension of Dey Drive.

A single road access point to Kirby Avenue will be provided. There will be a number of pedestrian linkages to the nearby trail network.

1.2 PROJECT TEAM CONTACT INFORMATION

Name	Position	Phone Number	Email Address
Travis Burnside	Consultant – Cobide Engineering	519-901-5959	tburnside@cobideeng.com
John Welton	Owner	416-346-0883	johnzwelton@sunvalehomes.com
TBD	Construction Manager	TBC	TBC
TBD	Engineering Site Representative	TBC	TBC
Jay Tremble	Contractor Manager – JT Excavating	519-369-7608	jay@jtexcavating.com
Jeff Hopkins	Contractor Site Representative – JT Excavating	TBC	TBC

1.3 CONSTRUCTION SCHEDULE

- Mobilization – To Be Confirmed
- Sanitary Sewer Installation – To Be Confirmed
- Watermain Installation – To Be Confirmed
- Storm Sewer Installation – To Be Confirmed
- Road Construction – To Be Confirmed
- Utility Installation – To Be Confirmed

To be different for Each Block:

- Excavation – To Be Confirmed

- Concrete Forming – To Be Confirmed
- Backfill and Compact – To Be Confirmed
- Framing – To Be Confirmed
- Roofing – To Be Confirmed
- Masonry for Envelope – To Be Confirmed
- Mechanical/ Plumbing – To Be Confirmed
- Electrical Rough Ins – To Be Confirmed
- Drywall – To Be Confirmed
- Painting – To Be Confirmed
- Flooring – To Be Confirmed
- Millwork – To Be Confirmed
- Mechanical/ Electrical Finishes – To Be Confirmed
- Occupancy and Demobilization – To Be Confirmed
- Deficiencies – To Be Confirmed
- Total Timeline – To Be Confirmed

1.4 CONSTRUCTION SAFETY AND SECURITY

In order to meet the overall goal of project safety and security the project will be organized and managed to accomplish the following objectives:

- The contractor will comply with Occupational Health and Safety Act and all Ministry of Labour requirements to maintain a safe construction site
- The construction site will be fenced to prevent public access as per Town by-law 2019-039
- Security measures are unknown at this time
- All contractors to provide a copy of their respective Health and Safety policies to the site superintendent

1.5 FIRE AND EMERGENCY ACCESS

The emergency access and fire route are to be via Portland Street and onto the site from the intersection of Portland Street and Cooper Street.

1.6 HOURS OF CONSTRUCTION

Hours of construction during underground servicing will be 7 am to 7 pm on weekdays. During the construction of the units, the hours of construction will be 7 am to pm on weekdays and 8 am to 4 pm on Saturdays. No construction activities are permitted on Sundays or holidays as per Town by-law 2018-032 expect in emergency situations.

1.7 CONSTRUCTION PROCESS OUTLINE

- i. Excavating and Grading
 - To be Confirmed

- ii. Servicing
 - To be Confirmed
- iii. Crane and Hoist Operations
 - To be Confirmed
- iv. Construction of Structure
 - To be Confirmed
- v. Interior and Exterior Finishing
 - To be Confirmed
- vi. Occupancy
 - To be Confirmed

2. NOISE, DUST AND VIBRATION CONTROL

2.1 PRECONSTRUCTION SURVEY OF NEIGHBOURING PROPERTIES

A survey of the neighbouring properties will be completed prior to construction.

2.2 DUST AND MUD CONTROL

Refer to the Erosion and Sediment Control Plan drawing for details.

2.3 ROAD CLEANING SCHEDULE

The road cleaning schedule will be assessed on an on-going basis depending on the stage of construction and on-site activities. Street sweeping will be completed as required.

2.4 EMISSIONS AND AIR QUALITY CONTROL

It is not expected that air quality will be negatively impacted during construction.

2.5 NOISE

Construction and associated vibrations will take place between the hours of 7 am and 7pm on weekdays and 8 am to 4 pm on Saturdays with no construction taking place on Sundays or statutory holidays as per Town by-law 2018-032.

2.6 VIBRATION

Construction and associated vibrations will take place between the hours of 7 am and 7pm on weekdays and 8 am to 4 pm on Saturdays with no construction taking place on Sundays or statutory holidays as per Town by-law 2018-032.

3. SITE MANAGEMENT

3.1 SITE ACCESS AND HAUL ROUTE MAP

The site will be accessed via Kirby Avenue. The haul route will utilize Poplar Sideroad and Portland Street.

3.2 FILL SOURCE AND/OR DISPOSAL SITE

The disposal location for excavated materials will be determined prior to construction

The fill source will be determined prior to construction

3.3 TRAFFIC MANAGEMENT PLAN

The Traffic Management Plan is unknown at this time. Diversions and on-route detour signs are to be confirmed prior to construction.

3.4 CONSTRUCTION TRAILER AND MATERIALS STORAGE LOCATION

The Construction Trailer and Materials storage locations are unknown at this time. No materials will be stored on the Municipal Right of Way.

3.5 OFF SITE REQUIREMENTS

Off Site requirements are unknown at this time. Trade parking will be on site near the units they are working on.

3.6 DELIVERY TIME AND LOADING AREAS

Delivery Times are unknown at this time and will be confirmed prior to the start of construction. It is assumed that all deliveries will occur during the approved construction hours.

3.7 WORKER ACCESS AND PARKING

Worker access and parking locations are unknown at this time and will be determined prior to construction. All parking will be within the site and not within the Town or County ROW.

3.8 PEDESTRIAN ACCESS

Impact to pedestrian routes are unknown at this time and will be confirmed prior to construction. The development is expected to have minimal impact.

3.9 ADJACENT PROPERTY ACCESS IMPACTS

The development will not adversely impact access to neighbouring properties with the exception of the connections at Portland Street and Kirby Avenue. Temporary Detour routes and timing will be determined prior to the start of construction.

4. WASTE MANAGEMENT

4.1 GENERAL WASTE MANAGEMENT

Daily garbage removal will be completed by all trades as per their contracts. The detailed waste management plan is unknown at this time but will be confirmed prior to construction.

4.2 SITE TIDINESS

General cleaning will be done at the end of every day by the respective trades and contractors. The general cleaning is to be co-ordinated by the construction manager.

5. ENVIRONMENTAL MANAGEMENT

5.1 EROSION AND SEDIMENT CONTROL

All sediment and erosion controls (silt fencing and rock check dams) will be constructed prior to the start of construction and will be maintained throughout servicing and until each individual block is landscaped.

Cobide Engineering will inspect the erosion and sediment controls once per week during servicing construction and after each rainfall event of 1cm or greater as per Town Engineering Standards. Following completion of the servicing, the construction manager will be responsible for inspecting the erosion and sediment controls.

See attached drawing for Erosion and Sediment Control Plan.

5.2 WATER QUALITY CONTROL

Silt Fencing and rock check dams will be constructed prior to the start of construction and will be maintained throughout servicing and until each individual block is landscaped. These erosion and sediment control measures will help to prevent any silt migration off-site during construction and protect the water quality of nearby bodies of water.

5.3 TREE PROTECTION

The trees to be protected are indicated on the Landscape Plans as well as the Erosion and Sedimentation Control Plan.

Where adjacent to tree protection areas, heavy-duty silt fencing shall also fulfill tree protection objectives in accordance with the following additional layout requirements and construction restrictions:

- i. Install the protective fence barrier at or outside the dripline of protected trees, which is defined as the circle that could be drawn on the soil around a tree directly under the tips of its outermost and widest branches.
- ii. Obtain Town approval of the fence layout prior to commencing removals work.
- iii. No construction activity, including grade changes, excavations, root cutting, storage of materials or fill, movement/storage of vehicles, or surface treatments of any kind are permitted within tree protection areas.
- iv. Protect vegetation and root systems from damage, compaction, and contamination resulting from construction and keep free of construction material and debris.
- v. Cleanly cut all roots outside tree protection areas that become exposed during construction.
- vi. Protective fence barriers must remain in effective condition until all site activities including landscaping are completed.

5.4 SPILL RESPONSE PLAN

If a spill occurs on site, MECP Spills Action Centre will be contacted immediately. The Contractor shall provide a Spills and Contingency Plan prior to construction commencing.

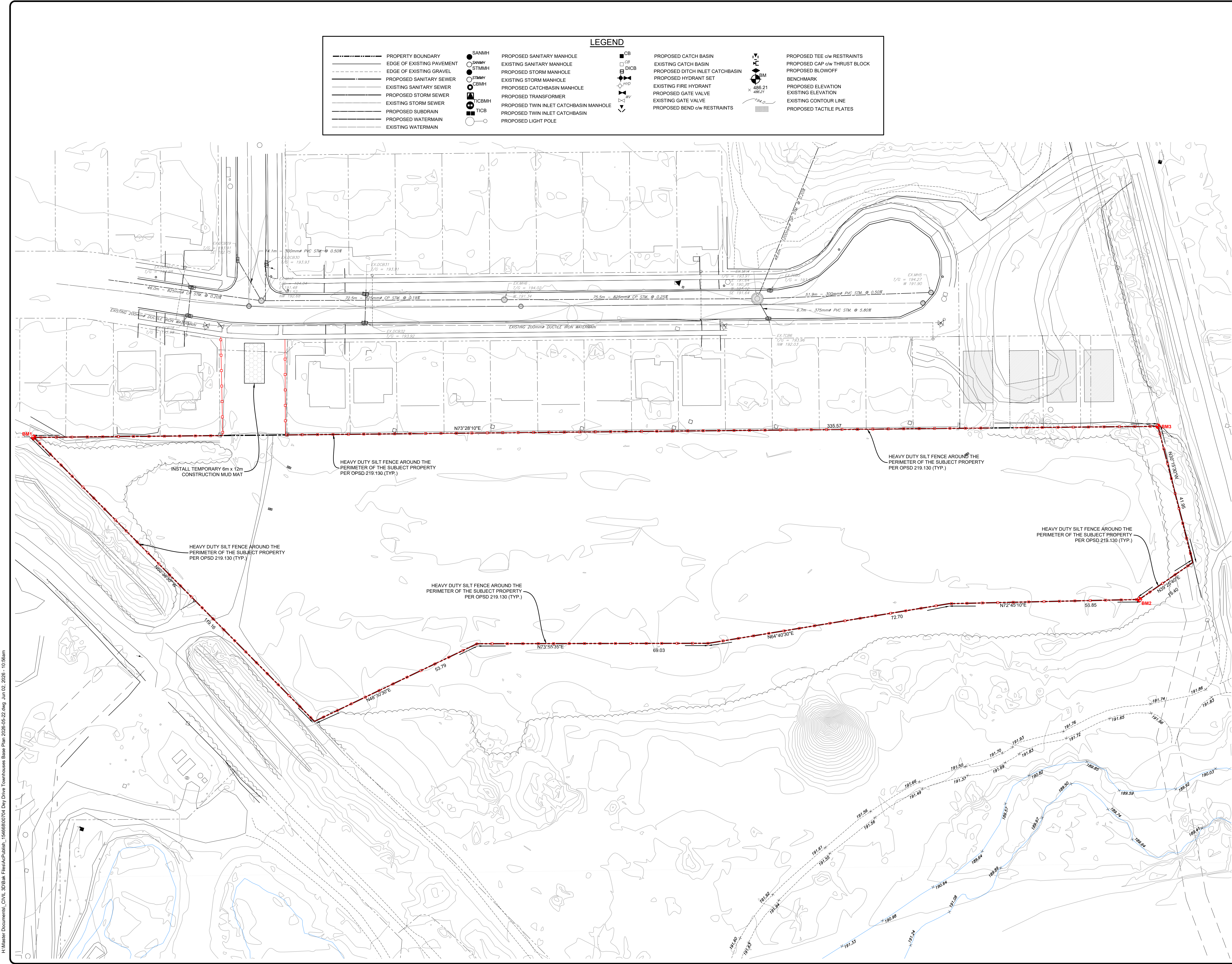
Appendix A

DRAWINGS

CONSTRUCTION MANAGEMENT PLAN

**DEY DRIVE TOWNHOUSES
TOWN OF COLLINGWOOD**

H:\Master Documents_CIVIL_30\Bak Fire\Ac\Pub\sh_154688\00704 Dry Drive Townhouse Base Plan 2026-05-22.dwg Jun 02, 2026 - 10:58am



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

1. PROPERTY BOUNDARY DERIVED FROM PLAN OF SURVEY BY ZUBEK, EMO, PATTEN AND THOMSEN LTD.
2. SEE SHEET 00704-DET1 FOR TYPICAL CROSS SECTION AND PAVEMENT DESIGN.
3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
4. COVER OVER WATERMAIN 1.7m MINIMUM AT ALL POINTS.
5. SANITARY SEWER TO BE PVC SDR35.
6. ALL JOINTS OF SANITARY MANHOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
7. ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER.
8. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SUMP OF 300mm.
9. STORM SEWERS TO BE HDPE.
10. ALL DITCH INLET CATCHBASINS TO HAVE 3:1 GRATE (UNLESS OTHERWISE INDICATED).
11. ALL CATCHBASIN MANHOLE STRUCTURES TO BE 1200mmØ UNLESS OTHERWISE SHOWN.
12. ALL WATERMANS TO BE PVC WITH 20mmØ MUNICIPLEX WATER SERVICES.
13. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED 'ISSUED FOR CONSTRUCTION'.
14. ALL CONSTRUCTION TO BE COMPLETED TO MUNICIPAL SERVICING STANDARDS FOR THE TOWN OF COLLINGWOOD.

Benchmark Information

Benchmark	Description	Elevation
BM1	TOP OF STANDARD IRON BAR LOCATED AT THE WESTERLY CORNER OF THE PROPERTY (AS SHOWN ON DRAWINGS)	194.413m
BM2	TOP OF STANDARD IRON BAR LOCATED AT THE SOUTH-EASTERLY CORNER OF THE PROPERTY (AS SHOWN ON DRAWINGS)	194.002m
BM3	TOP OF STANDARD IRON BAR LOCATED AT THE NORTHERLY CORNER OF THE PROPERTY (AS SHOWN ON DRAWINGS)	192.931m

Revision / Issue

No.	DATE	DESCRIPTION	BY	APPD
4	JUN 02/26	THIRD SUBMISSION	TLB	SJC
3	APR 08/26	SECOND SUBMISSION	TLB	SJC
2	DEC 08/25	REVISED FIRST SUBMISSION	TLB	SJC
1	OCT 15/25	FIRST SUBMISSION	TLB	SJC

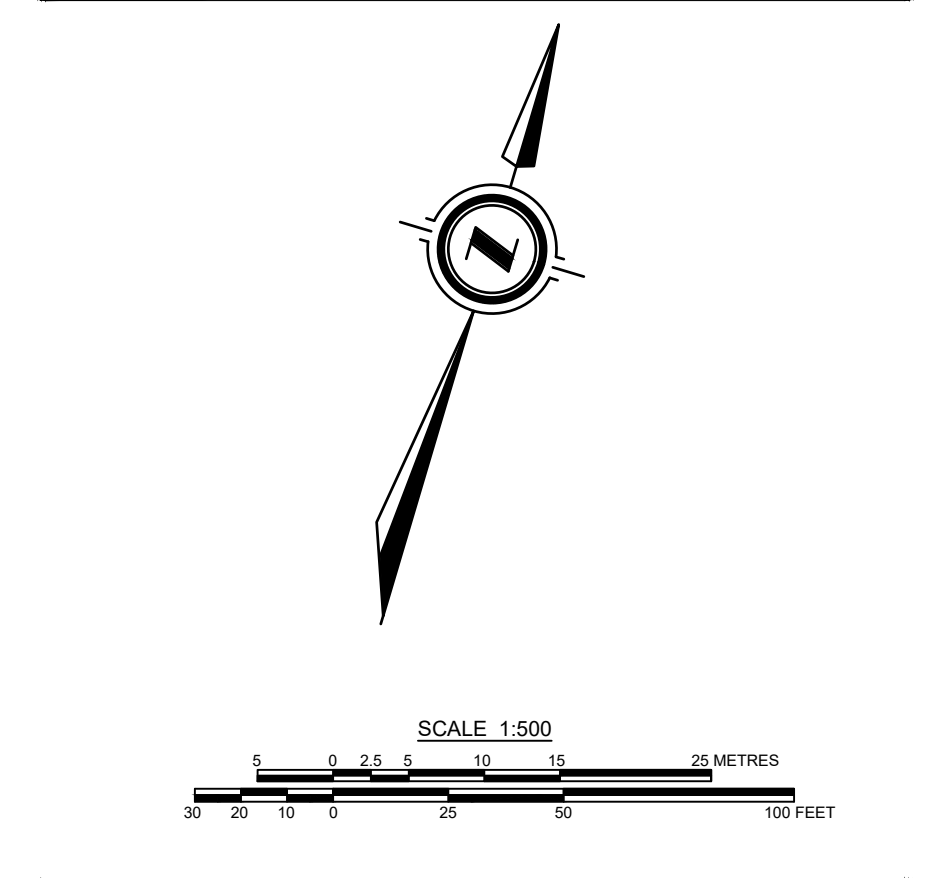
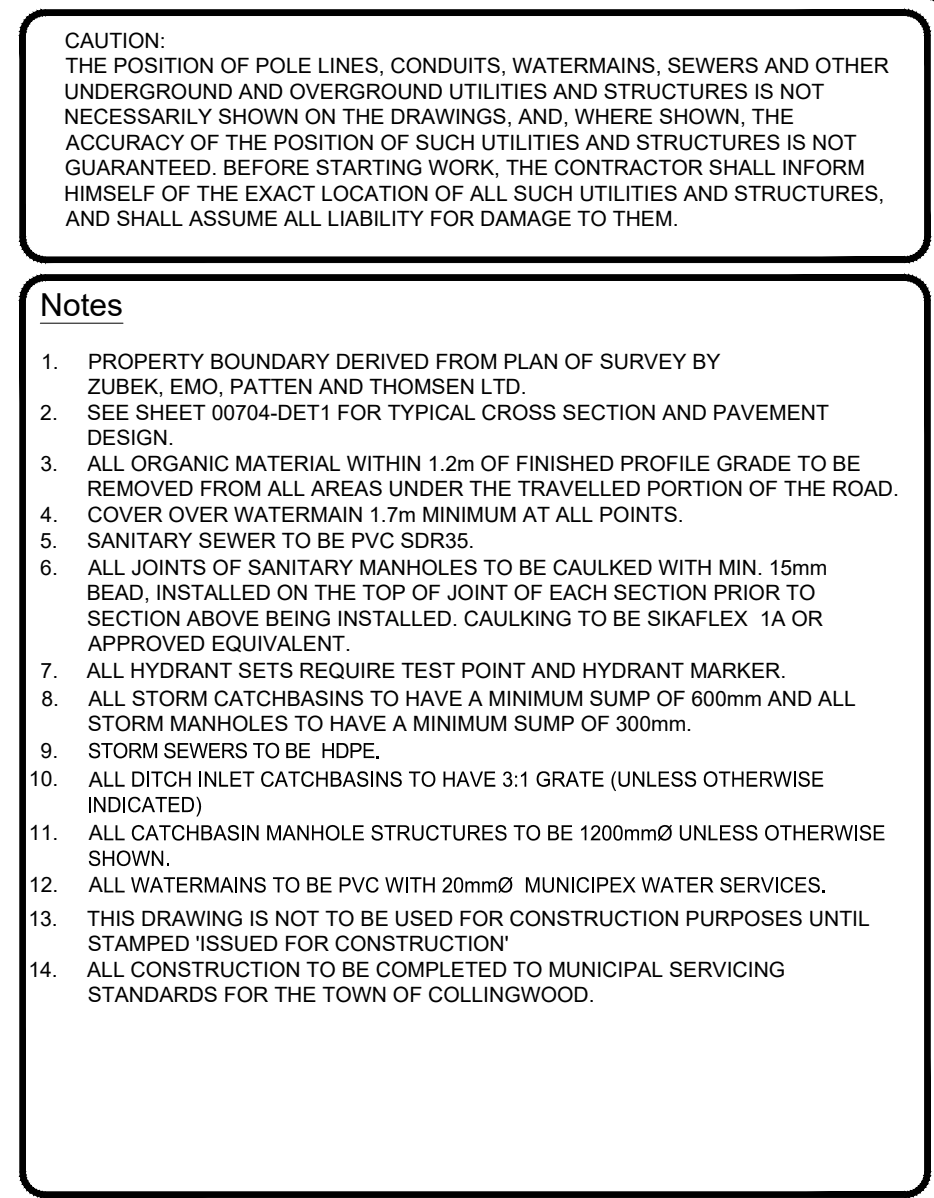
COBIDE ENGINEERING INC.
517 - 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-9859
www.cobideeng.com

**PROPOSED TOWNHOUSE DEVELOPMENT
TOWN OF COLLINGWOOD
PRETTY RIVER ESTATES
EROSION & SEDIMENT CONTROL PLAN**

Client: **SUNVALE HOMES LTD.**

Design: TLB	Scale: 1:500
Drawn: ID	Approved:
Checked: TLB	
Date: JUNE 2026	Design Engineer

DRAWING No. 00704-C2



<u>Benchmark Information</u>		
 BM1	TOP OF STANDARD IRON BAR LOCATED AT THE WESTERLY CORNER OF THE PROPERTY (AS SHOWN ON DRAWINGS)	194.413m
	ELEVATION	
 BM2	TOP OF STANDARD IRON BAR LOCATED AT THE SOUTH-EASTERLY CORNER OF THE PROPERTY (AS SHOWN ON DRAWINGS)	194.002m
	ELEVATION	
 BM3	TOP OF STANDARD IRON BAR LOCATED AT THE NORTHERLY CORNER OF THE PROPERTY (AS SHOWN ON DRAWINGS)	192.851m
	ELEVATION	

4	JUN 02/26	THIRD SUBMISSION	TLB	SJC	
3	APR 08/26	SECOND SUBMISSION	TLB	SJC	
2	DEC 08/25	REVISED FIRST SUBMISSION	TLB	SJC	
1	OCT 15/25	FIRST SUBMISSION	TLB	SJC	
No.	DATE	DESCRIPTION	BY	APPD	
REVISION / ISSUE					

Seal not valid unless signed and dated

U:\Masters Documents\ CIV 01 20\Bakr, Elwan A\Public 45469000704 Drafts\Turbines Desc. Plan 2008.05.23.dwg Lin 03 2008 40.58.22