



VIA EMAIL

November 25, 2024

Town of Collingwood
P.O. Box 157
97 Hurontario St
Collingwood, ON
L9Y3Z5

Attention: Ms. Lindsay Ayers, Manager, Planning

Dear Ms. Ayers:

**Re: Minor Adjustment to Site Plan Control Agreement
Town of Collingwood File Number D110723
Commercial Expansion (Canadian Tire Store)
Canadian Tire Properties Inc.
55 Mountain Road (89 Balsam Street)
Collingwood, Ontario**

Our File: CAT/COL/21-01

On behalf of Canadian Tire Properties Inc., Zelinka Priamo Ltd. is pleased to submit a request for a Minor Adjustment to Site Plan Control Agreement for the lands known municipally as 55 Mountain Road (89 Balsam Street), Collingwood, which were subject to Site Plan Approval under File Number D110723. The Minor Adjustment is generally related to revisions to the proposed Canadian Tire store expansion, whereby revised plans that reflect the proposed changes are provided for review.

Please note that the proposed changes to the Site Plan include the following:

- Addition and Receiving Area:
 - Tire Warehouse Room deleted;
 - "Large Parcel Pickup" relocated adjacent to the existing receiving area;
 - Added 2 parking spaces at new Large Parcel Pickup area; and
 - New exit stair added from existing mezzanine adjacent to the existing receiving area.
- Existing Island adjacent to New Service Centre Addition was revised to partial mountable to improve truck access past service centre addition; and
- Garden Centre Compound:
 - Cash hut revised to approximately 55'-0" x 20'-0";
 - Compound reduced in area; and
 - Existing island at driveway reduced for access to cash hut.

Aside from coordination revisions to match the revised site plan, please note the following for the other approved plans:

- East Elevation:
 - Garden Centre Portal & Auto portals revised to painted surrounds;
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- Garden Centre sliding door/portal deleted from new addition;
 - Existing decorative light fixtures removed from sidewalk; and
 - Existing eyebrow at the main entrance is deleted.
- West Elevation:
 - Overhead door added on south wall of addition.
- For the Engineering Plans:
 - A sanitary connection has been provided for the service centre expansion;
 - A portion of the western curb has been removed and replaced with a toe wall;
 - A retaining wall has been provided at the north west corner of the building, near the large item pickup doors; and
 - The existing asphalt slope, on the west side of the northern loading dock has been replaced with a retaining wall.
- For the Electrical Site Plan, lights were moved to suit the revised door and canopy locations; and
- For the Landscape Plans, the landscape quantities are unchanged from the approved plans and associated cost estimate.

SUBMISSION PACKAGE

Please find enclosed the following materials through a digital submission:

- Revised Architectural Drawings dated November 15, 2024, prepared by RAI Architect;
- Revised Site Plan and Elevations with changes bubbled in red (provided to the facilitate review by Staff);
- Revised Civil Engineering Plans dated November 18, 2024, prepared by ODAN/DETECH Group;
- Revised Engineering Cost Estimate dated November 18, 2024, prepared by ODAN/DETECH Group;
- Revised Functional Servicing and Stormwater Management Report dated November 18, 2024, prepared by ODAN/DETECH Group;
- Revised Electrical Site Plan dated November 15, 2024, prepared by Hammerschlag & Joffe Inc.;
- Revised Landscape Plan dated November 7, 2024, prepared by DWK & Associates;
- Revised Tree Preservation Plan dated November 7, 2024, prepared by DWK & Associates;
- Revised Tree Preservation and Protection Report (Arborist Report) dated November 7, 2024, prepared by Thomson Watson Consulting Arborists; and
- Revised Landscape Cost Estimate dated November 7, 2024, prepared by DWK & Associates.

It is our understanding that no application fee payment is necessary with the submission as the Town will confirm the fees that are applicable once the submission is reviewed.

We trust that the enclosed information is complete and satisfactory. Should you have any questions, or if you require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, consisting of the letters 'JR' in a stylized, cursive font.

Jonathan Rodger, MScPI, RPP, MCIP
Principal Planner

cc: Canadian Tire Properties Inc. (via email)