

SITE STATISTICS

MUNICIPAL ADDRESS: 140 MOUNTAIN ROAD
 ZONING PROVISIONS (ZONE M5 - INDUSTRIAL)

	REQUIRED	PROVIDED (PHASE 1)	PROVIDED (PHASE 2)	TOTAL
MINIMUM LOT AREA	2,000 m ²	20,169m ²	-----	-----
MINIMUM LOT FRONTAGE	30.0m	70.99m	-----	-----
MINIMUM FRONT YARD	12.0m	22.1m	-----	-----
MINIMUM REAR YARD	7.5m	147.2m	38.2m	-----
MINIMUM INTERIOR SIDE YARD	6.0m	19.2m	-----	-----
MINIMUM EXTERIOR SIDE YARD	12.0m	-----	-----	-----
MAXIMUM BUILDING HEIGHT	15.0m	12.67m	-----	-----
MAXIMUM LOT COVERAGE	50%	16.7%	32.6%	-----
MINIMUM LANDSCAPED AREA OPEN SPACE	15%	16.6%	-----	-----
BUILDING AREA (WAREHOUSE)		3,478m ²	3,346m ²	6,824m ²
WASHROOMS (20m ² EA.)/MECHANICAL (60m ² EA.)		420m ²	360m ²	780m ²
SUBTOTAL		3,058m ²	2,986m ²	6,044m ²
OFFICE (MEZZANINE)		935m ²	900m ²	1,835m ²
TOTAL GFA		3,993m ²	3,886m ²	7,879m ²

PARKING SPACE REQUIREMENTS AS PER TOWN OF COLLINGWOOD ZONING BY-LAW
 CALCULATIONS INCLUDE MAIN FLOOR AREA AND MEZZANINE AREA, GFA (EXCLUDING WASHROOMS AND MECHANICAL ROOMS) = 7,879 m²
 ESTIMATED WAREHOUSE/MANUFACTURING AREA: 6,044 m² = 60.5 SPACES (1 SPACE PER 100 m² GFA)
 ESTIMATED OFFICE / OTHER USES AREA: 1,835 m² = 55 SPACES (3 SPACES PER 100 m² GFA)
 REQUIRED = 116 SPACES (2.8m x 6.0m MIN.)

BARRIER FREE SPACES
 REQUIRED: 2% PER TOTAL PARKING = 2% OF 116 = 2.32 BARRIER FREE SPACES = 119 TOTAL PARKING REQUIRED
 PROVIDED: 4 TYPE A (3.4m x 6.0m C/W 1.5m SHARED AISLE) + 2 TYPE B (2.4M X 6.0M C/W 1.5M SHARED AISLE) = 6 TOTAL
 PHASE 1 = 4 (2 TYPE A & 2 TYPE B)
 PHASE 2 = 2 TYPE A
 TOTAL = 6

TOTAL PARKING SPACES PROVIDED:
 PHASE 1 = 62
 PHASE 2 = 62
 124 + 6 BARRIER FREE = 130 TOTAL
 TOTAL PARKING SPACES PROVIDED: 130 - 119 = 11 EXTRA PARKING SPACES FOR SNOW STORAGE

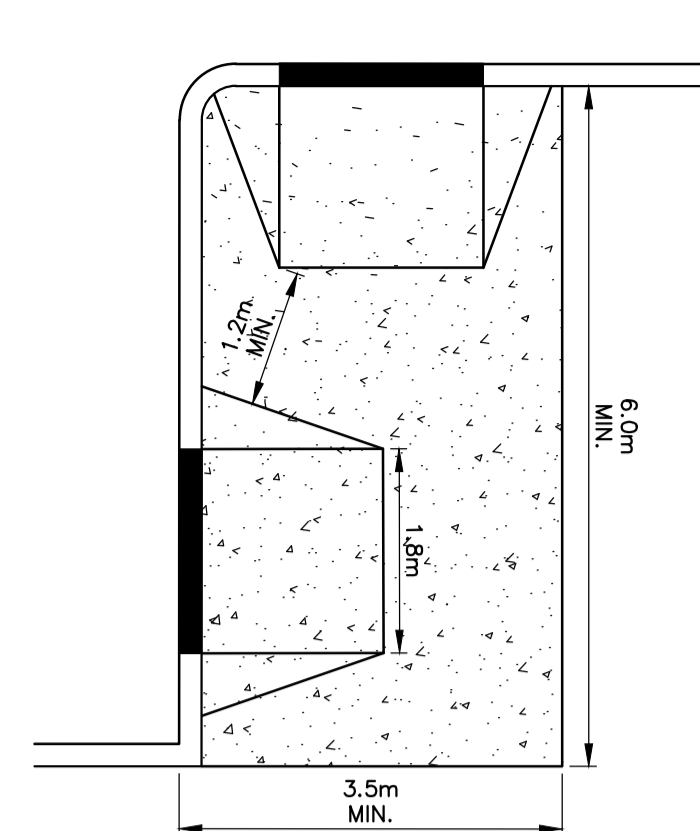
BICYCLE PARKING REQUIRED: 18 SPACES (13.9% OF TOTAL PARKING SPACES)
 BICYCLE PARKING PROVIDED: 30 SPACES
 PHASE 1 = 10
 PHASE 2 = 20
 TOTAL = 30

LOADING SPACES:
 REQUIRED: 2 (2 SPACES BETWEEN 7,000m² - 10,000m² GFA)
 PROVIDED: 2 (3.5m x 20.0m w/4.5m VERTICAL CLEARANCE)

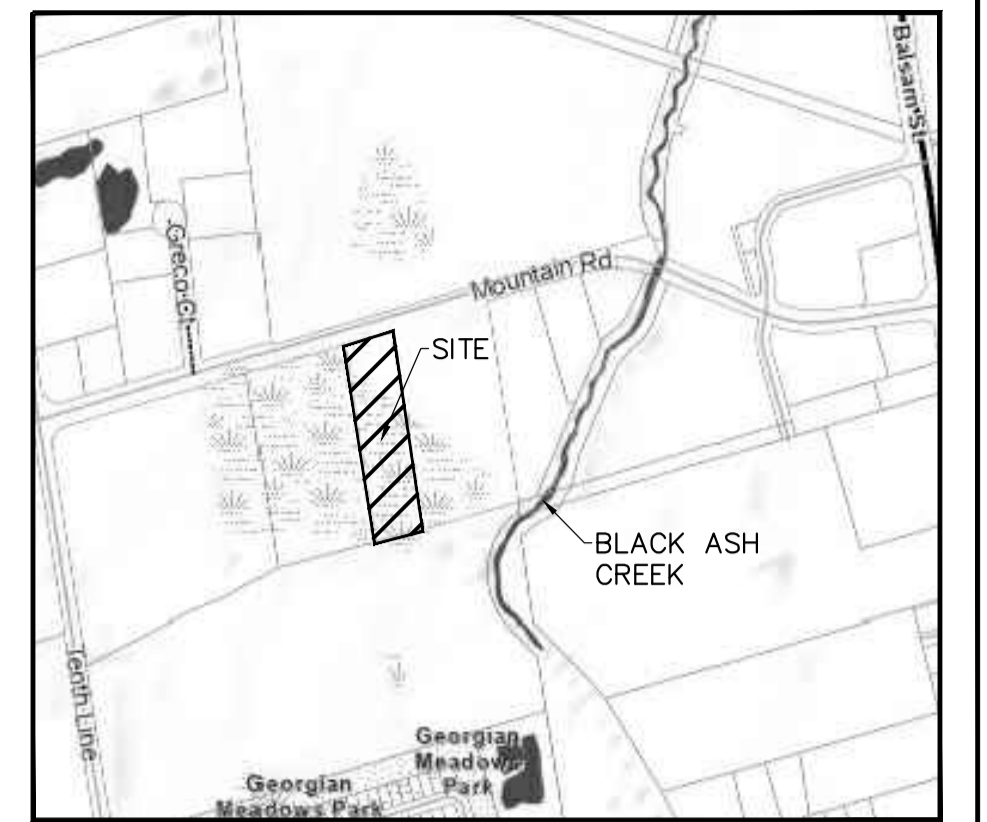
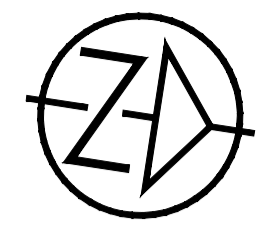
TREE CLEARING:
 TOTAL AREA TO BE CLEARED = 19,419 m²
 TREE PRESERVATION AREA REMAINING: 414 m²

WETLAND MITIGATION STATISTICS

AREA OF LOSS = 1,542m²
 AREA OF GAIN = (AREA OF LOSS x 2) + 30m BUFFER AREA = 3,084m² + 3,837m² = 6,921m² * \$120,000/ha = \$83,052

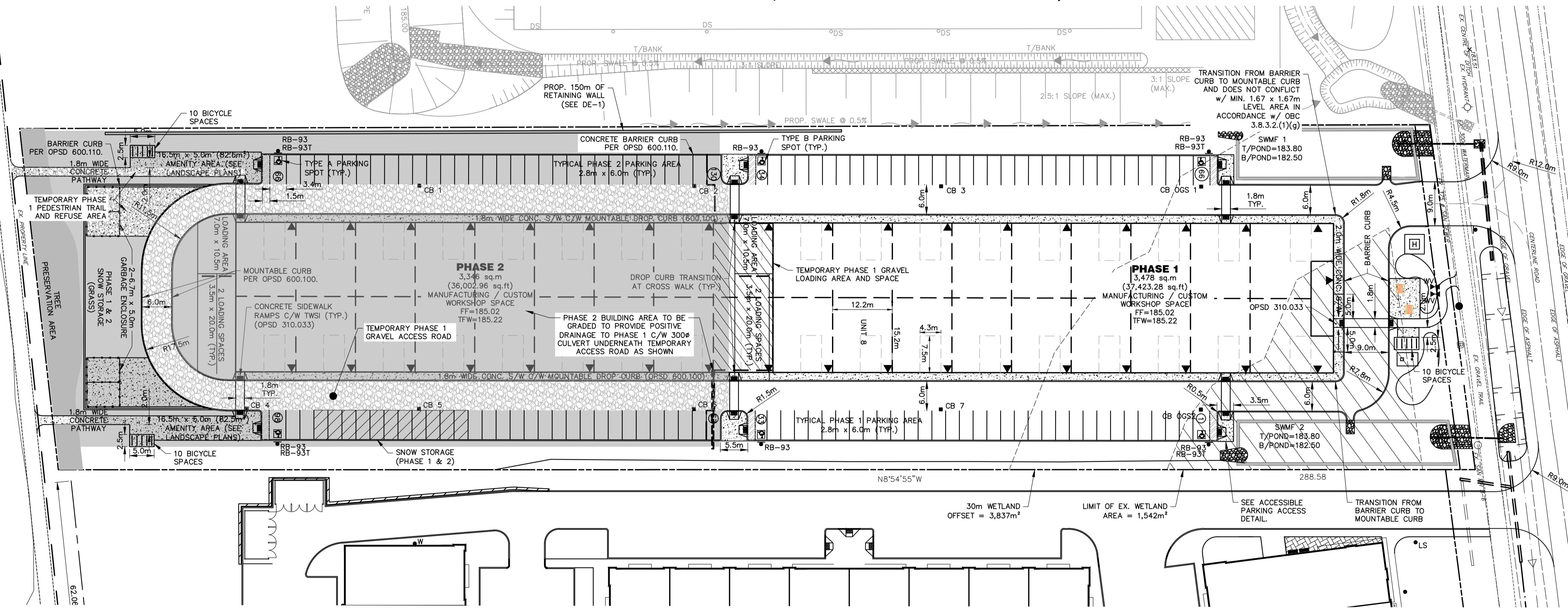


ACCESSIBLE PARKING ACCESS
 NTS



KEY PLAN

180 MOUNTAIN ROAD (CONSTRUCTION IN PROGRESS.)



120 MOUNTAIN ROAD (APPROVED.)

ACCEPTED FOR CONSTRUCTION
 TOWN OF COLLINGWOOD
 PER _____
 DATE: _____

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BENCHMARKS
 BM2 - ELEVATION 189.765
 NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.

NOTES
 LEGAL INFORMATION SHOWN FROM REGISTERED PLAN 51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY PAUL R. THOMSEN.

No.	REVISION DESCRIPTION	DATE
3.	THIRD SUBMISSION	JAN 26/24
4.	FOURTH SUBMISSION	APR 4/24
5.	SUBMISSION 4A	APR 23/24
6.	TOWN COMMENTS	SEP 4/24
7.	FIRE STORAGE	OCT 24/24

ENGINEER STAMP

 K. R. SANSON
 02824/24
 PROVINCE OF ONTARIO

140 MOUNTAIN ROAD
TOWN OF COLLINGWOOD
 SITE PLAN

TATHAM ENGINEERING
 DESIGN: MR/KRL FILE: 121036 DWG:
 DRAWN: MR/KRL DATE: JUN 2022 **SP-1**
 CHECK: KRS SCALE: 1:500