

MAMTA HOMES

CONSTRUCTION MANAGEMENT PLAN

HARMONY LIVING DEVELOPMENT
TOWN OF COLLINGWOOD

OCTOBER 2025

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 2.47 hectares of land within the Collingwood settlement area located on Block 151, Registered Plan 51M-865, 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 four (4) apartment buildings.

There will be access points to Peel Street for the development.

1.2 PROJECT TEAM CONTACT INFORMATION

Name	Position	Phone Number	Email Address
Travis Burnside	Consultant – Cobide Engineering	519-901-5959	tburnside@cobideeng.com
Harjinder Kang	Owner	416-788-2142	harjinder@mamtahomes.com
TBD	Construction Manager		
TBD	Engineering Site Representative		
TBD	Contractor Manager		
TBD	Contractor Site Representative		

1.3 CONSTRUCTION SCHEDULE – BUILDING 1

- Mobilization – April 6, 2026 – April 10, 2026
- Sanitary Sewer Installation – April 13, 2026 – April 24, 2026
- Watermain Installation – April 27, 2026 – May 8, 2026
- Storm Sewer Installation – May 4, 2026 – May 22, 2026
- Road Construction (Granular only) – May 19, 2026 – May 29, 2026
- Utility Installation – June 2026
- Road Construction (Surface Works) – 2027 close to building completion.

To be different for Each Building:

- 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 Peel 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 except in emergency situations.

1.7 CONSTRUCTION PROCESS OUTLINE

- i. Servicing
 - Start Week of April 6 and continue for 8 Weeks
- ii. Excavating for building
 - Start Week of April 6
- iii. Crane and Hoist Operations

- Various times throughout construction as needed
- iv. Construction of Structure
 - First building to be started in May 2026
- v. Interior and Exterior Finishing
 - First Building to commence interior and exterior finishing in July 2026
- vi. Occupancy
 - First Occupancy in Fall 2027

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 Peel Street. The haul route will utilize Collins Street and Huronontario St.

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 Peel Street. 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 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.

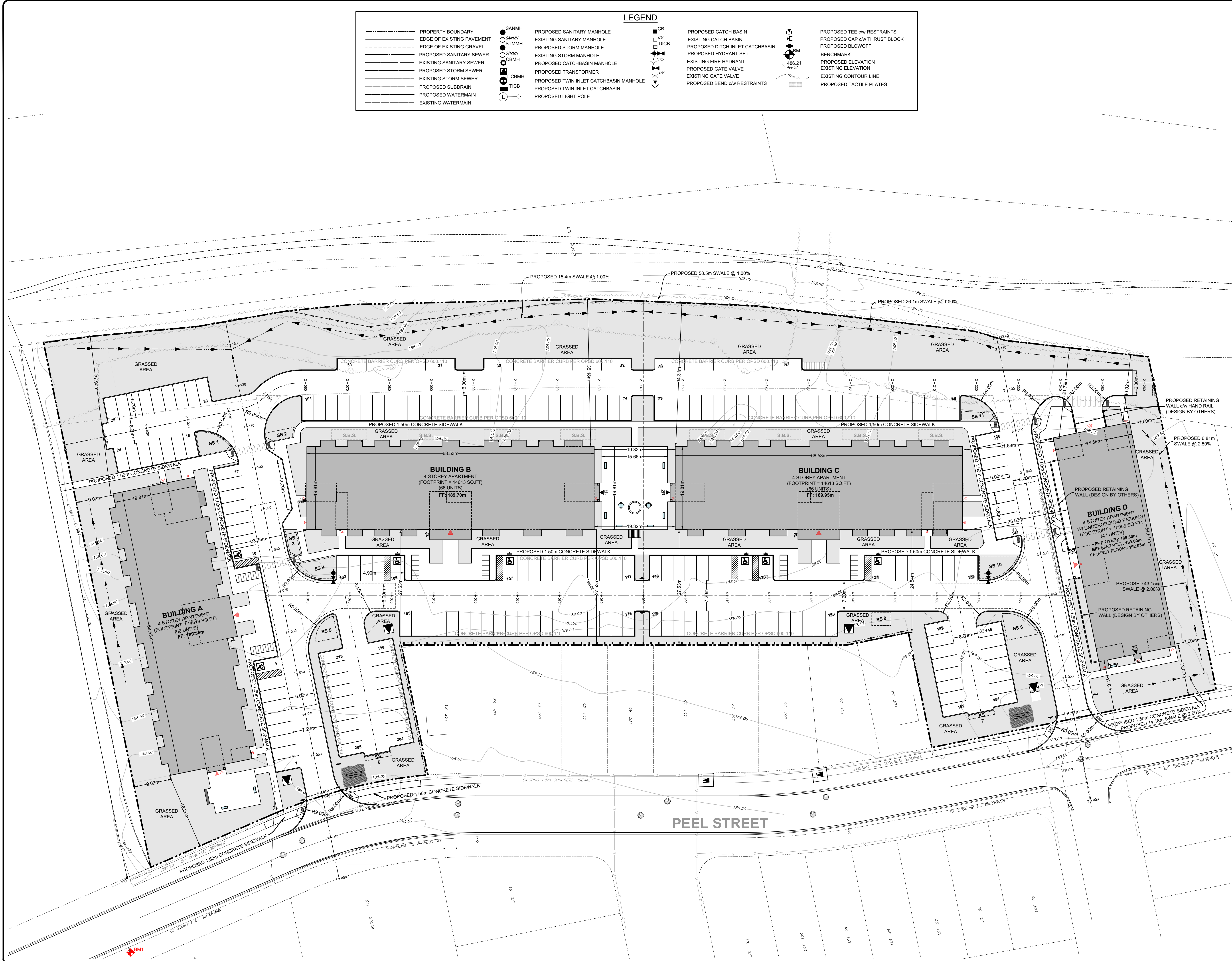
Appendix A

DRAWINGS

CONSTRUCTION MANAGEMENT PLAN

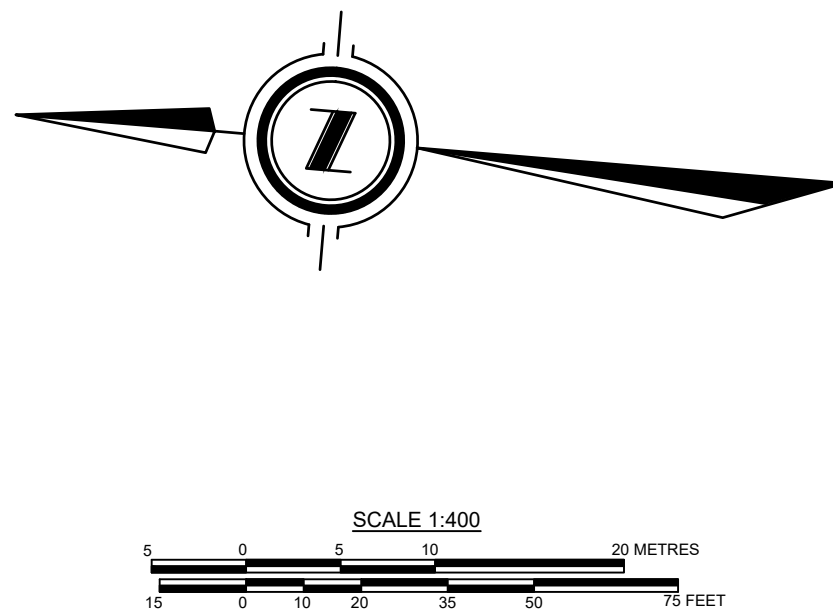
**HARMONY LIVING DEVELOPMENT
TOWN OF COLLINGWOOD**

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CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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 03910-C6 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 SD35.
 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 PERFORATED HDPE IN 50mmØ WASHED CLEAR STONE WRAPPED IN NON-WOVEN GEOTEXTILE EXCEPT 3m ENTERING AND EXITING STORM STRUCTURES WHICH IS TO BE SOLID PIPE. SEE DETAIL SHEET 00614-DET1.
 10. ALL DITCH INLET CATCHBASINS TO HAVE HORIZONTAL HONEYCOMB GRATE PER O.P.S.D.403.010.
 11. ALL CATCHBASIN MANHOLE STRUCTURES TO BE 1200mmØ UNLESS OTHERWISE SHOWN.
 12. ALL WATERMAINS TO BE DUCTILE IRON WITH 20mmØ COPPER 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

BM1
TOP NUT OF FIRE HYDRANT ON THE WEST SIDE OF PEEL STREET, ADJACENT TO THE NORTHWEST CORNER OF THE PROPOSED HARMONY LIVING SITE
ELEVATION
NORTHING
EASTING

188.739m
4926726.864
563637.181

1	OCT 10/25	FIRST SUBMISSION	TLB	SJC
No.	DATE	DESCRIPTION	BY	APPD

REVISION / ISSUE

Seal not valid unless signed and dated

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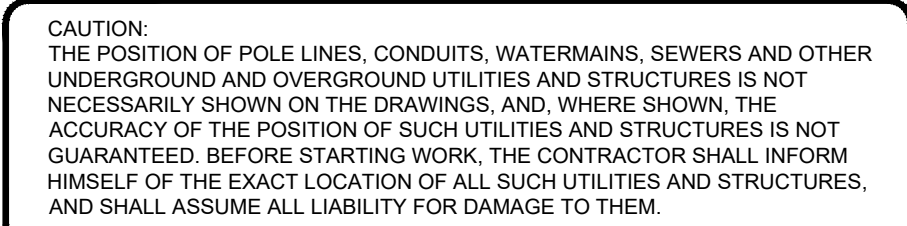
PROPOSED APARTMENT DEVELOPMENT
TOWN OF COLLINGWOOD
HARMONY LIVING COLLINGWOOD

SITE DEVELOPMENT PLAN

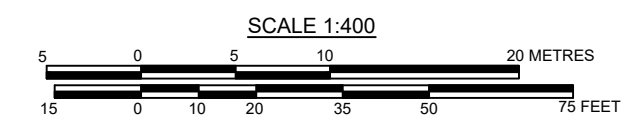
Client: MAMTA HOMES

Design: TLB	Scale: 1:400
Drawn: ID	Approved:
Checked: TLB	
Date: OCTOBER 2025	

DRAWING No. 03910-C3



1. PROPERTY BOUNDARY DERIVED FROM PLAN OF SURVEY BY ZUBEK, EMO, PATTEN AND THOMSEN LTD.
2. SEE SHEET 03910-C6 FOR TYPICAL CROSS SECTION AND PAVEMENT DESIGN.
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4. SANITARY SEWER TO BE PVC SDR35.
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8. STORM SEWERS TO BE PERFORATED HDPE IN 500mm WADDED CLEAR STONE WRAPPED IN NON-WOVEN GEOTEXTILE EXCEPT 3m ENTERING AND EXITING STORM STRUCTURE WHICH IS TO BE SUD PIPE. SEE DETAIL SHEET 0861-01.
9. ALL DITCH INLET CATCHBASINS TO HAVE HORIZONTAL HONEYCOMB GRATE PER P.O.D. 5.0.403.010.
11. ALL CATCH-BASIN MANHOLE STRUCTURES TO BE 1200mm UNLESS OTHERWISE SHOWN.
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BM1

TOP NUT OF FIRE HYDRANT ON THE WEST SIDE OF PEEL STREET,
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ELEVATION	188.739m
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Seal not valid unless signed and dated

Design:	TLB	Scale:	1:400
Drawn:	ID	Approved:	
Checked:	TLB		
Date:	OCTOBER 2025		
		Design Engineer	

DRAWING No.	03910-C2
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