

Legal Description

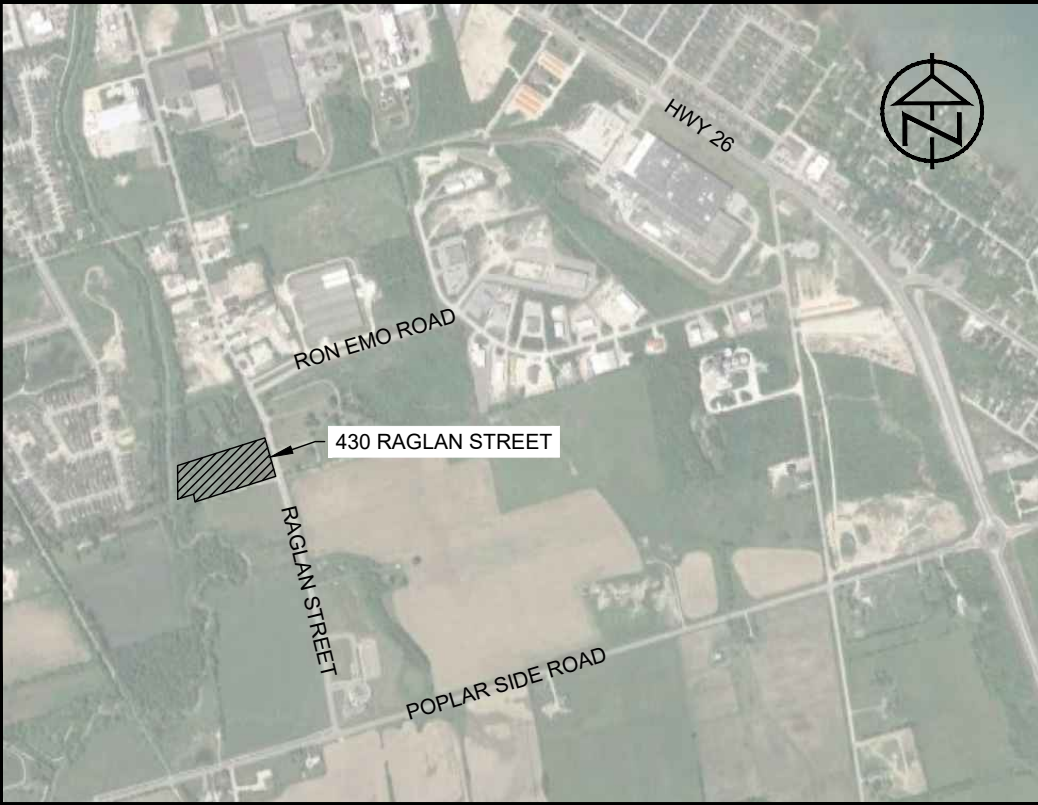
Legal Description: Parts 3, 4 & 5 of Plan 51R-41297, Part of the Southwest Part of the West Half of Lot 41 Concession & Part of Lot 41 Concession 8, (Formerly Township of Nottawasaga) Town of Collingwood, County of Simcoe

Zoning Regulation Matrix

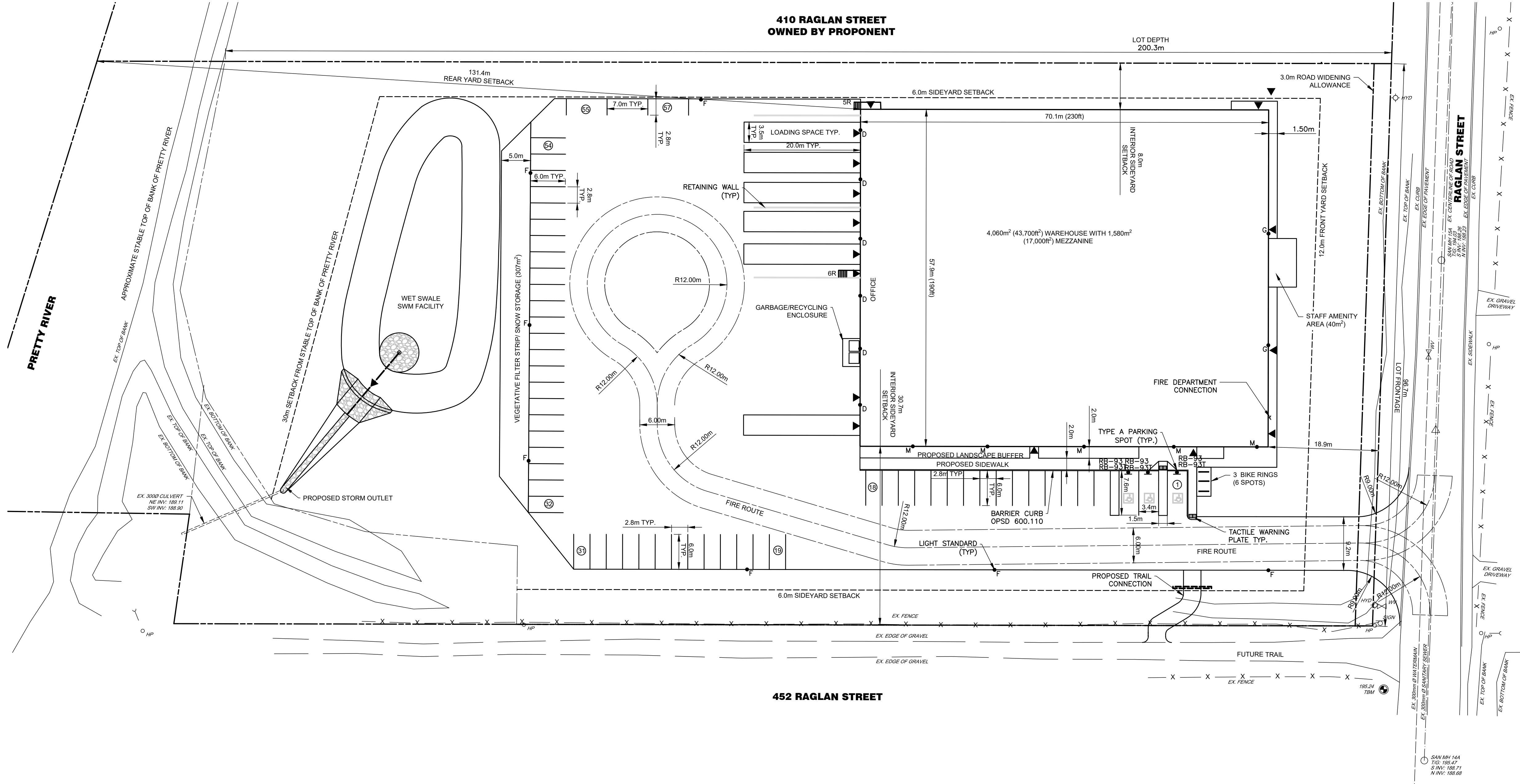
Zone	M2		
	Required	Proposed	Zoning Compliance
i. Minimum Lot Area (m ²)	3000	21890	✓
ii. Minimum Lot Frontage (m)	30.0	96.7	✓
iv. Minimum Yard Requirement			
a) Front Yard (m)	12.0	19.0	✓
b) Interior Side Yard (m) North	6.0	8.0	✓
c) Interior Side Yard (m) South	6.0	30.7	✓
d) Rear Yard (m)	7.5	131.4	✓
iv. Maximum Lot Coverage (%)	50	19	✓
v. Min. Landscape Open Space (%)	10.0	54	✓
vi. Maximum Height (m)	15.0	10.7	✓

Parking & Loading Provisions

	Required	Proposed	Zoning Compliance
5.3 Entrance Width	Min. 7.5m, Max 15.0m	9.2m	✓
5.8 Perpendicular Parking Space Size	2.8m x 6.0m	2.8m x 6.0m	✓
5.8 Accessible Perpendicular Parking Space Size	4.5m x 6.0m	4.9m x 6.0m	✓
5.11 Accessible Parking Space Requirement	3	3	✓
5.13 Bicycle Space Requirements	6	6	✓
5.15 Parking Spaces (Warehouse) 1 spaces per 100m ² GFA	57	57	✓



KEY PLAN
NTS



DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

BENCHMARKS

COORDINATES ARE NAD83 UTM17N (CSRS); ELEVATIONS ARE GEODETIC CGVD28; DERIVED FROM CANNET GNSS NETWORK.
TBM1 - ELEVATION 195.24m
TOP OF SIB ON SE SIDE OF EXISTING GRAVEL DRIVEWAY ON SOUTH SIDE OF SITE.

NOTES

RAGLAN STREET INFRASTRUCTURE INFORMATION TAKEN FROM DRAWING G-2336-PP5 PREPARED BY GREENLAND CONSULTING ENGINEERS DATED JANUARY 11, 2011.

No.	REVISION DESCRIPTION	DATE
1.	FIRST SUBMISSION	SEPT 2026

ENGINEER STAMP



TIN SHACK LTD.
430 RAGLAN STREET
TOWN OF COLLINGWOOD

SITE PLAN



DESIGN: JBIAO	FILE: 118188	DWG:
DRAWN: EJW	DATE: MAR 2026	SP-1
CHECK: AO	SCALE: 1:400	