

# URBAN DESIGN BRIEF

430 Raglan Street, Town of Collingwood

**Boot Land Ltd.**

Prepared by: Loft Planning Inc.

August 31, 2026



**LOFT PLANNING**

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(See Full Submission.)

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(See Full Submission.)

# 1.0 INTRODUCTION

## 1.1 Purpose of the Report

This Urban Design Brief (UDB) has been prepared by Loft Planning Inc. in support of a Site Plan Control submission on behalf of Boot Land Ltd. related to File No. PLPCF2025230. The proposed development is located on the lands known municipally as 430 Raglan Street (henceforth, the “Subject Lands”) within the Town of Collingwood and known legally as PART WEST HALF OF LOT 41 CONCESSION 7 AND PART LOT 41 CONCESSION 8 (NOTTAWASAGA), PART 3, 4 AND 5, PLAN 51R41297; SUBJECT TO AN EASEMENT OVER PARTS 4 AND 5, PLAN 51R41297 AS IN R0563256; TOWN OF COLLINGWOOD.

This report provides an overview of the proposed development on the Subject Lands and includes a description of the surrounding area, details regarding the proposed design and a site plan overview. The Town of Collingwood’s Urban Design Manual is referenced throughout this report to establish conformity with the design policies mandated by the Town.

This report is intended to articulate and demonstrate the development’s suitability within its surrounding context, as well as its alignment with the urban design objectives set out by the Town. The purpose of the Urban Design Manual (UDM) is to encourage the design of a complete, effective, and sustainable built environment consistent with Collingwood’s character and vision for the future.

This document has been prepared as one of the required technical reports to fulfill the required studies for a complete application in support of the Site Plan Control submission.



Figure 1: Location (Subject Lands)

## 1.2 Design Vision

The urban design vision for the proposed Boot Land Ltd. warehouse is to construct a new 4,088 sqm building with partial mezzanine, staff parking, landscape buffers and appropriate setbacks from the environmental protection lands to the west.

The design prioritizes the needs of an industrial warehouse, using vertical tin cladding, symmetrical windows and a cohesive colour palette across the exterior extending to the pedestrian and bay doors.

H. BYE Construction Limited has prepared the architectural drawing set that includes architectural renders, elevation drawings and floor plans.

The development prioritizes simplicity, with restrained detailing and a focus on efficient use of space, while preserving as much of the site's existing natural features, as possible.

## 1.3 Development Proposal

The proposed development includes the following:

- Construction of a new 4,088 sqm warehouse;
- Loading spaces (7) and turnaround;
- Surface parking area (57 spaces + 3 accessible);
- Exterior staff amenity area and bike parking (6);
- Stormwater Management Pond and buffer from environmental protection lands; and
- Site landscaping.

The following design elements are proposed:

- Number of Storeys: One (1) with partial mezzanine
- Exterior Finishes: Vertical tin cladding, brushed aluminum
- Colours: Charcoal grey, silver aluminum

Tatham Engineering. has prepared the Site Plan for the proposed development on the Subject Lands. The proposed site plan illustrates the proposed building, 57 parking spaces and related circulation, 7 loading spaces and turnaround, staff amenity area, internal sidewalks, garbage enclosure, snow storage, stormwater management facility, landscape buffers and the required natural hazard setbacks. These drawings provide a visual analysis of the proposed building footprint, envelope and open space that comply with the Industrial (M2) provisions of the Town of Collingwood Zoning By-law.

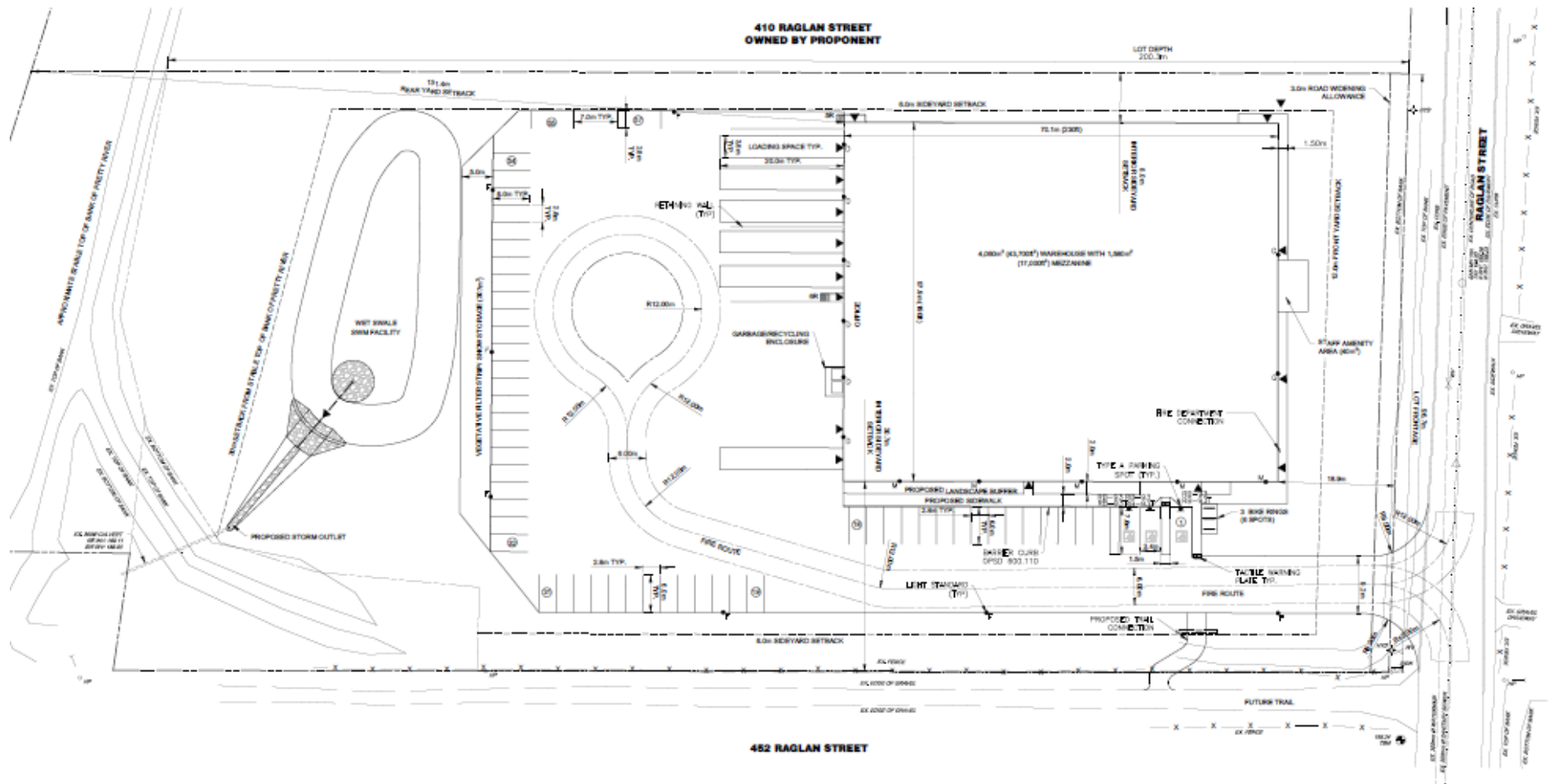


Figure 2: Concept Plan (Tatham Engineering)

## 2.0 CONTEXT ANALYSIS

### 2.1 Location and Surrounding Uses

The Subject Lands comprise a 2.19 hectare parcel of land on the west side of Raglan Street in the Town of Collingwood. The Subject Lands are located within an industrial area and are adjacent to the Saint Mary's Cemetery & All Saints Anglican Cemetery. Open green space and remnant farmlands are located to the east and south, residential uses are located to west beyond the Pretty River and industrial uses are located to the north of the Subject Lands. The Pretty River and associated environmental buffer area is located directly behind or to the west of the Subject Lands.



Figure 3: Subject Lands

## 2.2 Existing Natural Features

The Subject Lands are currently vacant and tree covered. An Environmental Impact Study was completed by Roots Environmental Inc. who confirmed that three natural heritage features were identified within the subject property and adjacent lands: being Woodlands, Fish Habitat, and Habitat of Endangered and Threatened Species. Provided development occurs as illustrated on the Site Plan and mitigation measures recommended in the EIS are implemented, no negative impacts to natural heritage features or their ecological functions are anticipated resulting from the proposed development.

## 2.3 Official Plan (2024) and Zoning By-law 2010-040

The Subject Lands are designated 'Greenfield Employment Areas' within Schedule '1' Growth Management Plan within the Town of Collingwood Official Plan (2024) (Figure 4).

The Subject Lands are designated "General Employment" and "Environmental Protection" within Schedule '2' Land Use Plan within the Town of Collingwood Official Plan (2024) (Figure 5).

The Subject Lands are zoned 'Industrial' (M2) within the Town of Collingwood Zoning By-law 2010-040. Warehousing is a permitted use in the M2 Zone (Figure 6).

A zoning conformity chart has been completed and is shown within the Site Plan attached as Appendix 1 – Concept Site Plan (Tatham Engineering).

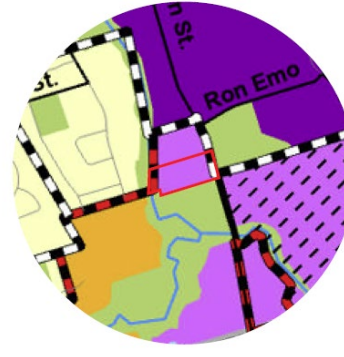


Figure 4: Official Plan Growth Management Plan (2024)



Figure 5: Official Plan Land Use Plan (2024)



Figure 6: Zoning By-Law 2010-040

## 3.0 URBAN DESIGN GUIDELINES

H.BYE Construction Limited has prepared the Architectural Drawing set for the proposed development on the Subject Lands. Please refer to Appendix 2 – Architectural Drawing Set (H.BYE Construction Limited).

### 3.1 Site Layout – Section 6

#### A. Streetscape

The site layout requirements are intended to facilitate designs that are contextually appropriate and highly livable, through the successful arrangement and integration of uses; transportation facilities; landscape; public spaces; and buildings.

1. All development shall be arranged to address streets, excepting laneways, as window streets, by lining streets with building front facades, active uses, and public spaces.
  - The proposed development will address Raglan Street. The proposed building is pushed close to Raglan Street and addresses streetscape.
3. Interior uses such as seating areas, employee rooms, offices, waiting areas and lobbies, which have the potential for clear windows, should be located along street-facing walls with functional windows and entrances.
  - An exterior staff amenity area is located along the front (east) elevation.
  - An interior staff lunchroom is located along the east side of the building. This location will provide a quieter

and greener space that along the west or south sides of the building.

8. Buildings shall not be permitted to face their loading or service areas onto existing or planned parks, civic buildings and spaces, or public right-of-way. Based on design merit and the use of screening, alternative configurations may be permitted.
  - The proposed loading spaces are located on the west (rear) side of the building and are not in view from Raglan Street, are not in close proximity to the main door or accessory office and lunchroom. Tatham drawings identify turning radius.

#### B. Parking

1. Parking lots shall be configured, designed and landscaped as well-defined areas linked to a particular building with safe and convenient pedestrian ways; and, with no more parking stalls than is necessary to comply with the Zoning By-law (for lots with over 120 parking spaces); opposed to poorly defined asphalted spaces whose only control mechanism is provided by parking stall markings.
  - As shown in Appendix 1: Site Plan (Tatham Engineering), 57 parking spaces, 7 loading spaces, and 3 accessible parking spaces are required and provided; 6 bicycle spaces are required and 6 are provided. The site fulfills the requirements of the Zoning By-law and is not overparked.
2. Surface parking shall be located behind buildings and accessed from a laneway where practical.

- Surface parking is proposed on the southern and southwest areas of the subject lands, connected to the laneway/fire route as demonstrated in Appendix 1: Site Plan (Tatham Engineering). Parking is located adjacent to the building and closer to Raglan Street and in the southwest corner at rear of building. The site plan allows for large truck movements and takes into consideration the SWM location and adjacent lands to the Pretty River at the rear of the site.

11. Parking areas shall be designed to include direct and safe pedestrian linkages while maintaining pedestrian safety, comfort and access.

- Pedestrian access, comfort and accessibility have been considered and implemented in the site design. Pedestrian walkway at the south side of the proposed building is identified to provide access to building from parking area and from a future Town trail that is proposed along the southerly boundary of the site. The site is proposed as an industrial warehouse and as such pedestrian linkages are focused to the main pedestrian door of the building.

14. When head-on parking is directly adjacent to a wall, a 2m landscaped planter bed shall be provided.

- A 2m sidewalk and 2m landscape buffer is proposed along south wall of building where parking spaces 1 thru 18 are located.

## **F. Site Character**

1. To help promote differentiation and character, developments over 1,500 square metres in floor area shall incorporate at least two of the following where appropriate:
  - a. Decorative walkway patterning and/or materials that are different from the public sidewalk;
  - b. Public art feature(s);
  - c. Decorative wall-mounted or freestanding light fixtures for pedestrian ways;
  - d. Decorative metal fencing;
  - e. Roll-up or large operable windows and doors adjacent to outdoor seating areas;
  - f. Landscaped trellises or other decorative elements that incorporate landscaping near the main building entry;
  - g. Decorative entry features;
  - h. Decorative bike shelter; or,
  - i. Decorative street furniture/functional elements.
- This site is a proposed warehouse use within an industrial/employment area. Proposed outdoor staff seating and picnic table are located on the east side of the building. Trail connectivity from the southern lot line extends to the proposed pedestrian walkways on site. Proposed bicycle rack is located in close proximity to front door. A Landscape Plan has been completed by Envision Tatham, illustrating the landscaping and proposed canopy on site.

## **K. Outdoor Amenity Space**

1. Each building shall provide 16 square metre of human scaled, pedestrian oriented outdoor amenity space.
  - A 40 square metre outdoor amenity space for staff is proposed on the east side of the proposed structure. This location on the east side of the proposed building

is anticipated to be quieter, greener and free of vehicular traffic.

#### **L. Building Service Uses**

1. Specifically designated areas shall be provided for uses such as service entrances, delivery and sorting, temporary storage, garbage and recycling, outdoor storage, outdoor work areas, and other similar uses. These shall be:
  - a) Located behind buildings;
  - b) Appropriately sized for the intended use; and,
  - c) Screened from public areas and residential uses to reduce visual, or sound impacts on adjacent uses, as per UDM Section 10-Landscaping & Public Spaces
  - The Site Plan, completed by Tatham Engineering demonstrates the appropriateness of the proposed loading spaces and garbage/recycling enclosure, regarding their size and location. The proposed building has a gfa of 4060 sqm. All deliveries and truck maneuvering are at the rear of the building.
2. Truck maneuvering, circulation, and queuing lanes shall be signed, and marked accordingly on the pavement.

#### **P. Trash and Recycling**

1. Outdoor trash and recycling enclosures shall not be visible from the main street frontage.
  - The proposed recycling and garbage enclosures shall be located at the rear of the proposed structure and will not be visible from Raglan Street.

#### **R. Snow Storage/Melt**

1. Snow storage/melt areas should be located behind buildings.

2. Snow storage/melt areas shall be designed so as not to negatively impact:
  - a. Landscaped areas (with particular attention to trees);
  - b. Views of buildings and public outdoor spaces from the street;
  - c. Transit facilities; and,
  - d. Pedestrian circulation routes.
    - The proposed snow storage/melt areas are located at the south-west corner of the subject lands.
    - The aforementioned guidelines have been considered and implemented, as shown in Appendix 1: Site Plan (Tatham Engineering).

## 3.2 Buildings – Section 7

This section of the Urban Design Manual (UDM) provides guidelines for building design, for both residential and non-residential architecture.

The proposed facility will maintain a high-quality cohesive design that reflects the surrounding context and is functional and safe.

### A. Building Placement & Orientation

1. Buildings shall be designed for an urban context directing their primary facades to the street to create window streets.

- The primary façade is oriented towards Raglan Street. The front entrance and windows are located at the front of the site, at the southeast corner of the building. Windows are set high but will provide natural light into the interior spaces. The orientation of pedestrian access considers the warehouse use, truck maneuvering, safety and security of the building.

5. Main entrances shall be visible from, and directly accessible from, the street.

- As shown in the Architectural Drawing Set, the proposed entrance shall be located on the front (east) and south side façade. Appendix 2 – Architectural Drawings (H.BYE Construction Limited). The main pedestrian access is located at the south east corner of the building. The location is clearly visible from Raglan Street and keeps visitors and staff in this front location and away from the loading facilities.

### E. Context

1. Buildings and additions shall be designed to:

- a) Improve the overall streetscape, and public realm;
- b) Generally relate in scale, materials and design features to the surrounding buildings; and,
- c) Express traditions of Collingwood and the region in their design, materials and colour.
  - The proposed structure relates in scale, material, form and features to the surrounding industrial warehousing context. The façade addresses the street, while the position of the structure on site provides appropriate space for the fire route/truck access. There is a series of proposed windows along front façade, that sit high but will provide natural light into the interior spaces.
  - A Landscape Plan has been prepared by Envision Tatham, providing appropriate and aesthetic buffers at the edges and within the interior of the site in compliance with the EIS recommendations and the Town's UDM. The 30% tree canopy is exceeded (41%), as per Planting Plan details.

### G. Building Façade

4. Façade materials should avoid frequent changes, with material and colour changes generally relating to changes in plan, floor plate and mass, generally maintaining consistent wall material through the upper façade areas.

- The proposed building façade utilizes charcoal grey vertical metal (tin) cladding as the primary wall material, with brushed nickel detailing used as an accent. The consistent use of these materials and colours provides a cohesive and unified façade treatment, while the brushed nickel elements provide subtle architectural articulation without introducing frequent

changes in material or colour. The building footprint is a large floorplate related to the warehouse use.

10. All sides of a building shall be architecturally designed to be consistent with regard style, materials, colours, and details.

- The design maintains consistent wall materials across the building façades, supporting the Town's urban design objectives for industrial buildings and the UDM. The charcoal grey vertical metal cladding reflects the functional and contemporary character commonly associated with industrial development, while the brushed nickel detailing provides a complementary architectural accent and additional visual interest. The consistent material palette across the façades contributes to a cohesive and well-organized building design. Please refer to the H. Bye architectural drawings for elevations illustrating the consistent use of materials, window placement, and treatment of the loading bay areas.

## **J. Fenestration**

4. Windows shall be well defined within the façade by any combination of the following:

- a) Recessing windows in from the building wall;
  - b) Using window trim as highlights; or
  - c) Using projecting sills and/ or lintels.
- Horizontal windows are proposed to use brushed aluminum trim. The H. BYE plans identify the series of windows across the facades. Windows site high providing light into the building and also providing security. The windows will allow natural light in while taking into consideration the warehouse use.

## **O. Façade Materials**

1. Industrial uses may provide less decorative façade materials for non-street frontages, such as concrete and metal siding; provided the front façade material does not transition at the corner and is wrapped around to the sides.

- The Architectural Drawing Set Appendix 2: Architectural Drawings (H.BYE Construction Limited), includes renderings of the proposed façade materials which are charcoal grey vertical tin cladding across the four facades with brushed aluminum details around the windows, doors and bays.
- The proposed materials are appropriate for the industrial warehouse use and the surrounding context.
- The main entry is located at the southeast corner of the building and of the site, in close proximity to Raglan Street and in front of building. The location will be defined by a sidewalk, landscape buffer, bike racks and pedestrian trail connection to a future Town trail. The entrance will be visible to any visitors as it is the first point of the building that a visitor would get to on site. This also ensures visitors remain at front of site and enter direct into building for safety and security purposes.

## **P. Colour**

1. Architectural colour palettes shall be selected to complement:

- a) First, the local historic context of Collingwood's architecture or one of the architectural themes defined by the UDM;
- b) Second, the context of the immediate neighbourhood of adjacent and surrounding developments on the same block or street section; and,

- c) Third the colour palette chosen to define the unique architectural style/character of the building or development.
- The proposed building meets the guidelines set out by the Town within this section of the UDM.
  - The exterior features charcoal grey tin siding, with accents of silver brushed aluminum.
  - As an industrial warehouse, the proposed exterior aesthetic is appropriate for the use, maintaining natural colours and a cohesive design.
  - Newer developments along Raglan Street to the north including Collingwood Fine Cars and 375 Raglan Street are both vertical siding in charcoal grey and a light sand grey and including dark window trim. Further 375 Raglan Street is similar façade colour and windows sitting higher on the façade.
  - The proposed colour compliment these existing buildings to the north. Directly to the east is Saint Marie's Cemetery, Ron Emo Road and Bird Fuels further north.
  - This development will continue to bring updated modern employment development to Raglan Street.

### 3.3 Built Form

#### Height

The proposed building will be less than or equal to 15m in height, as required in the Town of Collingwood Zoning-bylaw 2010-040. The proposed height is 10.7 metres.

#### Setbacks

The setback of the proposed building from Raglan Street is 19 metres, where 12 metres is required. The rear setback 131.4 metres

and the interior side yard setbacks are 8 metres (north) and 30 metres (south).

**Site Coverage** The proposed warehouse will provide for an overall lot coverage of 19% where 50% is permitted. the landscape open space area if 54% where 15% is required.

### 3.4 Implementation

The contents of this report and the appended drawing sets will be implemented through the Site Plan Approval stage. Site Plan Approval will review the design of the development and ensure design requirements are met including site layout, architectural design, parking, site servicing and landscaping.

The site plan includes a zoning compliance chart which indicates that the applicable zoning provisions are met.

### 3.5 Active Transportation – Section 8

This portion of the UDM outlines the importance of an integrated network of active transportation options and supportive development patterns.

#### A. Pedestrian Circulation

1. Developments shall provide necessary infrastructure for pedestrian accessibility to support safe and convenient movement of people.

- Appropriate pedestrian routes have been designed around the proposed structure.

## **B. Enhanced Pedestrian Connections**

1. Pedestrian ways shall be provided in the following circumstances to create continuous pedestrian connections:

- c. To existing trail, or proposed trails adjacent to the proposal.
  - Trail connection is proposed on the southern lot line of the subject lands, connected to the future Town of Collingwood trail (Appendix 1: Site Plan (Tatham Engineering)).
  - We note the Town trail is a future trail connection.

## **F. Trails**

- Pedestrian connectivity to the adjacent future trail has been met.
- We note the Town trail is a future trail.

## **G. Bicycle Circulation**

8. Bicycle racks shall be located to provide convenience and attractive bicycle parking that is:

- a) Within 15m of primary building entrances;
- b) Protected from the weather, by a shelter, structure, building or architectural element (when determined by the town to be supporting a short-term parking use a shelter for weather protection may not be required) and,
- c) Invisible from the interior of the building.

- The Town of Collingwood Zoning By-law 2010-040 requires 4 bicycle spaces and 6 are provided. The bike rack meets the requirements in this section of the UDM. The bike rack is located at southeast corner of building in close proximity to front door and would be the entry point from Raglan Street access or future Town trail connection.

## 3.6 Landscaping & Public Spaces – Section 10

### A. General Design

A Landscape Plan has been prepared by Envision Tatham, illustrating the softscaping and hardscaping that will be introduced to the Subject Lands. New plantings are proposed at the north, east, south and west edges of the property and around the proposed structure while remaining outside of the natural hazard area in the west. The Landscape Plan is also meeting the recommendation requirements within the Environmental Impact Study in terms of introducing plantings along these lot edges. Refer to Appendix 3 – Landscape Plan (Envision Tatham) for additional information.

### G. Tree Canopy

1. All sites shall provide sufficient tree cover to create tree canopy shade over at minimum of 30% of the site area, with particular attention to hard surface areas. This includes large parking lots. Tree canopy size is calculated at maturity.

As shown in Appendix 3: Landscape Plan (Envision Tatham):

- Minimal existing vegetation will be retained on the north, east and south perimeters around proposed building location. The Environmental Impact Study has recommended additional plantings along the north, east and south sides around the building site. The Landscape Plan will introduce additional plantings in these locations as well as typical landscape planting along east side, being the front facing façade to Raglan Street. Additional planting and landscaping is proposed along the north edge as per the EIS recommendations. A tree canopy of 41% is provided.

- Landscaped Open Space: 54% of the site will be dedicated to landscaped open space, contributing to environmental and aesthetic benefits.

### D. Frontage Plantings

Building setback areas shall be fully landscaped to provide visual interest, accent the building architecture and bring a sense of nature into the urban environment, except in areas used for the following:

- a. Infrastructure for active transportation;
  - b. Public art;
  - c. Stormwater facilities that are designed as an aesthetic amenity;
  - d. Outdoor amenity spaces; and/or
  - e. Outdoor seating for restaurants, cafés, or similar uses; and,
  - f. areas used for vehicle lanes and parking.
- Landscaping and tree naturalization areas are provided along all site edges to frame the site and add visual interest. Deciduous and coniferous trees, deciduous shrubs and mesic and wet meadow seed mix plantings are proposed.
  - Envision has reviewed the Environmental Impact Study and has taken the EIS recommendations into consideration in terms of planting types and locations.

### J. Parking Lot Landscaping

1. A 3m-wide perimeter planter bed for screening & trees shall be required around parking areas with the following minimal requirements:

- a. Shade trees shall be spaced at 10m intervals; and,

b. Screening which provides a visual barrier with a maximum height of 1.0m to promote personal safety.

2.Surface parking lots that take up a portion of the street frontage shall increase the perimeter planter bed to 4.0m in width along the street frontage, and in turn the amount of landscaping material.

- The proposed tree plantings are placed to the north and east area of the site. The parking is split along the south side of building and towards the middle section. There is proposed plantings along the interior lot lines in support of screening.
- It is our opinion that the proposed vegetation along the frontage and the topsoil seed mix provides appropriate coverage around the site and the proposed parking areas.

## 4.0 SUSTAINABILITY FEATURE

The items within this section of the UDR, have been retrieved from the Functional Servicing and Stormwater Management Report, completed by Tatham Engineering and can be further explored within Appendix 4 – Functional Servicing and Stormwater Management Report (Tatham Engineering).

### **Siltation Control and Erosion Control Plan**

All construction activities, including topsoil stripping, material stockpiling, and grading operations, will incorporate siltation and erosion control measures.

Erosion and sediment control (ESC) measures will be installed prior to the commencement of earthworks and will be inspected regularly and after rainfall events to confirm proper function. A stabilization construction entrance and mud tracking controls will be maintained as required. ESC measures will remain in place and be maintained until disturbed areas have been permanently stabilized (e.g., topsoiled, seeded/sodded, or otherwise protected).

To minimize erosion, sedimentation, and their potential environmental impacts, the following principles will be strictly followed:

- Limit disturbance to the minimum necessary.
- Expose the smallest possible land area to erosion for the shortest possible duration.
- Implement erosion control measures immediately as needed.
- Establish sediment control measures before construction activities begin.

- Conduct regular inspections of erosion and sediment control measures, making repairs and adjustments as necessary.
- Maintain stormwater control measures through frequent inspections.
- Installing temporary swales and check dams to manage runoff, reduce flow velocities, and promote solid settling.
- Erect silt control fences below grading areas to contain sediment movement.
- Install stone mud mats at the construction entrance to prevent off-site tracking of materials.
- Revegetating disturbed areas to enhance long-term erosion and siltation control.

The proposed grading strategy will be executed to minimize erosion, ensuring that sedimentation facilities effectively manage any erosion that occurs.

### **Water Quality Control**

Low Impact Development (LID) strategies will be implemented to manage both water quality and quantity for site runoff. The primary LID facility will be a centralized wet swale, serving as the main control mechanism for water quality and quantity. Preliminary water quality treatment will be provided by a vegetative filter strip immediately upstream of the proposed wet swale. Discharge from the rooftop will flow to the wet swale via an overland swale. The overland swale will provide water quality treatment through attenuation and filtration of

the storm flows however, runoff from the rooftop is considered clean and does not require water quality treatment.

### **Tree Protection**

Within the Environmental Impact Study (EIS), mitigation measures are recommended to minimize impacts to the edges of the woodlands and natural environments on site. Recommended measures include the following:

- Establish a Tree Protection Limit along the limit of development that shall be clearly marked prior to and during Construction to ensure no incidental intrusion in this area.
- Silt fencing shall be installed along the limit of development to assist in delineating the limit while construction and capture any settlements that may leave the construction area.
- All external lighting includes deflectors to direct light downward and or away from the retained woodlands.

These mitigation recommendations have been considered throughout the Landscape Plan design process and implemented as seen on the Site Plan (Tatham Engineering) and Landscape Plan (Envision Tatham).

## 5.0 CONCLUSION

This Urban Design Brief has been prepared in support of the Site Plan control submission for the Subject Lands. This Brief contains the overarching vision for design, guiding principles, and objectives for the proposed development. It provides context for the proposed development and how it has been designed to be compatible with its surroundings. This Report also provides details on site design, layout, built form, landscaping, and how the design conforms to the policies contained in the Town of Collingwood's Urban Design Manual.

The proposed development represents a well-designed new warehouse building that respects the industrial and open space character of adjacent lands, provides access to pedestrians, cyclists, and vehicles, and incorporates landscape buffering, planting and a highly considered swale system to mitigate runoff, erosion and sedimentation.

The proposed design is exempt from an architectural theme, but meets industrial requirements as outlined in the Town of Collingwood Urban Design Manual. The proposed architectural detailing emphasizes clean, modern lines with minimalist ornamentation, creating a contemporary aesthetic that blends with the natural surroundings.

### LOFT PLANNING INC.

A handwritten signature in dark ink, reading "Kristine A. Loft". The signature is written in a cursive, flowing style with a large, stylized 'K' and 'L'.

Kristine A. Loft, BAA BES MCIP RPP  
Principal

## 6.0 APPENDICES

Legal Description

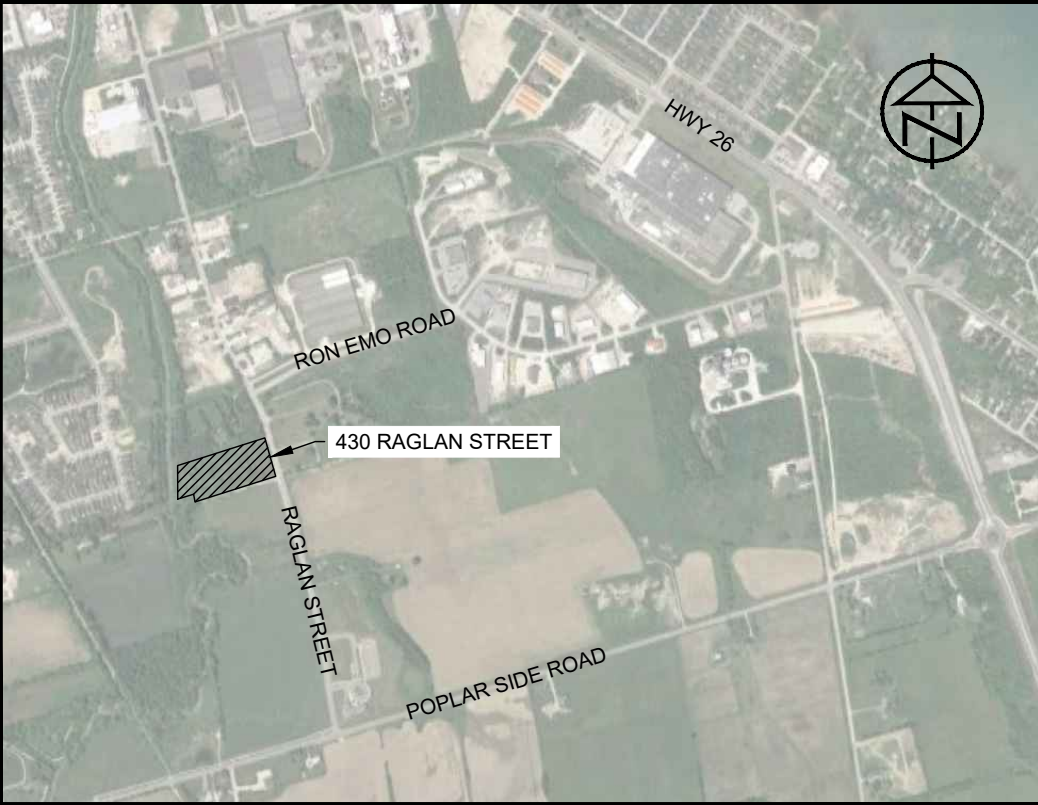
Legal Description: Parts 3, 4 & 5 of Plan 51R-41297, Part of the Southwest Part of the West Half of Lot 41 Concession & Part of Lot 41 Concession 8, (Formerly Township of Nottawasaga) Town of Collingwood, County of Simcoe

Zoning Regulation Matrix

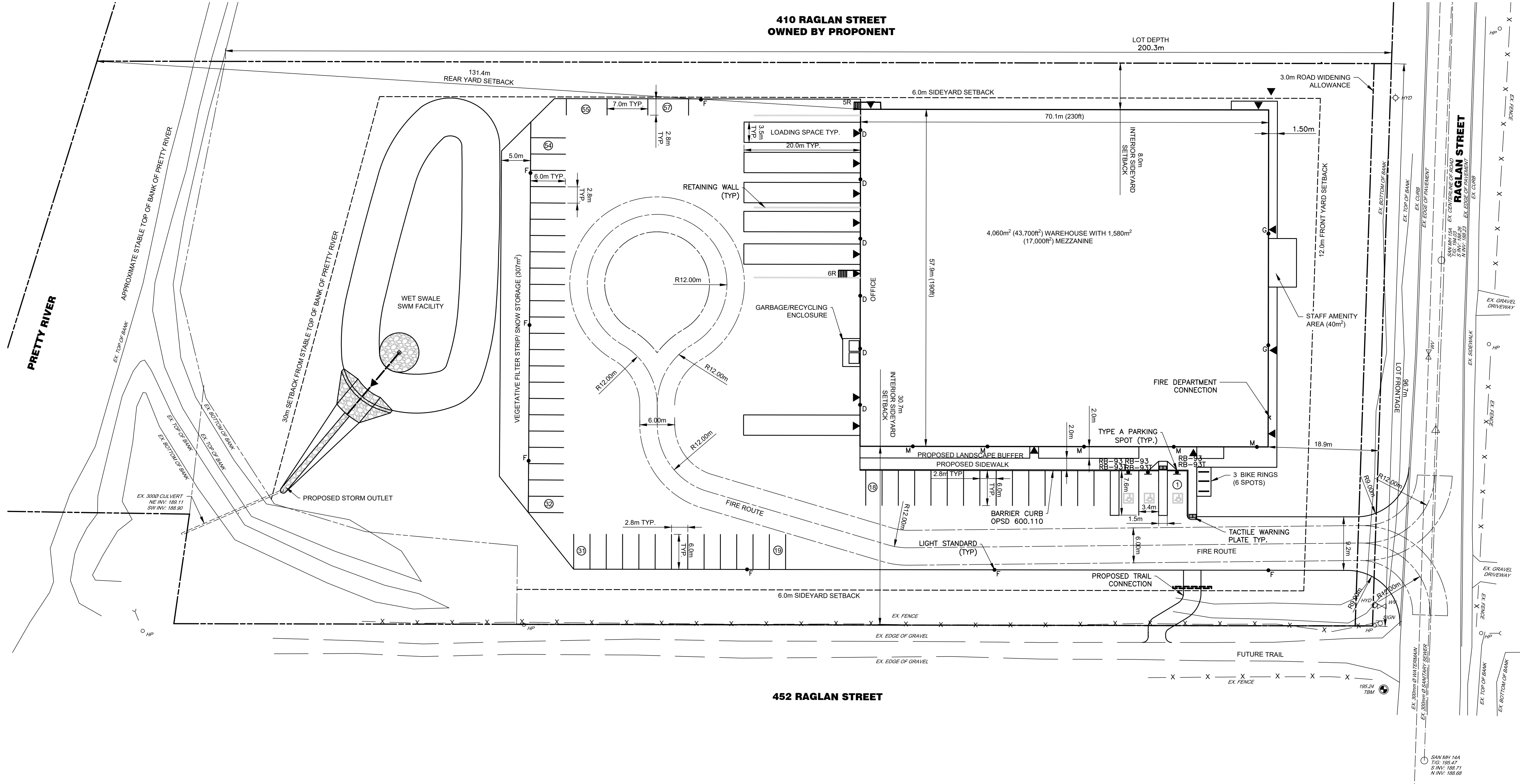
| Zone                                  | M2       |          |                   |
|---------------------------------------|----------|----------|-------------------|
|                                       | Required | Proposed | Zoning Compliance |
| i. Minimum Lot Area (m <sup>2</sup> ) | 3000     | 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 <sup>2</sup> 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**

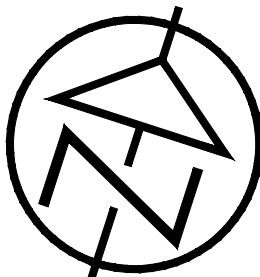
SITE PLAN



|               |                |             |
|---------------|----------------|-------------|
| DESIGN: JBIAO | FILE: 118188   | DWG:        |
| DRAWN: EJW    | DATE: MAR 2026 | <b>SP-1</b> |
| CHECK: AO     | SCALE: 1:400   |             |



KEY PLAN NTS



LEGEND

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING MAINTENANCE HOLE
- EXISTING WATER VALVE
- EXISTING FENCE
- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE RETAINED AND PROTECTED
- SILT FENCE - SEE ENG. DWGS.
- APPROXIMATE LIMIT OF VEGETATION COMMUNITIES IDENTIFIED IN EIS

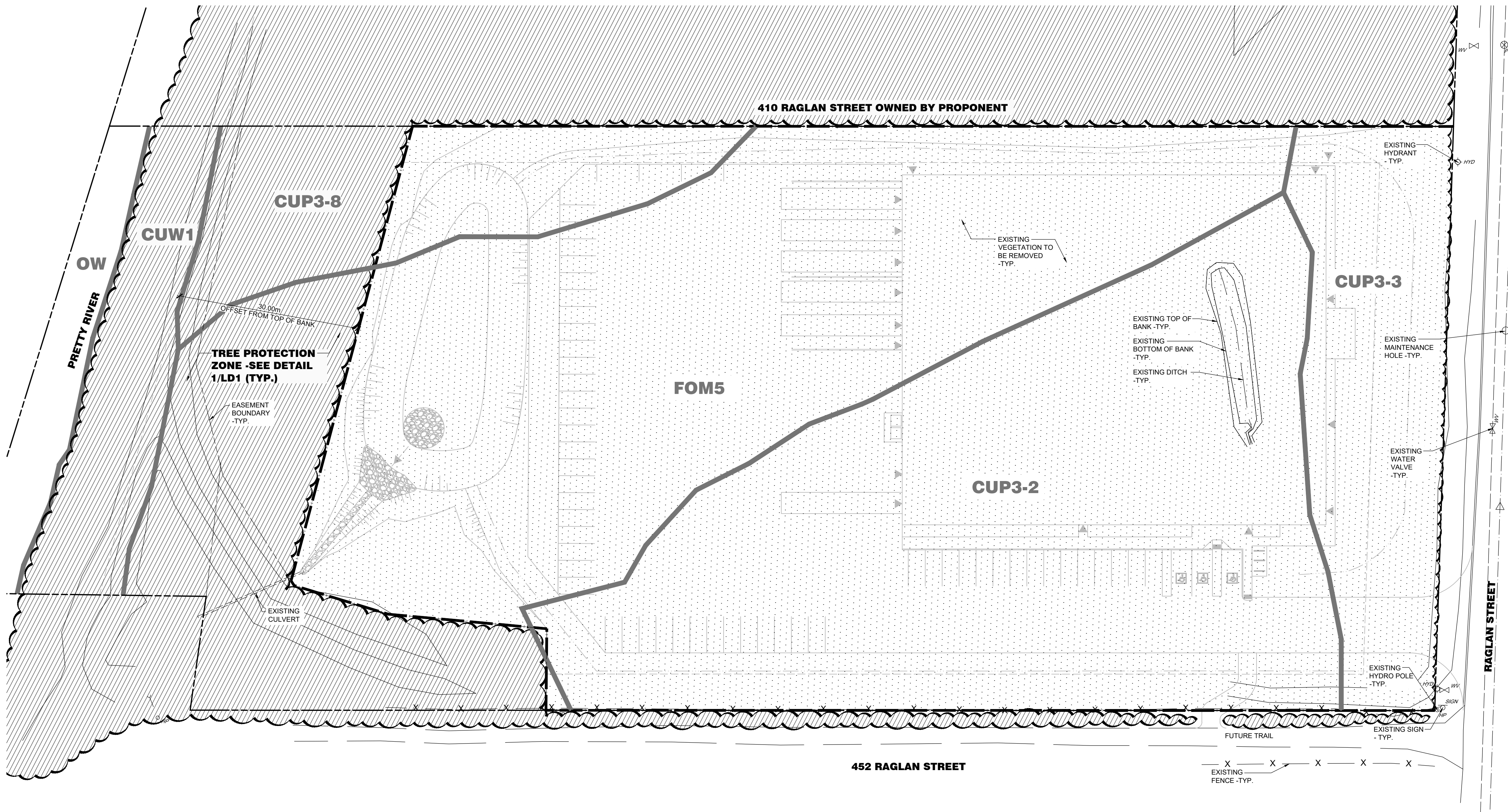
EXISTING VEGETATION COMMUNITIES

(FROM ENVIRONMENTAL IMPACT STUDY, FIGURE 8, PREPARED BY ROOTS ENVIRONMENTAL INC., AUGUST 6, 2026)

- FOM5: DRY - FRESH WHITE BIRCH-POPLAR-CONIFER MIXED FOREST ECOSITE
- CUP3-3: SCOTS PINE CONIFEROUS PLANTATION TYPE
- CUP3-2: WHITE PINE CONIFEROUS PLANTATION TYPE
- CUP3-8: WHITE SPRUCE - EUROPEAN LARCH CONIFEROUS PLANTATION TYPE
- CUW1: MINERAL CULTURAL WOODLAND
- OW: OPEN WATER

GENERAL NOTES

- 1.0 TREE PROTECTION AND REMOVALS  
1. THE CONTRACTOR IS ADVISED THAT SILTATION CONTROL FENCING ALONG TREE PROTECTION ZONES SHALL ALSO SERVE AS TREE PROTECTION FENCING AND IS SUBJECT TO ALL THE LAYOUT REQUIREMENTS, TREE PROTECTION AREA SIGNAGE REQUIREMENTS, AND CONSTRUCTION RESTRICTIONS AS SPECIFIED FOR THE TREE PROTECTION FENCING.
2. FOR TREE PROTECTION AND REMOVAL NOTES AND DETAILS REFER TO LD-1.



TOWN FILE: PLPCF2025230

CONTRACT DRAWINGS

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

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NOTES

1. BASE PLAN PREPARED BY TATHAM ENGINEERING LTD. (SEPTEMBER, 2026).
2. ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.

| NO. | REVISIONS                      | DATE           | INITIAL |
|-----|--------------------------------|----------------|---------|
| 2   | RE-ISSUED FOR FIRST SUBMISSION | SEPT. 15, 2026 | AB      |
| 1   | FIRST SUBMISSION               | AUG. 28, 2026  | AB      |

APPROVED



430 RAGLAN STREET  
TOWN OF COLLINGWOOD

TREE PRESERVATION PLAN

ENVISIONTATHAM

115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel. 705.445.0422  
inquiry@envision-tatham.com

SCALE: 1:400 0 10 20 30m

DESIGN: AB  
DRAWN: MSC

JOB NO. ET125022-1

CHECKED: AB  
DATE: AUG. 28, 2026

DWG. TP-1

| PLANT LIST                         |                     |                      |           |           |           |     |                                     |                                  |                                            |                                                  |
|------------------------------------|---------------------|----------------------|-----------|-----------|-----------|-----|-------------------------------------|----------------------------------|--------------------------------------------|--------------------------------------------------|
| KEY                                | BOTANICAL NAME      | COMMON NAME          | SIZE      | CONDITION | SPACING   | QTY | % OF TOTAL TREES                    | AVERAGE MATURE CANOPY SPREAD (m) | TOTAL MATURE CANOPY AREA (m <sup>2</sup> ) | TOTAL MATURE CANOPY AREA x QTY (m <sup>2</sup> ) |
| Deciduous Trees                    |                     |                      |           |           |           |     |                                     |                                  |                                            |                                                  |
| Asl                                | Acer saccharinum    | Silver Maple         | 50mm cal. | W.B.      | 8.0m O.C. | 4   | 0.7%                                | 16.5                             | 213.7                                      | 854.9                                            |
| Co                                 | Celtis occidentalis | Hackberry            | 50mm cal. | W.B.      | 8.0m O.C. | 2   | 0.4%                                | 15                               | 176.6                                      | 353.3                                            |
| Gd                                 | Gymnocladus dioicus | Kentucky Coffee Tree | 50mm cal. | W.B.      | 8.0m O.C. | 1   | 0.2%                                | 10.5                             | 86.5                                       | 86.5                                             |
| Qr                                 | Quercus rubra       | Red Oak              | 50mm cal. | W.B.      | 8.0m O.C. | 2   | 0.4%                                | 17.5                             | 240.4                                      | 480.8                                            |
| Subtotal Deciduous Trees           |                     |                      |           |           |           | 9   | Subtotal Deciduous Canopy Coverage  |                                  | 1,775.5                                    |                                                  |
| Coniferous Trees                   |                     |                      |           |           |           |     |                                     |                                  |                                            |                                                  |
| Li                                 | Larix laricina      | American Larch       | 200cm     | W.B.      | 4.0m O.C. | 2   | 0.4%                                | 8                                | 50.2                                       | 100.5                                            |
| Pg                                 | Picea glauca        | White Spruce         | 200cm     | W.B.      | 4.0m O.C. | 2   | 0.4%                                | 7                                | 38.5                                       | 76.9                                             |
| Ps                                 | Pinus strobus       | Eastern White Pine   | 200cm     | W.B.      | 4.0m O.C. | 18  | 3.2%                                | 8                                | 50.2                                       | 904.3                                            |
| To                                 | Thuja occidentalis  | Eastern White Cedar  | 200cm     | W.B.      | 4.0m O.C. | 5   | 0.9%                                | 3.5                              | 9.6                                        | 48.1                                             |
| Subtotal Coniferous Trees          |                     |                      |           |           |           | 27  | Subtotal Coniferous Canopy Coverage |                                  | 1,129.8                                    |                                                  |
| Total Caliper Tree Canopy Coverage |                     |                      |           |           |           |     |                                     |                                  | 2,905.3                                    |                                                  |

| PLANT LIST - CONT.     |                                                      |                            |        |           |         |     |  |
|------------------------|------------------------------------------------------|----------------------------|--------|-----------|---------|-----|--|
| KEY                    | BOTANICAL NAME                                       | COMMON NAME                | SIZE   | CONDITION | SPACING | QTY |  |
| Deciduous Shrubs       |                                                      |                            |        |           |         |     |  |
| Cs                     | Cornus sericea                                       | Red Osier Dogwood          | 3 gal. | 80cm O.C. |         | 60  |  |
| Ds                     | Diervilla splendens 'Nightglow' (El Madrigal)        | Nightglow Bush Honeysuckle | 3 gal. | 80cm O.C. |         | 60  |  |
| Se                     | Salix exigua                                         | Sandbar Willow             | 3 gal. | 80cm O.C. |         | 40  |  |
| Sd                     | Symphoricarpos doerriebii 'Pink Posy' (Kolmanpinpos) | Pink Posy Snowberry        | 3 gal. | 80cm O.C. |         | 61  |  |
| Sl                     | Salix lucida                                         | Shinning Willow            | 3 gal. | 80cm O.C. |         | 25  |  |
| Total Deciduous Shrubs |                                                      |                            |        |           |         | 246 |  |

| CANOPY COVERAGE                             |           |
|---------------------------------------------|-----------|
| CANOPY TYPE                                 | AREA (m²) |
| Caliper Trees                               | 2,905     |
| Naturalization Area                         | 1,654     |
| Retained Vegetation                         | 4,331     |
| Total Canopy Coverage (m²)                  | 8,890     |
| Total Property Area (m²)                    | 21,695    |
| Percentage of Property with Canopy Coverage | 41%       |

| NATURALIZATION **      |                       |                        |        |              |                 |      |                  |
|------------------------|-----------------------|------------------------|--------|--------------|-----------------|------|------------------|
| KEY                    | BOTANICAL NAME        | COMMON NAME            | SIZE   | CONDITION    | APPROX. SPACING | QTY. | % OF TOTAL TREES |
| Deciduous Trees        |                       |                        |        |              |                 |      |                  |
|                        | Acer saccharum        | Sugar Maple            | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Betula papyrifera     | Paper Birch            | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Juglans nigra         | Black Walnut           | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Gymnocladus dioicus   | Kentucky Coffee Tree   | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Populus balsamifera   | Balsam Poplar          | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Populus grandidentata | Big-Toothed Aspen      | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Tilia americana       | Basswood               | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
| Total Deciduous Trees  |                       |                        |        |              |                 | 315  |                  |
| Coniferous Trees       |                       |                        |        |              |                 |      |                  |
|                        | Picea glauca          | White Spruce           | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Pinus strobus         | Eastern White Pine     | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
|                        | Thuja occidentalis    | Eastern White Cedar    | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 45   | 8.0%             |
| Total Coniferous Trees |                       |                        |        |              |                 | 135  |                  |
| Deciduous Shrubs       |                       |                        |        |              |                 |      |                  |
|                        | Amelanchier laevis    | Allegheny Serviceberry | 1 gal. | 1.5m O.C.    |                 | 45   |                  |
|                        | Cornus racemosa       | Grey Dogwood           | 1 gal. | 1.5m O.C.    |                 | 45   |                  |
|                        | Cornus sericea        | Red Osier Dogwood      | 1 gal. | 1.5m O.C.    |                 | 45   |                  |
|                        | Diervilla lonicera    | Bush Honeysuckle       | 1 gal. | 1.5m O.C.    |                 | 45   |                  |
|                        | Symphoricarpos albus  | Snowberry              | 1 gal. | 1.5m O.C.    |                 | 45   |                  |
|                        | Rhus typhina          | Staghorn Sumac         | 1 gal. | 1.5m O.C.    |                 | 45   |                  |
| Total Deciduous Shrubs |                       |                        |        |              |                 | 270  |                  |

\* SHOULD PLANTING OCCUR MID-APRIL TO MID-MAY, PLANTS MAY BE SUPPLIED AS BARE-ROOT. BARE-ROOT (B.R.) STOCK MUST BE STORED AT 3-4°C UNTIL PLANTING. A MAXIMUM OF 12 HOURS SHALL ELAPSE BETWEEN REMOVING PLANTS FROM COLD-STORAGE AND INSTALLATION. ROOTS/CUTTINGS TO BE KEPT MOIST. FOR NOTES AND DETAILS ON BARE-ROOT PLANTING SEE DWG. LD-2.  
\*\*ALL NATURALIZATION AREAS TO BE SEEDED WITH MESIC MEADOW SEED MIX.

| KEY                      | BOTANICAL NAME         | COMMON NAME       | %   |
|--------------------------|------------------------|-------------------|-----|
| Mesic Meadow Seed Mix*** |                        |                   |     |
|                          | Andropogon scoparius   | Little Bluestem   | 15% |
|                          | Asclepias syriaca      | Common Milkweed   | 5%  |
|                          | Aster laevis           | Smooth Blue Aster | 1%  |
|                          | Aster novae-angliae    | New England Aster | 2%  |
|                          | Elymus canadensis      | Canada Wild Rye   | 20% |
|                          | Monarda fistulosa      | Wild Bergamot     | 1%  |
|                          | Rudbeckia hirta        | Black Eyed Susan  | 12% |
|                          | Solidago canadensis    | Canada Goldenrod  | 4%  |
|                          | Sorghastrum nutans     | Indian Grass      | 20% |
|                          | Sporobolus cryptandrus | Sand Drop Seed    | 20% |

| KEY                    | BOTANICAL NAME      | COMMON NAME          | %   |
|------------------------|---------------------|----------------------|-----|
| Wet Meadow Seed Mix*** |                     |                      |     |
|                        | Aster novae-angliae | New England Aster    | 1%  |
|                        | Aster puniceus      | Purple Stemmed Aster | 1%  |
|                        | Carex bebbii        | Bebb's Sedge         | 5%  |
|                        | Carex stipata       | Awl Sedge            | 4%  |
|                        | Carex vulpinoidea   | Fox Sedge            | 25% |
|                        | Elymus virginicus   | Virginia Wild Rye    | 25% |
|                        | Glyceria grandis    | Tall Manna Grass     | 2%  |
|                        | Juncus effusus      | Soft Rush            | 5%  |
|                        | Juncus tenuis       | Path Rush            | 3%  |
|                        | Lobelia siphilitica | Great Blue Lobelia   | 1%  |
|                        | Monarda fistulosa   | Wild Bergamot        | 1%  |
|                        | Poa palustris       | Fowl Bluegrass       | 25% |
|                        | Solidago canadensis | Canada Goldenrod     | 2%  |

\*\*\* INCLUDE COVER CROP AS SPECIFIED



KEY PLAN

NTS

| LEGEND              |                                                                         |
|---------------------|-------------------------------------------------------------------------|
| ---                 | PROPERTY BOUNDARY                                                       |
| ---                 | EASEMENT BOUNDARY                                                       |
| ---                 | EDGE OF VEGETATION TO BE RETAINED AND PROTECTED                         |
| ○ <sub>HP</sub>     | EXISTING HYDRO POLE                                                     |
| ◇ <sub>HYD</sub>    | EXISTING FIRE HYDRANT                                                   |
| ▽ <sub>SIGN</sub>   | EXISTING SIGN                                                           |
| ○ <sub>SAN MH</sub> | EXISTING MAINTENANCE HOLE                                               |
| △ <sub>WV</sub>     | EXISTING WATER VALVE                                                    |
| ---                 | EXISTING FENCE                                                          |
| ⚡                   | LIGHTING - SEE ENG. DWGS.                                               |
| ---                 | SWALE - SEE ENG. DWGS.                                                  |
| ---                 | RIP-RAP - SEE ENG. DWGS.                                                |
| +                   | DECIDUOUS TREE                                                          |
| ⊗                   | CONIFEROUS TREE                                                         |
| ○                   | SHRUB PLANTING                                                          |
| ○ <sub>SP</sub>     | SPECIES                                                                 |
| ○ <sub>QTY</sub>    | QUANTITY                                                                |
| ---                 | TOPSOIL AND SOD                                                         |
| ---                 | TOPSOIL AND MESIC MEADOW SEED MIX                                       |
| ---                 | WET MEADOW SEED MIX                                                     |
| A                   | NATURALIZATION LAYOUT A - LAYOUT TO BE ADJUSTED TO SUIT SITE CONDITIONS |
| B                   | NATURALIZATION LAYOUT B - LAYOUT TO BE ADJUSTED TO SUIT SITE CONDITIONS |
| C                   | NATURALIZATION LAYOUT C - LAYOUT TO BE ADJUSTED TO SUIT SITE CONDITIONS |

- GENERAL NOTES**
- 1.0 PLANTING LAYOUT**
1. DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF THE TREES. THE EXACT LOCATION OF THE TREES WILL BE STAKED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  2. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
  3. CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE AND UTILITY LOCATES.
  4. TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
  5. FOR PLANTING DETAILS, MATERIALS, AND NOTES, SEE DRAWING LD-2.

TOWN FILE: PLPCF2025230

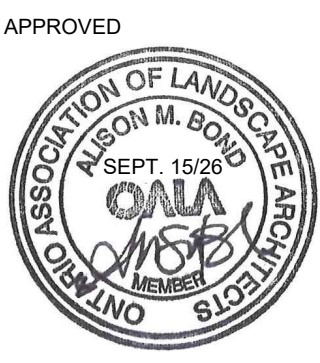
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- NOTES
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  2. ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.

|     |                                |                |         |
|-----|--------------------------------|----------------|---------|
| 2   | RE-ISSUED FOR FIRST SUBMISSION | SEPT. 15, 2026 | AB      |
| 1   | FIRST SUBMISSION               | AUG. 28, 2026  | AB      |
| NO. | REVISIONS                      | DATE           | INITIAL |



430 RAGLAN STREET  
TOWN OF COLLINGWOOD

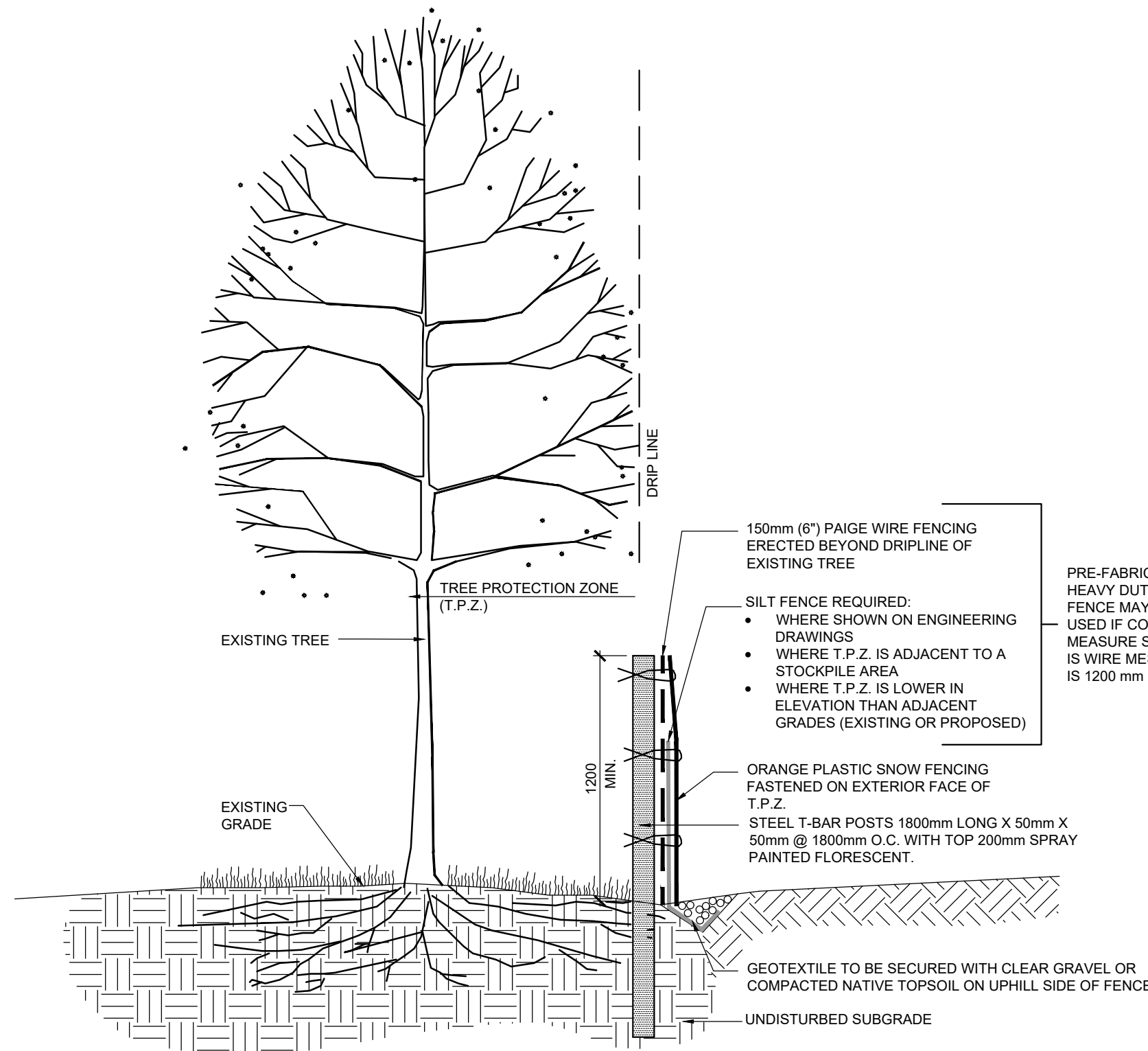
PLANTING PLAN

ENVISIONTATHAM

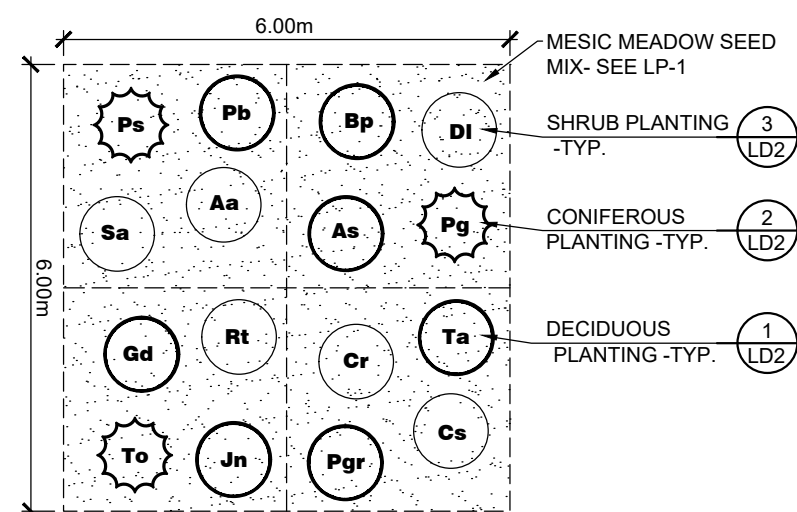
115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel. 705.445.0422  
inquiry@envision-tatham.com

SCALE: 1:400 0 10 20 30m  
DESIGN: AB  
DRAWN: MSC  
CHECKED: AB  
DATE: AUG 19, 2026

JOB NO. ET125022-1  
DWG. LP-1



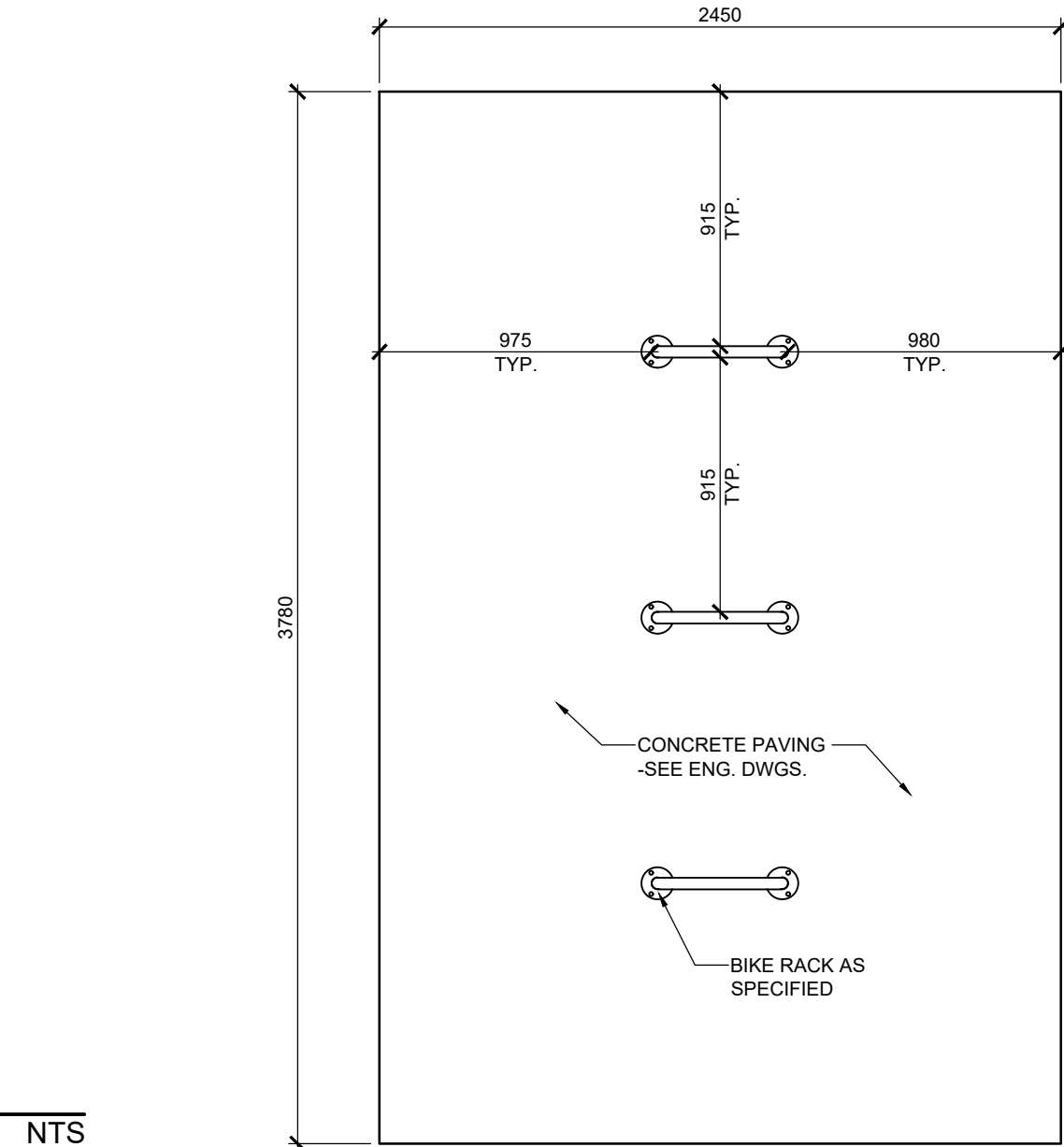
1  
LD1 TREE PROTECTION FENCE



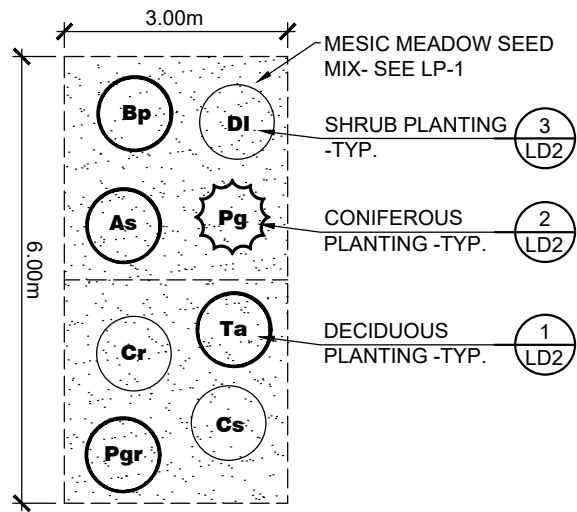
| NATURALIZATION**<br>LAYOUT A |                       |                        |        |              |                 |      |
|------------------------------|-----------------------|------------------------|--------|--------------|-----------------|------|
| KEY                          | BOTANICAL NAME        | COMMON NAME            | SIZE   | CONDITION    | APPROX. SPACING | QTY. |
| Deciduous Trees              |                       |                        |        |              |                 |      |
| As                           | Acer saccharum        | Sugar Maple            | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Bp                           | Betula papyrifera     | Paper Birch            | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Jn                           | Juglans nigra         | Black Walnut           | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Gd                           | Gymnocladus dioicus   | Kentucky Coffee Tree   | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Pb                           | Populus balsamifera   | Balsam Poplar          | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Pgr                          | Populus grandidentata | Big-Toothed Aspen      | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Ta                           | Tilia americana       | Basswood               | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Total Deciduous Trees        |                       |                        |        |              |                 | 7    |
| Coniferous Trees             |                       |                        |        |              |                 |      |
| Pg                           | Picea glauca          | White Spruce           | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Ps                           | Pinus strobus         | Eastern White Pine     | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| To                           | Thuja occidentalis    | Eastern White Cedar    | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Total Coniferous Trees       |                       |                        |        |              |                 | 3    |
| Deciduous Shrubs             |                       |                        |        |              |                 |      |
| Aa                           | Amelanchier laevis    | Allegheny Serviceberry | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Cr                           | Cornus racemosa       | Grey Dogwood           | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Cs                           | Cornus sericea        | Red Osier Dogwood      | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Di                           | Diervilla lonicera    | Bush Honeysuckle       | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Sa                           | Symphoricarpos albus  | Snowberry              | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Rt                           | Rhus typhina          | Staghorn Sumac         | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Total Deciduous Shrubs       |                       |                        |        |              |                 | 6    |

\* SEE GENERAL NOTES FOR INFORMATION REGARDING BARE ROOT PLANTING.  
\*\* FOR TOTAL NATURALIZATION PLANT QUANTITIES SEE LP-1.

3  
LD1 NATURALIZATION  
LAYOUT A



2  
LD1 BIKE RACK LAYOUT



| NATURALIZATION **<br>LAYOUT B |                       |                   |        |              |                 |      |
|-------------------------------|-----------------------|-------------------|--------|--------------|-----------------|------|
| KEY                           | BOTANICAL NAME        | COMMON NAME       | SIZE   | CONDITION    | APPROX. SPACING | QTY. |
| Deciduous Trees               |                       |                   |        |              |                 |      |
| As                            | Acer saccharum        | Sugar Maple       | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Bp                            | Betula papyrifera     | Paper Birch       | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Pgr                           | Populus grandidentata | Big-Toothed Aspen | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Ta                            | Tilia americana       | Basswood          | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Total Deciduous Trees         |                       |                   |        |              |                 | 4    |
| Coniferous Trees              |                       |                   |        |              |                 |      |
| Pg                            | Picea glauca          | White Spruce      | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Total Coniferous Trees        |                       |                   |        |              |                 | 1    |
| Deciduous Shrubs              |                       |                   |        |              |                 |      |
| Cr                            | Cornus racemosa       | Grey Dogwood      | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Cs                            | Cornus sericea        | Red Osier Dogwood | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Di                            | Diervilla lonicera    | Bush Honeysuckle  | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Total Deciduous Shrubs        |                       |                   |        |              |                 | 3    |

\* SEE GENERAL NOTES FOR INFORMATION REGARDING BARE ROOT PLANTING.  
\*\* FOR TOTAL NATURALIZATION PLANT QUANTITIES SEE LP-1.

4  
LD1 NATURALIZATION  
LAYOUT B



MBR-0500-00003  
Legacy #MBR500-S

### Sustainability Facts

| Unit Size                                  | One (1) MBR-0500-00001 Bike Rack                                                   |
|--------------------------------------------|------------------------------------------------------------------------------------|
| Carbon footprint (GWP)                     | 103 kg CO2-Eq<br><small>Measured in kilograms of carbon dioxide equivalent</small> |
| Total energy use (TPE)                     | 1779 MJ-Eq<br><small>Measured in megajoules of energy equivalent</small>           |
| Waster use (WDP)                           | 0.843 m3 water<br><small>Measured in cubic metres of water</small>                 |
| Material recyclability                     | 100%                                                                               |
| LEED v4.1 Credits                          |                                                                                    |
| Type III Environmental Product Declaration |                                                                                    |
| Material Inventory                         |                                                                                    |
| Low VOC finishes                           |                                                                                    |
| Free of Red List substances                |                                                                                    |

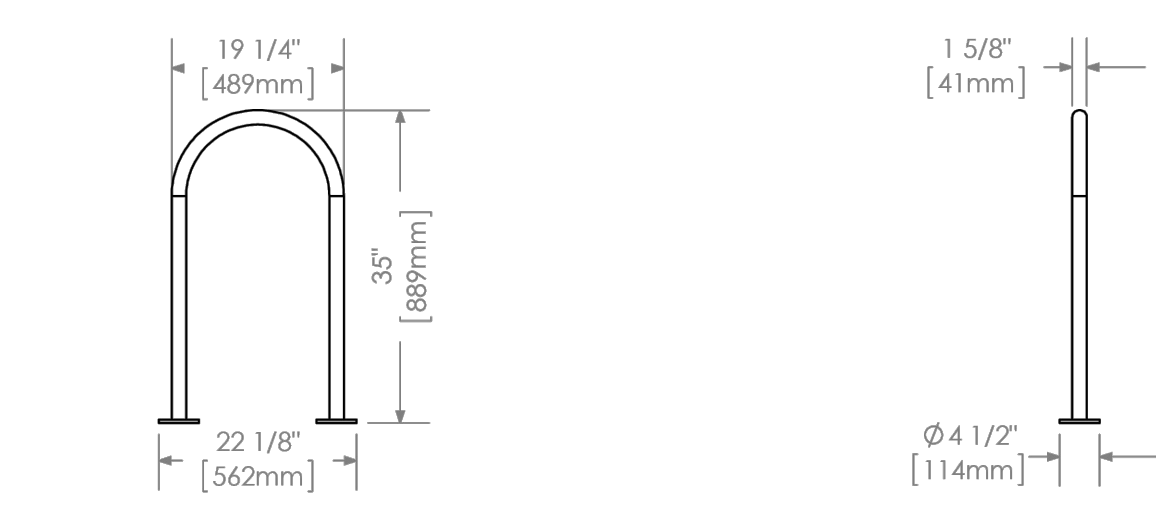
DESCRIPTION: 500 Series - 500 Bike Rack: H.S. Steel Tube, Surface Mount, 2 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select MBR-0500-00003  
Choose: Powdercoat Color

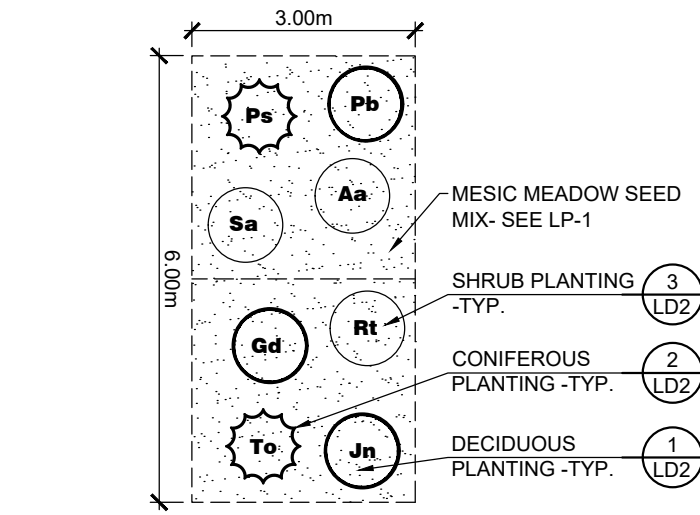
HEIGHT: 35" (88.9cm) LENGTH: 19.25' (48.9cm) WEIGHT: 13.27 lbs (6.0kg)



MAGLIN Site Furniture

T 800 718 5508  
F 877 380 1993  
www.maglin.com  
sales@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.  
- Details and specifications may vary due to continuing improvements of our products.



| NATURALIZATION **<br>LAYOUT C |                      |                        |        |              |                 |      |
|-------------------------------|----------------------|------------------------|--------|--------------|-----------------|------|
| KEY                           | BOTANICAL NAME       | COMMON NAME            | SIZE   | CONDITION    | APPROX. SPACING | QTY. |
| Deciduous Trees               |                      |                        |        |              |                 |      |
| Jn                            | Juglans nigra        | Black Walnut           | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Gd                            | Gymnocladus dioicus  | Kentucky Coffee Tree   | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Pb                            | Populus balsamifera  | Balsam Poplar          | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Total Deciduous Trees         |                      |                        |        |              |                 | 3    |
| Coniferous Trees              |                      |                        |        |              |                 |      |
| Ps                            | Pinus strobus        | Eastern White Pine     | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| To                            | Thuja occidentalis   | Eastern White Cedar    | 30cm   | 1 gal./B.R.* | 1.5m O.C.       | 1    |
| Total Coniferous Trees        |                      |                        |        |              |                 | 2    |
| Deciduous Shrubs              |                      |                        |        |              |                 |      |
| Aa                            | Amelanchier laevis   | Allegheny Serviceberry | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Sa                            | Symphoricarpos albus | Snowberry              | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Rt                            | Rhus typhina         | Staghorn Sumac         | 1 gal. | 1.5m O.C.    | 1               | 1    |
| Total Deciduous Shrubs        |                      |                        |        |              |                 | 3    |

\* SEE GENERAL NOTES FOR INFORMATION REGARDING BARE ROOT PLANTING.  
\*\* FOR TOTAL NATURALIZATION PLANT QUANTITIES SEE LP-1.

5  
LD1 NATURALIZATION  
LAYOUT C

### GENERAL NOTES

#### 1.0 TREE PROTECTION FENCE

- TREE PROTECTION FENCING SHALL BE SILT FENCE AS PER ENGINEERING DRAWINGS.
- WHERE POSSIBLE, TREE PROTECTION FENCE BARRIERS SHALL BE LOCATED 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.
- LOCATION OF THE TREE PROTECTION FENCE BARRIER SHALL BE CONFIRMED ON-SITE BY THE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING TREE CLEARING OPERATIONS.
- FOR EXISTING VEGETATION TO REMAIN: PROTECT VEGETATION AND ROOT SYSTEMS FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
- CLEANLY CUT ANY ROOTS FOUND OUTSIDE TPZ'S THAT BECOME EXPOSED DURING CONSTRUCTION.
- NO CONSTRUCTION ACTIVITY, INCLUDING GRADE CHANGES, SURFACE TREATMENTS, OR EXCAVATIONS OF ANY KIND ARE PERMITTED WITHIN THE TPZ, UNLESS OTHERWISE INDICATED.
- NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, AND NO MOVEMENT OR STORAGE OF VEHICLES IS PERMITTED WITHIN THIS AREA.
- KEEP THE ENCLOSED FENCE AREA FREE OF CONSTRUCTION MATERIAL AND DEBRIS.
- FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETED.
- CONTRACTOR SHALL REMOVE TREE PROTECTION FENCE BARRIER AT THE COMPLETION OF THE SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE ARBORIST OR LANDSCAPE ARCHITECT.

#### 2.0 TREE REMOVALS

- TREES TO BE PRESERVED SHALL BE PROTECTED WITHIN TREE PROTECTION ZONES (TPZ) THAT SHALL CONFORM WITH THE LIMITS AND CONSTRUCTION RESTRICTIONS OF DETAIL 1/LD1.
- DO NOT DISTURB SOIL WITHIN DRIPLINE OF TREES TO REMAIN, UNLESS OTHERWISE INDICATED ON THE CONTRACT DRAWINGS.
- WHEN ROOTS OF NEARBY TREES BECOME EXPOSED BEYOND TPZ's, CLEANLY CUT ROOTS WITH SHARP STERILE TOOLS AND RE-ESTABLISH THE SOIL LAYER OVER REMAINING ROOTS IMMEDIATELY TO PREVENT DRYING AND DAMAGE.
- TREE REMOVALS SHALL CONFORM WITH OPSS MUNI 201 AND OPSS MUNI 180 AND THE REQUIREMENTS OF THE MIGRATORY BIRDS CONVENTION ACT, THE ENDANGERED SPECIES ACT, AND ALL MUNICIPAL BY-LAWS.
- CUT SPECIFIED TREES AND GRUB STUMPS/ROOTS AND REMOVE AND DISPOSE OF ALL STUMPS, ROOTS, WOOD AND BRUSH FROM TREE REMOVAL OPERATIONS OFF-SITE.
- FELLING LINES SHALL ALLOW TREES TO FALL WITHOUT IMPACTING EXISTING STRUCTURES, FEATURES OR BRANCHES AND TRUNKS OF TREES TO REMAIN.
- SHOULD A CLEAR FELLING LINE NOT EXIST, THE TREE SHOULD BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
- WHERE GUYING OR PULL WIRES ARE NECESSARY TO REMOVE OR FELL TREES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE TO EXISTING TRUNKS AND BRANCHES THAT MAY BE USED AS SUPPORT. DAMAGE TO LIMBS AND BARK OF TREES TO REMAIN WILL NOT BE PERMITTED.
- WHEN WORKING NEAR TREES TO BE RETAINED AND PROTECTED, THE IMPACT OF VEHICLES AND PEDESTRIAN TRAFFIC DURING THESE OPERATIONS SHALL BE KEPT TO A MINIMUM.
- WHERE ROOTS OF NEARBY TREES OR SHRUBS TO REMAIN BECOME EXPOSED, ALL POSSIBLE HASTE SHALL BE MADE TO RE-ESTABLISH THE SOIL LAYER OVER SUCH ROOTS TO PREVENT DRYING AND DAMAGE.
- LEAVE THE GROUND SURFACE IN A CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS AND DO NOT LEAVE STUMP REMOVAL PITS OVERNIGHT.
- DEPRESSIONS REMAINING AFTER REMOVALS SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL AND COMPACTED TO AVOID SETTLEMENT.
- TREE REMOVALS SHALL BE UNDERTAKEN BY A CERTIFIED ISA ARBORIST OR A QUALIFIED TREE CARE WORKER.

#### 3.0 SITE FURNISHING

- PICNIC TABLES TO BE SUPPLIED AND INSTALLED BY THE OWNER.
- THE FOLLOWING SITE FURNISHING SHALL BE SUPPLIED BY MAGLIN SITE FURNITURE INC. (800) 718-5506 (CONTACT: SEAN MEALAND) OR APPROVED EQUIVALENT:

BIKE RACKS  
MODEL NO.: MBR-0500-00003  
FINISH: BLACK STANDARD POWDERCOAT (OR COLOUR APPROVED BY OWNER)  
FOOTING/ ATTACHMENT: SURFACE MOUNT

- PACKAGE ALL PRODUCTS AND HANDLE CAREFULLY DURING SHIPMENT & INSTALLATION TO AVOID DAMAGING THE PRODUCTS AND FINISHES. DAMAGED PRODUCTS WILL BE REJECTED.
- OBTAIN SMOOTH UNIFORM GRADIENT AT INSTALLATION LOCATION.
- INSTALL ALL PRODUCTS TRUE, PLUMB, AND FIRMLY ANCHORED IN LOCATION AS INDICATED BY CONTRACT DRAWINGS.
- ASSEMBLE ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS, USING STAINLESS STEEL FASTENERS, UNLESS OTHERWISE NOTED.
- EXISTING SURFACE MATERIALS TO BE RESTORED TO ORIGINAL CONDITION AFTER INSTALLATION OF ALL SITE FURNISHINGS AND REMOVE ALL PACKAGING FROM THE SITE.

#### 4.0 NATURALIZATION AREAS

- SHOULD PLANTING OCCUR MID-APRIL TO MID-MAY, PLANTS MAY BE SUPPLIED AS BARE-ROOT. BARE-ROOT (B.R.) STOCK MUST BE STORED AT 34°C UNTIL PLANTING. A MAXIMUM OF 12 HOURS SHALL ELAPSE BETWEEN REMOVING PLANTS FROM COLD-STORAGE AND INSTALLATION. ROOTS/CUTTINGS TO BE KEPT MOIST. FOR NOTES AND DETAILS ON BARE-ROOT PLANTING SEE DWG. LD-2.
- NATURALIZATION AREAS TO BE SEEDDED WITH MESIC MEADOW SEED MIX.
- FOR ADDITIONAL PLANTING NOTES SEE DWG. LD-2.

TOWN FILE: PLPCF2025230

CONTRACT DRAWINGS

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

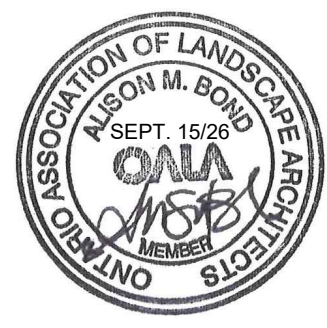
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#### NOTES

- ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

|     |                                |                |         |
|-----|--------------------------------|----------------|---------|
| 2   | RE-ISSUED FOR FIRST SUBMISSION | SEPT. 15, 2026 | AB      |
| 1   | FIRST SUBMISSION               | AUG. 28, 2026  | AB      |
| NO. | REVISIONS                      | DATE           | INITIAL |

APPROVED



430 RAGLAN STREET  
TOWN OF COLLINGWOOD

LANDSCAPE DETAILS

ENVISION-TATHAM

115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel. 705.445.0422  
inquiry@envision-tatham.com

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DESIGN: AB

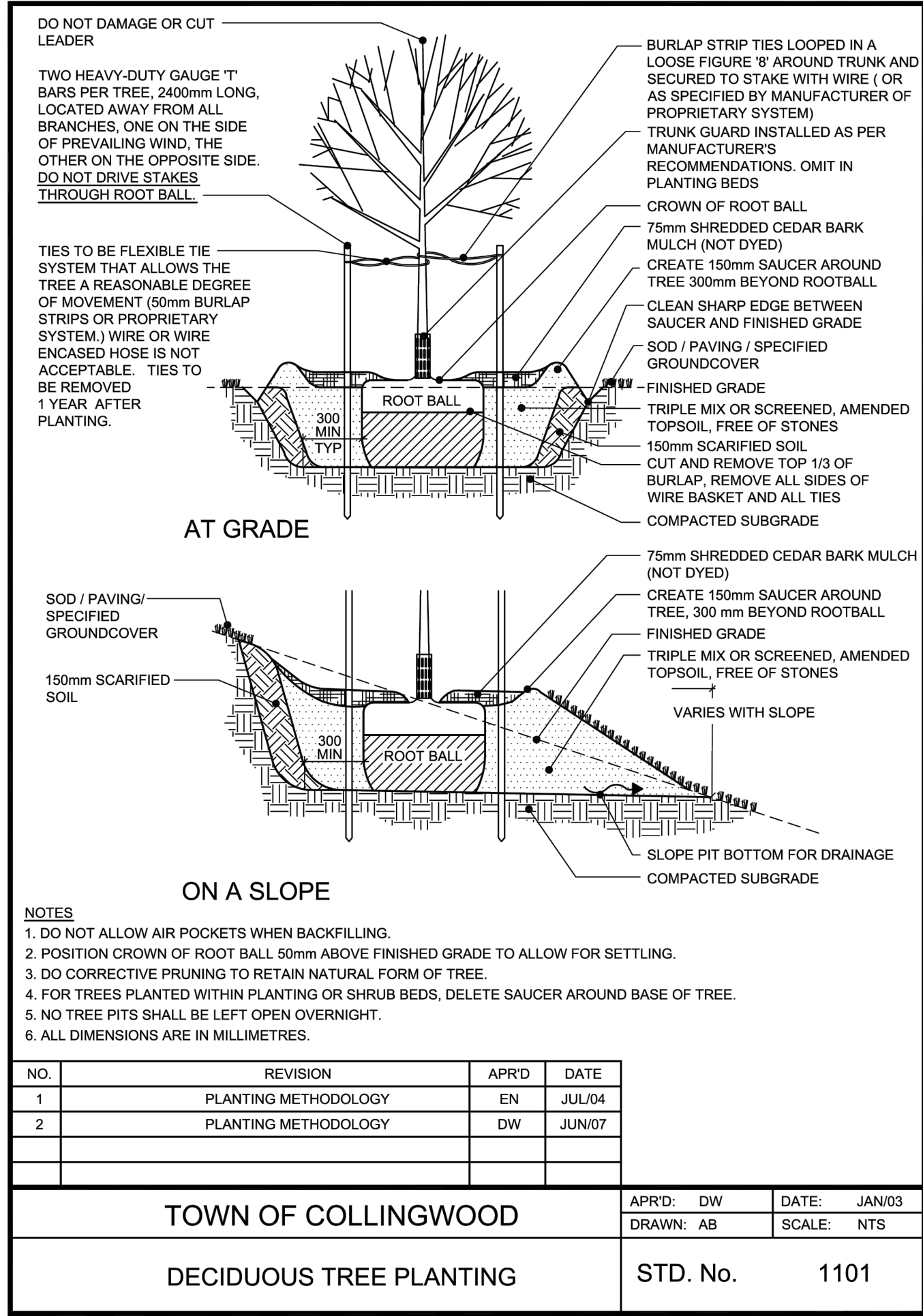
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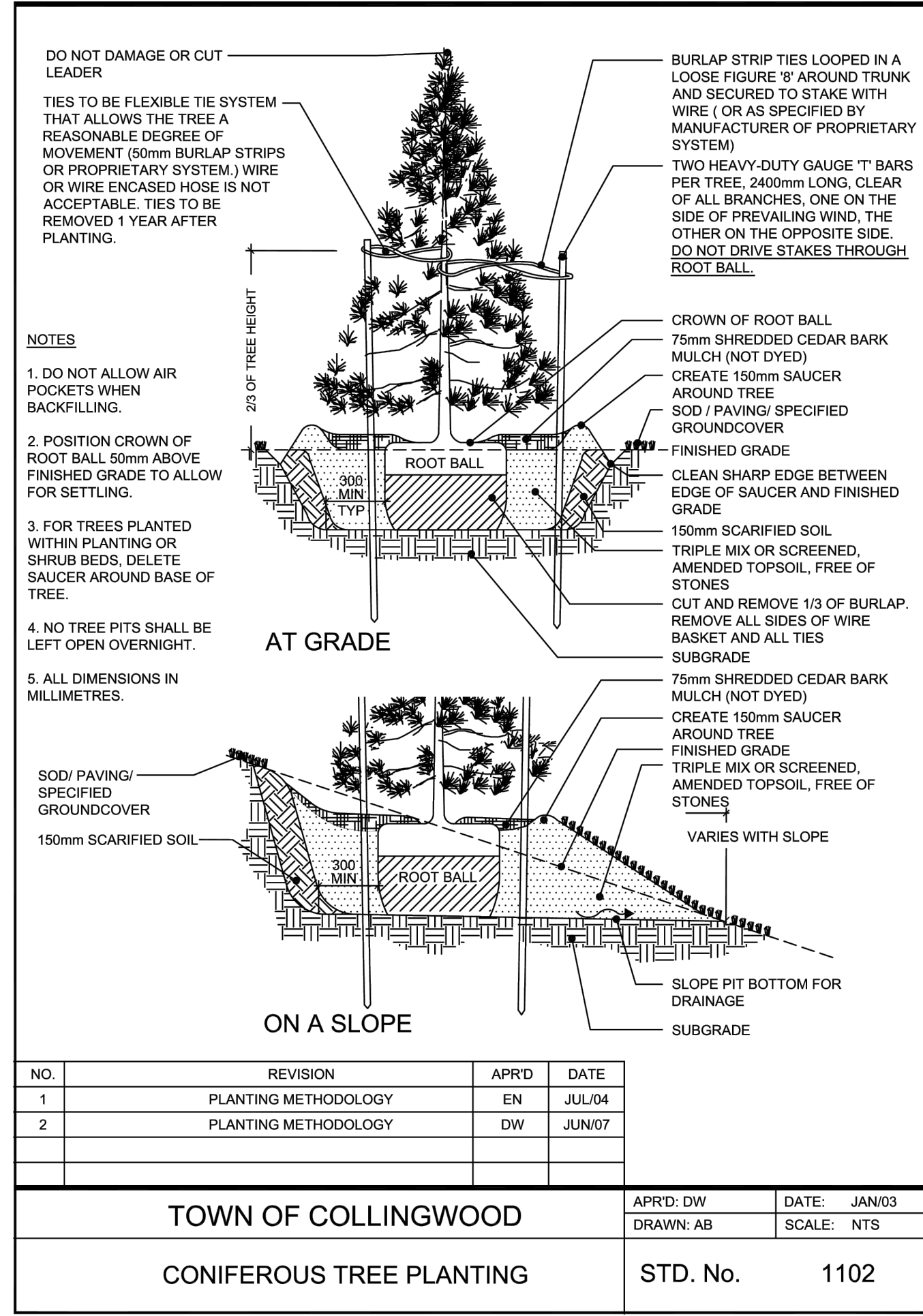
DATE: AUG. 28, 2026

JOB NO. ET125022-1

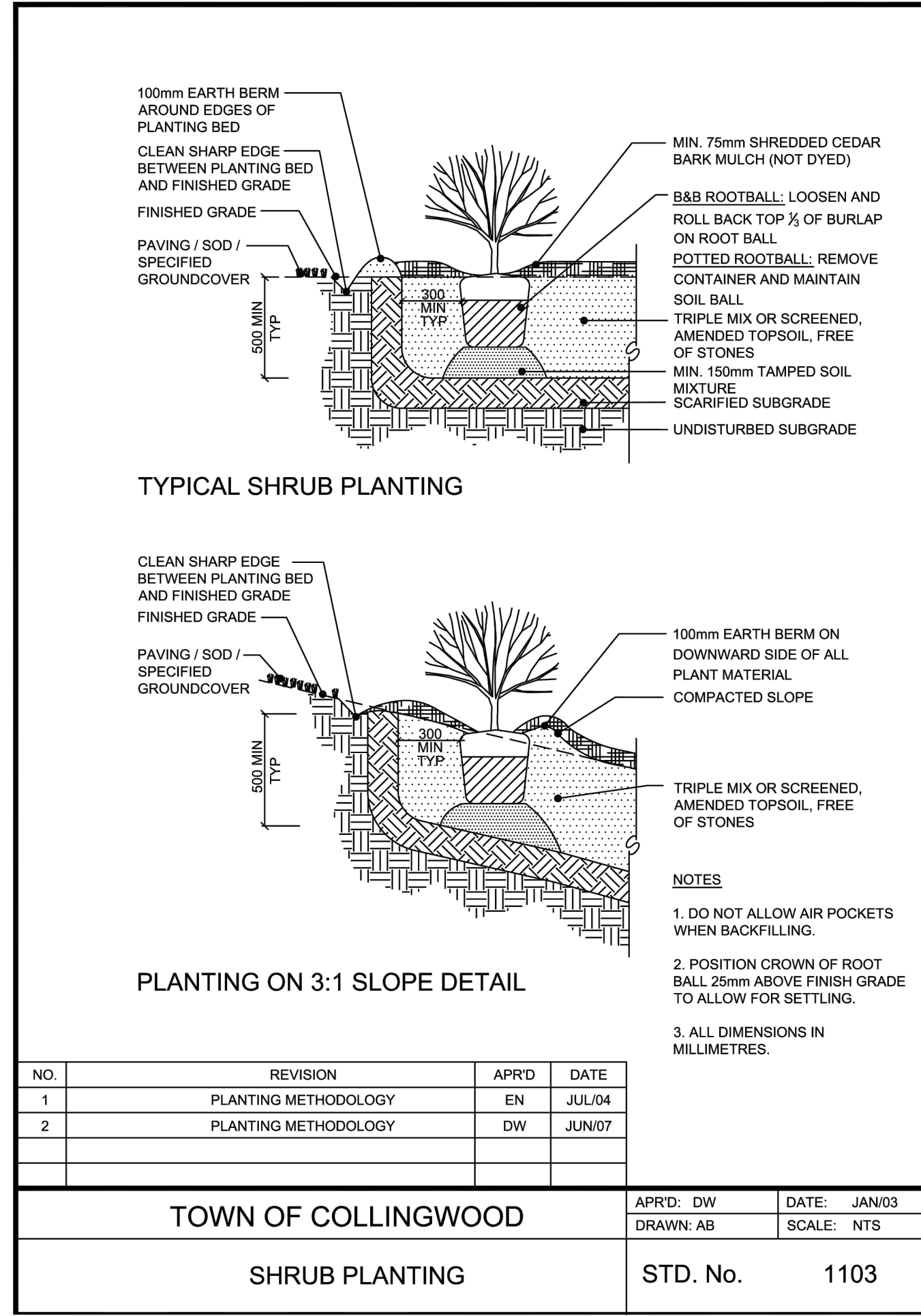
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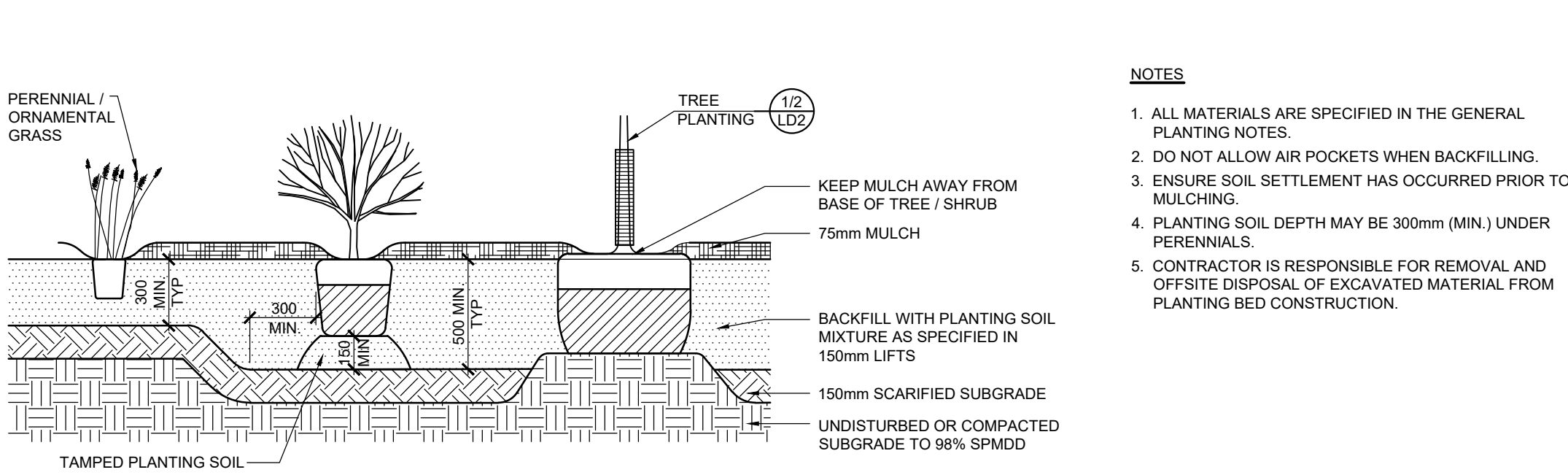
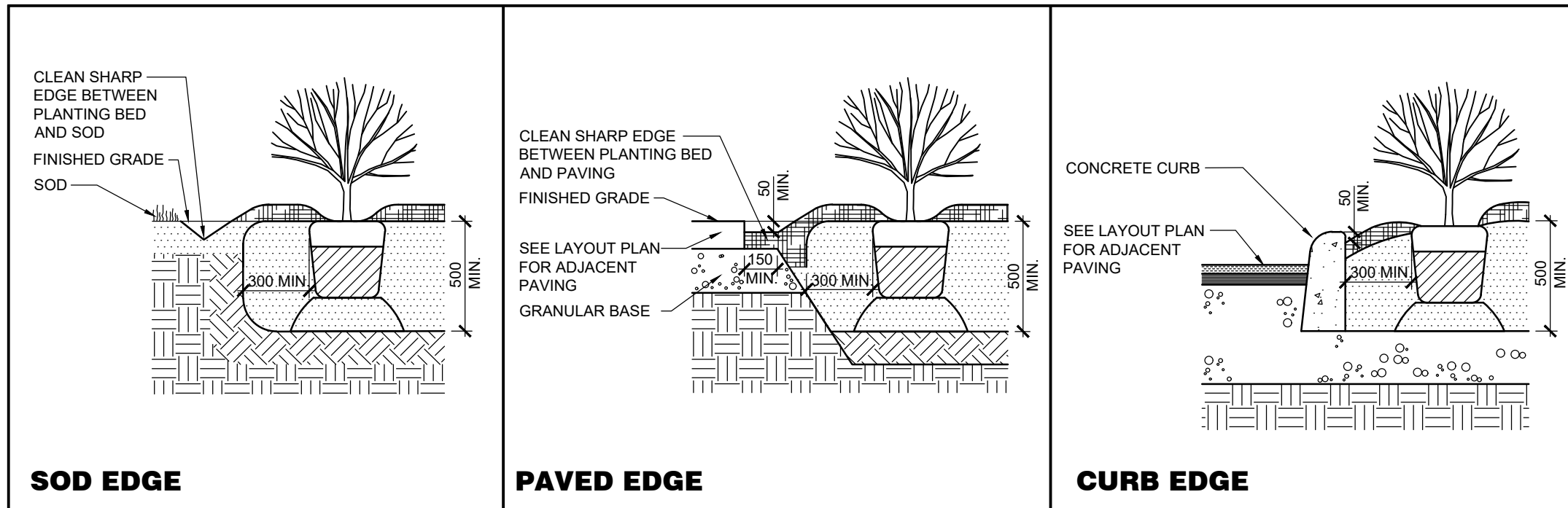
**1** **LD2** DECIDUOUS TREE PLANTING NTS



**2** **LD2** CONIFEROUS TREE PLANTING NTS



**3** **LD2** SHRUB PLANTING NTS



**4** **LD2** MULCHED PLANTING BED NTS

**5** **LD2** BARE ROOT PLANTING NTS

## GENERAL NOTES

- 1.0 PLANTING**
- PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (LATEST EDITION), PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS, EXCEPT WHERE SPECIFIED OTHERWISE.
  - ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE "PLANT LIST". SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
  - ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - MULCH TO BE SHREDDED CEDAR BARK FREE OF DYES AND CHEMICALS, OR APPROVED EQUAL.
  - PLANTING SOIL MIXTURE SHALL BE 50% SCREENED TOPSOIL, 20% COARSE SAND, AND 30% COMPOST, AS SPECIFIED. CONTRACTOR SHALL PROVIDE SOURCE AND SAMPLE OF SOIL MIXTURE, AS SPECIFIED, FOR APPROVAL PRIOR TO COMMENCING WORK.
  - TREE STAKES TO BE AS SPECIFIED IN 1/LD1 OR 1/2/LD2 TOWN OF COLLINGWOOD STANDARD TREE PLANTING DETAILS.
  - TIES SHALL BE 50mm WIDE BURLAP STRIPS LOOPED IN A LOOSE FIGURE 8 OR ANOTHER WOVEN BIODEGRADABLE TIE SYSTEM THAT REMAINS FLEXIBLE DURING WINTER MONTHS.
  - TRUNK PROTECTION TO BE 100mm DIA. HDPE PIPE, 500mm LONG OR TO LOWEST BRANCH, EXCEPT IN SWM PONDS AND NATURALIZATION AREAS WHERE IT IS TO BE WHITE SPIRAL PLASTIC TREE GUARD.
  - STAKES AND TIES SHALL BE REMOVED 1 YEAR AFTER PLANTING.
  - TRUNK PROTECTION SHALL BE REMOVED AT COMPLETION OF WARRANTY PERIOD.
  - WHERE CONTINUOUS MULCHED UNDERSTOREY IS SHOWN, PROVIDE A 75mm DEEP CONTINUOUS LAYER OF MULCH, AS SPECIFIED.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION AND TREE/SHRUB PIT EXCAVATION.
- 2.0 SEEDING**
- MESIC MEADOW SEEDING** SHALL INCLUDE PERMANENT SEED MIX AND ANNUAL NURSE CROP AS FOLLOWS:
    - PERMANENT SEED MIX: OSC-8150 SIMCOE COUNTY NATIVE MIXTURE MIX SUPPLIED BY OSC SEEDS, WATERLOO, ONTARIO, TEL. 519-886-0557 OR APPROVED EQUIVALENT.
    - ANNUAL NURSE CROP: ANNUAL RYE
    - APPLICATION RATE: 25 kg/ha
    - COVER: HYDRAULIC MULCH
  - WET MEADOW SEEDING** SHALL INCLUDE PERMANENT SEED MIX AND ANNUAL NURSE CROP AS FOLLOWS:
    - PERMANENT SEED MIX: OSC-CVC6 EARLY SUCCESSION WET MEADOW MIX SUPPLIED BY OSC SEEDS, WATERLOO, ONTARIO, TEL. 519-886-0557 OR APPROVED EQUIVALENT.
    - ANNUAL NURSE CROP: ANNUAL RYE
    - APPLICATION RATE: 25 kg/ha
    - COVER: HYDRAULIC MULCH
  - FOR ALL SEED MIXES, CONFIRM APPLICATION RATES AND APPLICATION METHODS WITH SEED SUPPLIER AND INFORM CONSULTANT OF ANY DISCREPANCIES PRIOR TO EXECUTING THE WORK.
  - NATIVE SEEDING SHALL BE PERFORMED BETWEEN APRIL 30 AND NOVEMBER 30, IDEALLY BETWEEN OCTOBER 1 AND NOVEMBER 15.
  - ALL HYDRO-SEEDING AND HYDRO-MULCHING SHALL OCCUR WITHIN 7 DAYS OF TOPSOIL PLACEMENT AND FINISHED GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO PLACE THE SPECIFIED SEED AND MULCH WITHIN THIS PERIOD.
  - THE SEED SHALL BE DELIVERED IN CONTAINERS WITH THE APPROPRIATE 'CERTIFIED SEED' TAG ATTACHED IN ACCORDANCE WITH THE REGULATIONS OF THE CANADA SEEDS ACT.
  - THE CONTRACTOR SHALL ENSURE THAT THE SOIL IS MOIST TO A DEPTH OF 150mm PRIOR TO SEEDING.
  - MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT QUANTITIES AND AT A REQUIRED FREQUENCY TO MAINTAIN CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER THE SEEDER AREA TO A DEPTH OF 75-100mm, ROLLING TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES, AND WEED CONTROL TO ENSURE THAT NON-SPECIFIED VEGETATION DOES NOT EXCEED 20%.
  - DURING THE WARRANTY PERIOD, MOW SEEDER AREAS ONCE TO A HEIGHT OF 150mm APPROX. IN MID-LATE JULY, TO REDUCE WEED SEED PRODUCTION.
- 3.0 SODDING**
- SOD TO BE PLACED ON MINIMUM 150mm OF TOPSOIL. REFER TO CIVIL DRAWINGS.
  - SODDING SHALL BE IN ACCORDANCE WITH OPSS/MUNI 803, UNLESS OTHERWISE SPECIFIED.
  - SOD SHALL BE NUMBER ONE GRADE TURFGRASS NURSERY SOD WITH A KENTUCKY BLUEGRASS SOD CLASSIFICATION.
  - SOD ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
  - SOD SHALL BE GROWN AND SOLD IN ACCORDANCE WITH THE 'SPECIFICATIONS FOR TURFGRASS SOD FOR ONTARIO' PUBLISHED BY THE NURSERY SOD GROWERS ASSOCIATION (N.S.G.A.) AND SHALL BE ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURFGRASS CROP.
  - SODDING MAY BE PERFORMED AT ANY TIME BETWEEN APRIL 30 AND NOVEMBER 1. IF SOD IN LAID FOLLOWING NOVEMBER 1, ACCEPTANCE WILL BE DEFERRED UNTIL ONE MONTH AFTER START OF GROWING SEASON, PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.
  - LAY SOD WITHIN 36 HOURS OF BEING LIFTED OR WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20°.
  - ALL SODDING SHALL OCCUR WITHIN A WEEK OF TOPSOIL PLACEMENT AND FINISHED GRADING. THE CONTRACTOR WILL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO PLACE THE SPECIFIED SOD WITHIN THIS PERIOD.
  - DURING WET WEATHER ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.
  - DURING DRY WEATHER, PROTECT SOD FROM DRYING OUT AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT DROPPING OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
  - ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.
  - ON SLOPES, LAY SOD SECTIONS LONGITUDINALLY ALONG CONTOURS AND START LAYING SOD AT THE BOTTOM OF THE SLOPE.
  - PEG SOD ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, 100mm BELOW TOP EDGE AT 200mm ON CENTER FOR FIRST SOD SECTIONS ALONG CONTOURS OF SLOPES AND NOT LESS THAN 4 PEGS PER SQUARE METER WITH PEGS DRIVEN TO 50mm ABOVE SOIL SURFACE OF SOD SECTIONS.
  - SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 x 8 x 200mm, OR APPROVED EQUAL.
  - WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100mm OF TOPSOIL.
  - PROVIDE CLOSE CONTACT BETWEEN THE SOD AND THE UNDERLYING ROOT ZONE MIX BY ROLLING WITH A LIGHT ROLLER. IMPERFECTIONS IN THE SURFACE LEVEL SHOULD BE CORRECTED PRIOR TO THE LAYING OF THE SOD AND NOT BY ROLLING WITH A HEAVY ROLLER. USE OF HEAVY ROLLER TO CORRECT GRADE IRREGULARITIES IS NOT PERMITTED.
  - MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER SOD TO A DEPTH OF 75-100mm, ROLLING TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES, WEED CONTROL TO ENSURE THAT NON-SPECIFIED VEGETATION SHALL NOT EXCEED 5%, AND MOWING AT LEAST TWICE TO MAINTAIN GRASS AT 40MM HEIGHT (AFTER GRASS REACHED 90MM HEIGHT).
  - REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED WITH APPROVAL OF THE CONSULTANT.

**TOWN FILE: PLPCF2025230**

**CONTRACT DRAWINGS**

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- NOTES**
- ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

| 2   | RE-ISSUED FOR FIRST SUBMISSION | SEPT. 15, 2026 | AB      |  |
|-----|--------------------------------|----------------|---------|--|
| 1   | FIRST SUBMISSION               | AUG. 28, 2026  | AB      |  |
| NO. | REVISIONS                      | DATE           | INITIAL |  |



**430 RAGLAN STREET**  
**TOWN OF COLLINGWOOD**

**LANDSCAPE DETAILS**

**ENVISIONTATHAM**

115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
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Tel. 705.445.0422  
inquiry@envision-tatham.com

SCALE: AS SHOWN  
DESIGN: AB  
DRAWN: MSC

CHECKED: AB  
DATE: AUG. 28, 2026

JOB NO. ET125022-1  
DWG. **LD-2**