



LEGAL SITE INFORMATION TAKEN FROM:
PLAN OF SURVEY OF PART OF LOT 43 CONCESSION 7
 REG. PLAN 51R-39761
 [FORMERLY TOWNSHIP OF NOTTAWASAGA] TOWN OF COLLINGWOOD COUNTY OF SIMCOE
 PAUL R. THOMSEN O.L.S.
 JANUARY 12, 2015

PART 1, 51R-13203
 P.I.N. 58294-0024 [LT]

PART 1, 51R-13144
 P.I.N. 58294-0021 [LT]

PART 8, 51R-2441
 P.I.N. 58294-0010 [LT]

PRETTY RIVER

PART 9, 51R-2441

PART 4, 51R-12565

LOT 25

PART 4, 51R-39761
 SUBJECT TO SERVICING

PART 2, 51R-13203
 SUBJECT TO EASEMENT AS IN [R0]566951 [WATER AND SANITARY SEWER EASEMENT]

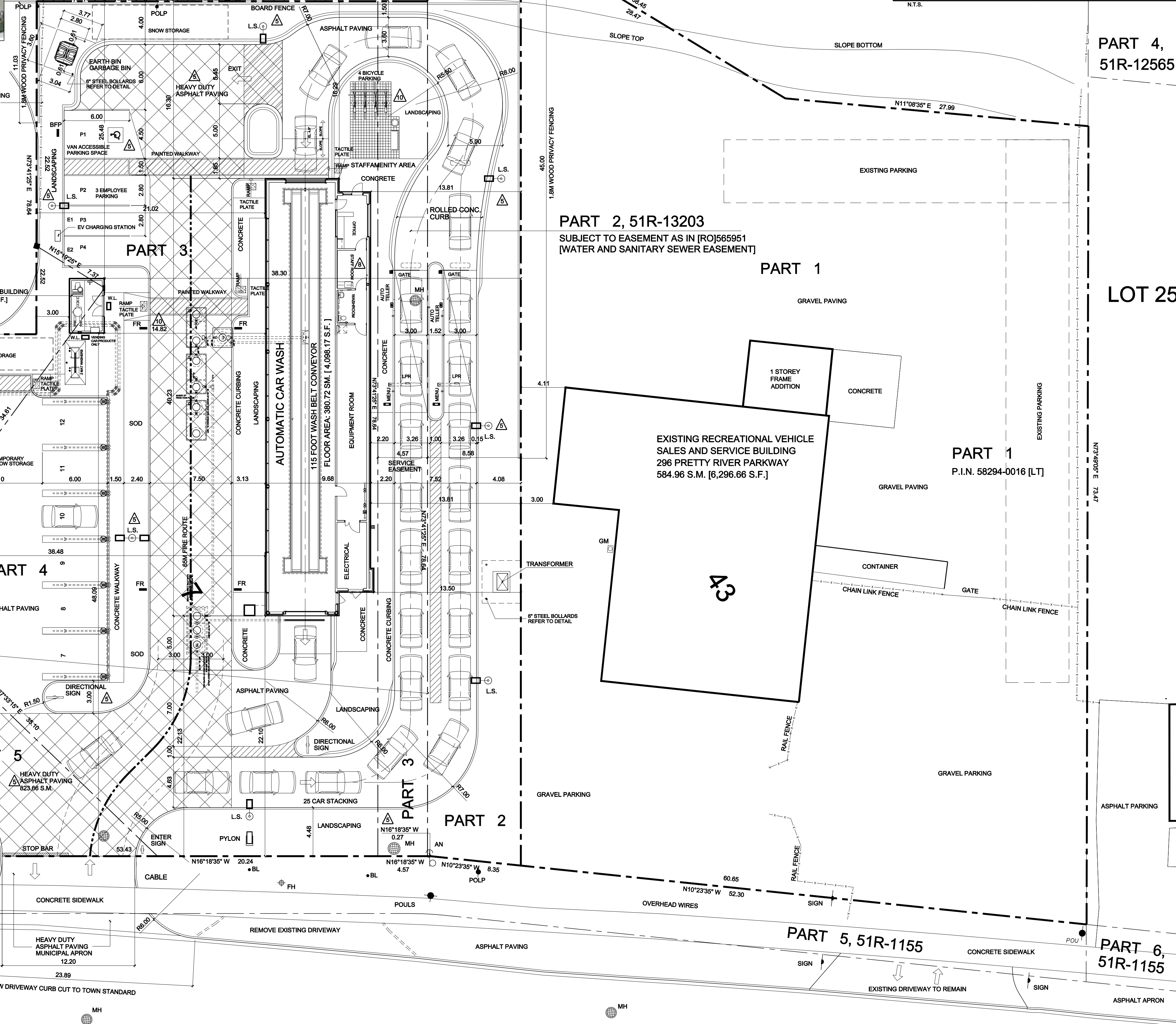
PART 1
 P.I.N. 58294-0016 [LT]

CONCESSION

HUME STREET THE KING'S HIGHWAY NO. 26

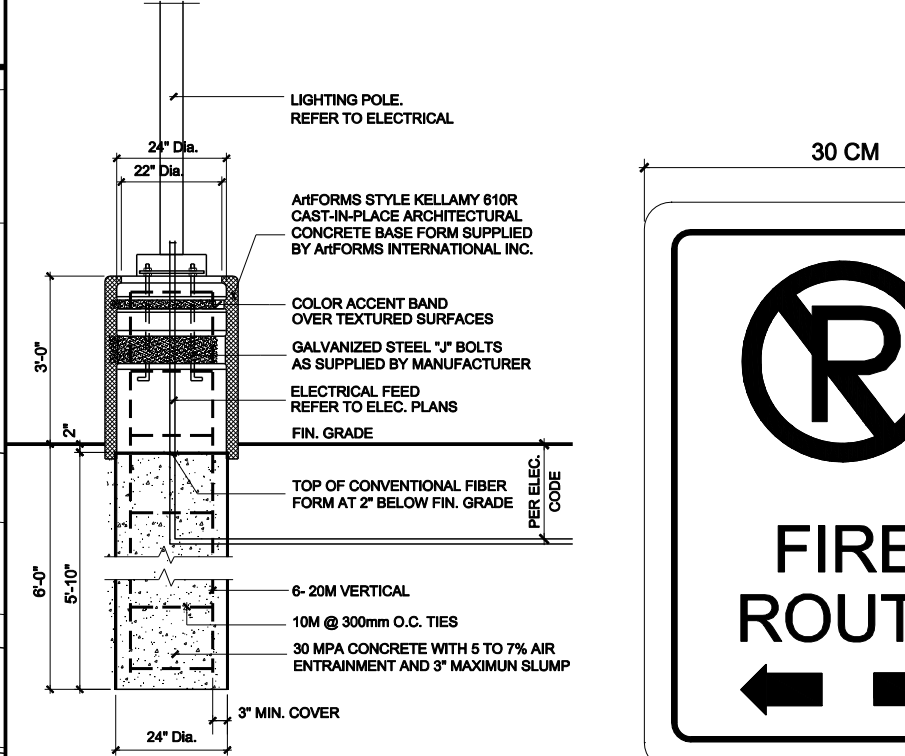
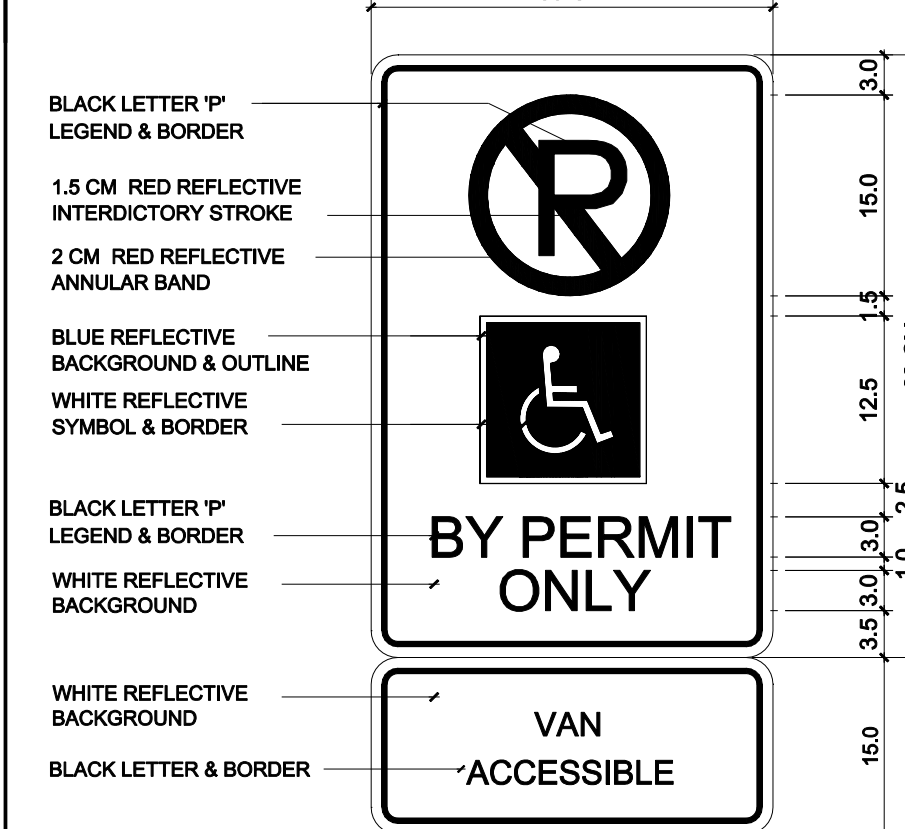
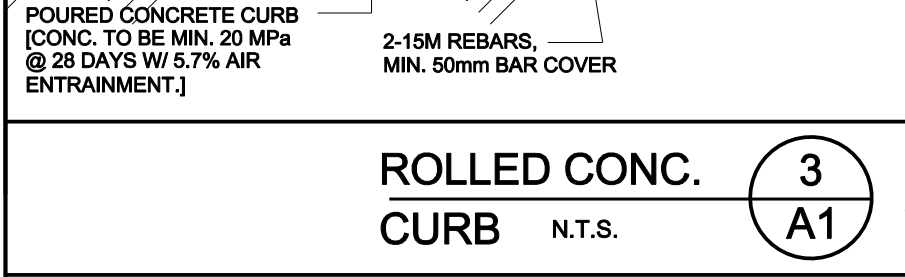
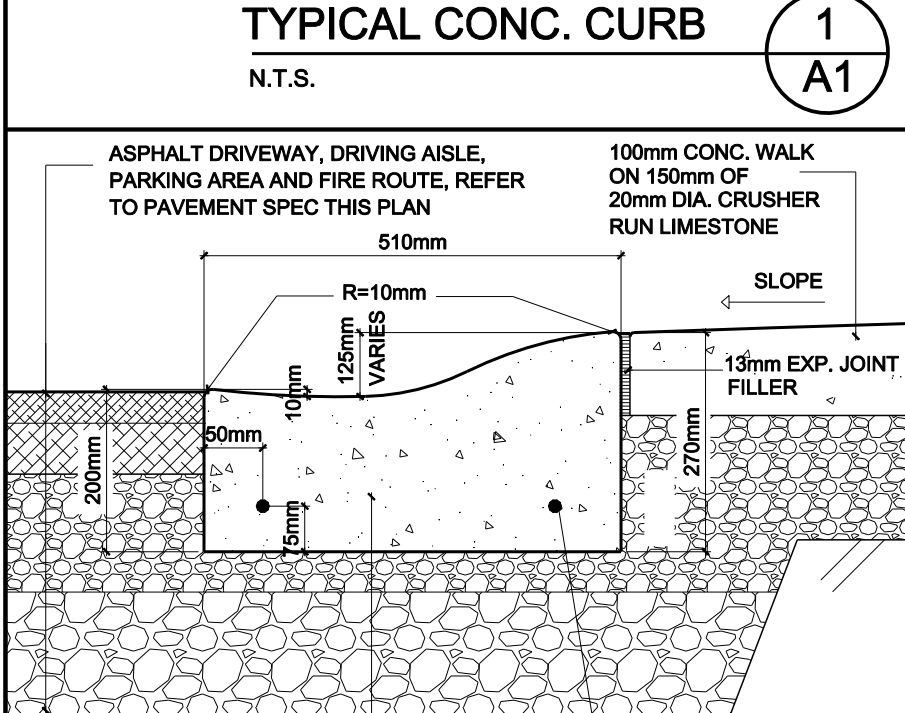
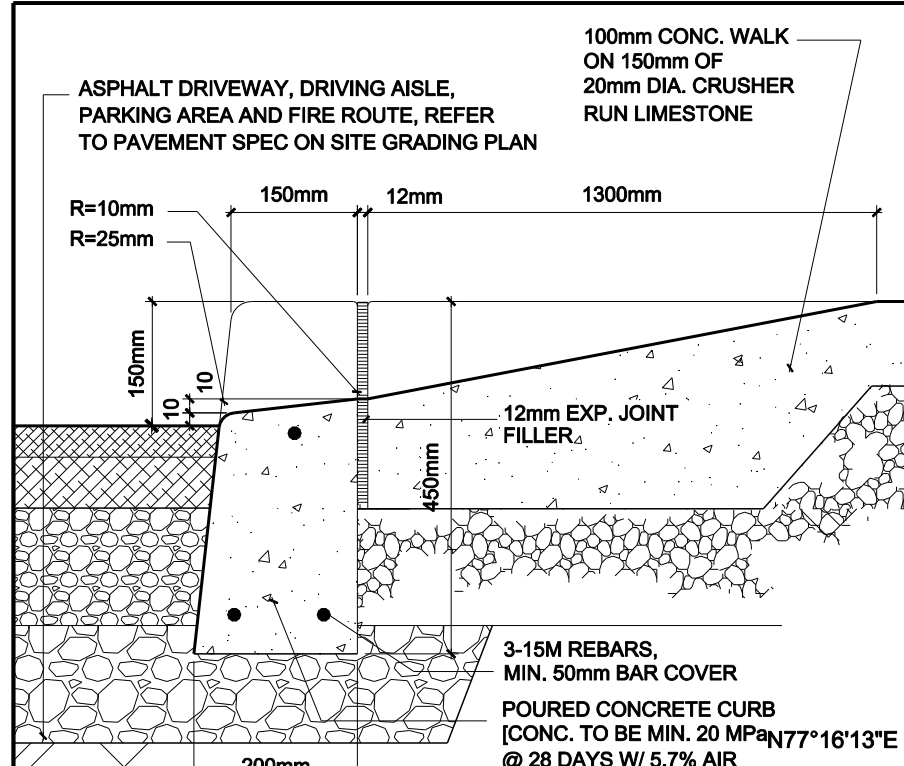
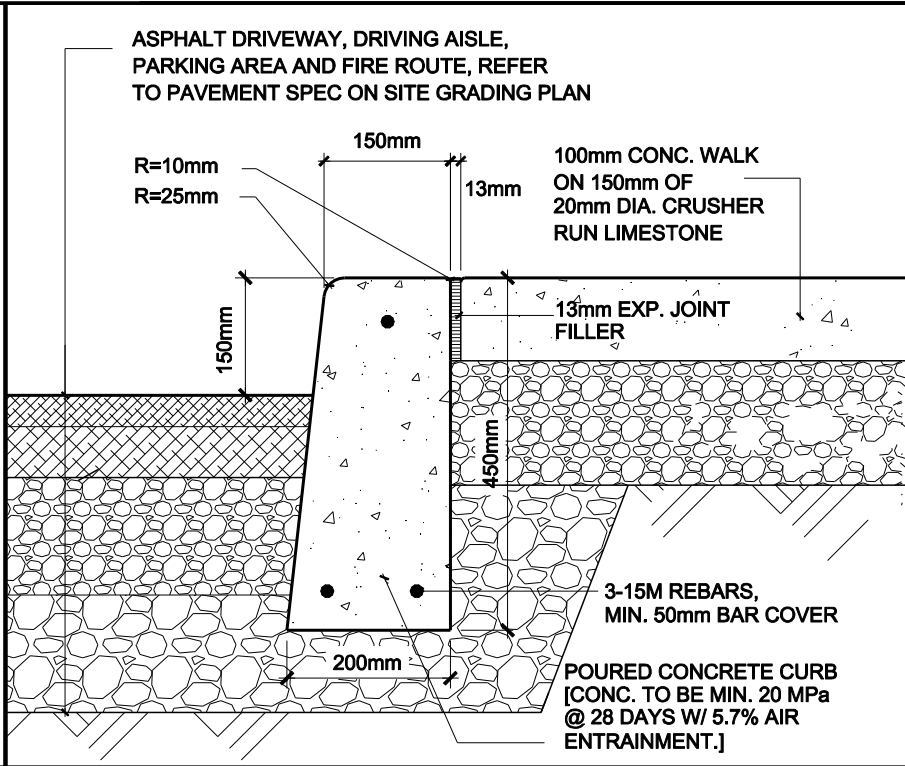
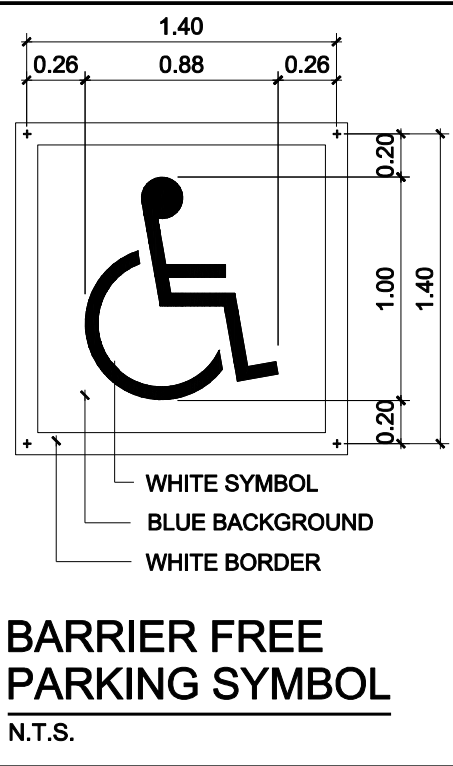
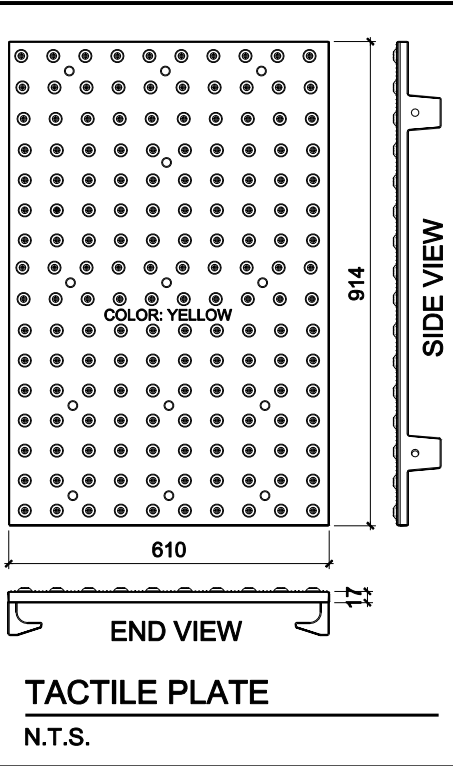
PRETTY RIVER PARKWAY NORTH

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
 Required unless design is exempt under 2.17.3.1. of the building code
 Duro Blacanic 25565
 REGISTRATION INFORMATION
 Blicorp Design Group Ltd. 38319



NOTE: ALL CONSTRUCTION OPERATIONS WITHIN 30M OF THE DIKE SHALL BE COMPLETED WITH CAUTION TO AVOID DISTURBANCE TO THE DIKE. GENERAL CONTRACTOR SHALL USE ONLY LIGHT DUTY EQUIPMENT IN THIS LOCATION AND EFFORTS ARE USED TO ENSURE THAT VIBRATION AND USE OF MACHINERY ARE KEPT TO A MINIMUM AT THE TOE OF SLOPE OF THE DIKE.

NOTE: GENERAL CONTRACTOR SHALL MEET ON SITE WITH NVCA STAFF PRIOR TO CONSTRUCTION START TO ENSURE NO AFFECT / DISTURBANCE TO THE DIKE.



SITE PLAN (1) A1
LIGHT STANDARD BASE DETAIL (2) A1
FIRE ROUTE SIGN [FR]

TYPICAL CONC. CURB (1) A1
ROLLED CONC. CURB (3) A1

SITE DATA: CAR WASH FACILITY

EXISTING LOT AREA:	REQUIRED	PROVIDED	%
BOTH CAR WASH & EXISTING SERVICE BUILDING	8,380.00 S.M.	2,07 ac	0.84%
SEVERANCE			
PROPOSAL CAR WASH LOTS: SEVERANCE PARTS 2, 3, 4 & 5	4,418.30 S.M.	1.09 ac	0.44%
EXISTING RECREATIONAL VEHICLE SALES AND SERVICE BUILDING SEVERANCE PART 1	3,962.20 S.M.	0.98 ac	0.40%

SITE DATA: CAR WASH PARCEL

MINIMUM LOT AREA:	REQUIRED	PROVIDED	%
1,000.00 S.M.	4,418.30 S.M.	62.05 M	
LOT DEPTH (AVERAGE)	30.0 M	78.64 M	
CAR WASH BUILDING SETBACKS			
MINIMUM FRONT YARD DEPTH - EAST FACE	6.0 M	22.13 M	
MINIMUM REAR YARD DEPTH - WEST FACE	7.5 M	16.30 M	
SIDE YARD DEPTH - NORTH FACE TO NEW SEVERANCE LINE	3.0 M	13.50 M	
SIDE YARD DEPTH - SOUTH FACE	3.0 M	38.48 M	
CENTRAL VACUUM BUILDING SETBACKS			
MINIMUM FRONT YARD DEPTH - EAST FACE	7.5 M	48.09 M	
MINIMUM REAR YARD DEPTH - WEST FACE	7.5 M	38.30 M	
SIDE YARD DEPTH - NORTH FACE TO NEW SEVERANCE LINE	3.0 M	3.00 M	
SIDE YARD DEPTH - SOUTH FACE	3.0 M	3.00 M	

SITE DATA

NEW BUILDINGS:	REQUIRED	PROVIDED	%
CAR WASH BUILDING AREA:	380.72 S.M.	8.62	
CENTRAL VACUUM BUILDING AREA:	15.82 S.M.	0.34	
TOTAL NEW BUILDING AREA:	396.54 S.M.	9.96	
MINIMUM LANDSCAPED OPEN SPACE	10% (396.54 S.M.)	29.57% (1,307.28 S.M.)	52.25%
AMENITY AREA (AREA INCLUDED IN OPEN LANDSCAPE ABOVE)	75 S.M.	52.25%	
HARD SURFACE	2,715.97 S.M.	57.4%	

PLAN 51R-39761
 DEPOSITED: JANUARY 3, 2015

SCHEDULE

PART	LOT	CON	PIN
1			PIN 58294-0016[LT]
2	PT. 43	7	
3			PIN 58294-0015[LT]
4			
5			

NOTE: PART 1 ON THIS PLAN COMPRISES ALL OF PIN 58294-0016[LT]
 PARTS 2, 3, 4 AND 5 ON THIS PLAN COMPRISES ALL OF PIN 58294-0015[LT]
 PART 2 IS SUBJECT TO EASEMENT AS IN INSTRUMENT R0566951

FUTURE SEVERANCE SCHEDULE

PART	LOT	CON	PIN	AREA [S.M.]
1			PIN 58294-0016[LT]	382.2
2				751.0
3	PART OF 43	7	PIN 58294-0015[LT]	359.4
4				2803.9
5				704.0

PART 3 - SUBJECT TO EASEMENT AS IN INSTRUMENT R0566951
 PART 5 - SUBJECT TO EASEMENT AS IN INSTRUMENT SC1910057

ISSUED

REMOVE DRIVEWAY CONNECTION WITH TIM HORTONS
 ADD STAFF ROOM - PERMIT RESUBMISSION
 REMOVE DRIVEWAY CONNECTION WITH TIM HORTONS
 ADD CONCRETE PLANTER BOXES AT FUTURE INTERSITE CONNECTION
 EXTEND REAR WOOD FENCING

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D.
1	11-21-2021	PRE-CONSULTATION APPLICATION		
2	03-15-2022	TIM HORTONS DRIVEWAY INTERCONNECTION		
3	08-06-2022	NVCA PRE-CONSULTATION APPLICATION		
4	02-29-2023	ISSUED FOR PRE-CONSULTATION APPLICATION NO.2		
5	02-05-2024	TOWN 1ST. SPA COMMENTS - SITE PLAN UPDATE		
10	03-14-2025	SPA 4 TOWN COMMENT UPDATE		

PROJECT: COLLINGWOOD CAR WASH
 288 PRETTY RIVER PARKWAY NORTH
 COLLINGWOOD, ONTARIO

CLIENT: BICORP DESIGN GROUP LTD.
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 TEL: 416-705-9508
 bicorpdesign@gmail.com

DESIGNER: BICORP DESIGN GROUP LTD.
PROJECT NO.: 2010-21
SCALE: 1:200
DATE: JUNE 2021
PRINTED: 02-09-2023