SITE STATISTICS

LEGAL DESCRIPTION
168 HURONTARIO STREET
ROLL NUMBER: 433 105 000 102 400
TOWN OF COLLINGWOOD COUNTY OF SIMCOE

ZONING REVIEW

EXISTING ZONING	DOWNTOWN COMMERCIAL HERITAGE (C1)
PROPOSED ZONING	DOWNTOWN COMMERCIAL HERITAGE (C1)
PROPOSED USE	COMMERCIAL RETAIL/RESTAURANT

MINIMUM YARD DIMENSIONS	EXISTING	PROPOSED
LOT FRONTAGE	13.59m	13.59m
LOT AREA	676.93m²	676.93m²
BUILDING AREA	488.40m²	488.40m²
BUILDING ADDITION AREA	0.0m²	44.26m² (0m² GFA)
LOT COVERAGE	72.15%	72.15%
BUILDING HEIGHT (12m MAX)	9.45m	12m
LANDSCAPE	N/A	N/A
PARKING (1.5/100m²)	5	4
BIKE PARKING	4 (STREET)	4 (STREET)

LEGAL DESCRIPTION
172 HURONTARIO STREET
ROLL NUMBER: 433 105 000 102 500
TOWN OF COLLINGWOOD COUNTY OF SIMCOE

ZONING REVIEW

EXISTING ZONING	DOWNTOWN COMMERCIAL HERITAGE (C1)
PROPOSED ZONING	DOWNTOWN COMMERCIAL HERITAGE (C1)
PROPOSED USE	COMMERCIAL RETAIL/RESTAURANT/HOTEL

MINIMUM YARD DIMENSIONS	EXISTING	PROPOSED
LOT FRONTAGE	17.23m	17.23m
LOT AREA	885.64m²	885.64m²
BUILDING AREA	562.07m²	562.07m²
BUILDING ADDITION AREA	0.0m²	191.02m² (165m² GFA)
LOT COVERAGE	63.46%	63.46%
BUILDING HEIGHT (12m MAX)	9.45m	12m
LANDSCAPE	N/A	N/A
PARKING (1.5/100m²)	6	6
BIKE PARKING	4 (STREET)	4 (STREET)

LEGAL DESCRIPTION
168 & 172 HURONTARIO STREET
ROLL NUMBER: 433 105 000 102 400 (166)
ROLL NUMBER: 433 105 000 102 500 (172)
TOWN OF COLLINGWOOD COUNTY OF SIMCOE

ZONING REVIEW

EXISTING ZONING	DOWNTOWN COMMERCIAL HERITAGE (C1)
PROPOSED ZONING	DOWNTOWN COMMERCIAL HERITAGE (C1)
PROPOSED USE	COMMERCIAL RETAIL/RESTAURANT/HOTEL

MINIMUM YARD DIMENSIONS	EXISTING	PROPOSED
LOT FRONTAGE	30.82m	30.82m
LOT AREA	1,562.57m²	1,562.57m²
BUILDING AREA	1,050.47m²	1,050.47m²
BUILDING ADDITION AREA	0.0m²	235.28m²(ABOVE)
LOT COVERAGE	67.23%	67.23%
BUILDING HEIGHT (12m MAX)	9.45m	12m
LANDSCAPE	N/A	N/A
*PARKING (1.5/100m²)	11	10*
BIKE PARKING	4 (STREET)	4 (STREET)

*PLUS 3 ADDITIONAL SPACES FOR PROPOSED 165m² GFA BUILDING ADDITION:

$\frac{165m^2}{100m^2} \times 1.5 \text{ SPACES} = 2.48 \approx 3.0 \text{ SPACES}$

(MINOR VARIANCE REQUIRED)

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.

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BENCHMARKS

NOTES

LEGAL INFORMATION BY ZUBEK, EMO AND PATTEN LTD. PLAN 51R-18885, DATED MAY 1, 1989.

PROPOSED ADDITION DIMENSIONS BASED ON THE DORCHESTER (4TH FLR IVY SPA ADDITION) BY WADDELL ENGINEERING LTD. DATED SEPTEMBER 18, 2025.

No.	REVISION DESCRIPTION	DATE

ENGINEER STAMP

DRAFT-REVISED
JANUARY 28, 2026

172 HURONTARIO STREET
TOWN OF COLLINGWOOD

CONCEPT SITE PLAN

TATHAM ENGINEERING

DESIGN: KS/EJW	FILE: 121052	DWG:
DRAWN: EJW	DATE: JAN 2026	**SP-1**
CHECK: KS	SCALE: 1:150	

Drawing Name: 121052 – SP01.dwg, Plotted: Jan 28, 2026