

876 HURONTARIO STREET

TOWN OF COLLINGWOOD

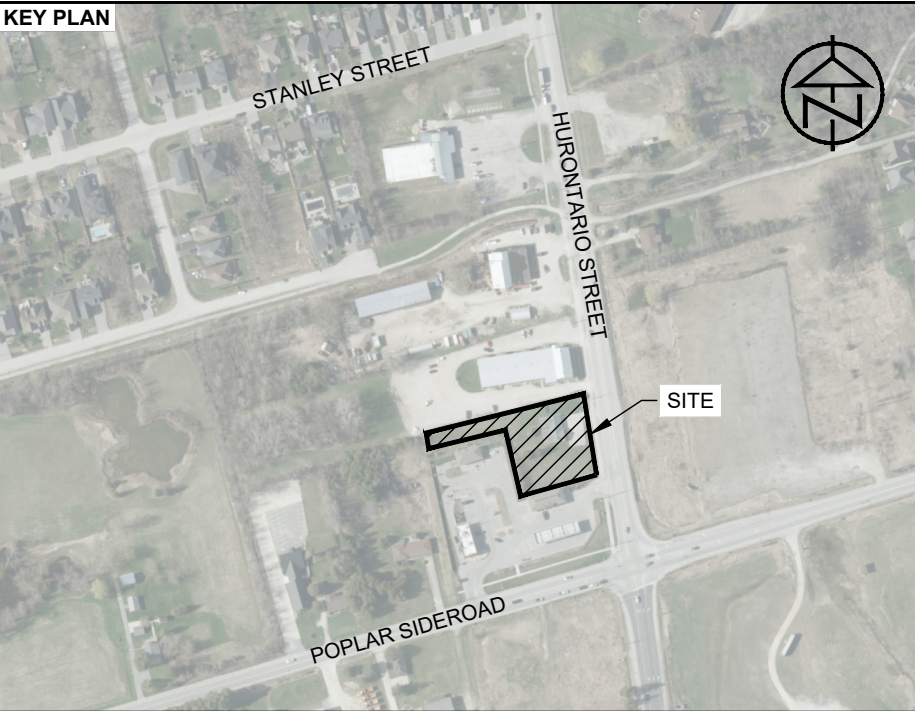


INDEX

DRAWING	DESCRIPTION
TP.1	TITLE PAGE
IN.1	INDEX SHEET
SP.1	SITE PLAN
SW.1	SITE WORKS
SG.1	SITE GRADING PLAN
SS.1	SITE SERVICING PLAN
DE.1	TYPICAL DETAILS & NOTES

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	----	----
LOT LINE	----	----
CENTRELINE	----	----
EDGE OF ASPHALT	----	----
CONCRETE CURB	----	----
EDGE OF GRAVEL SHOULDER	----	----
DITCH/DIRECTION OF FLOW	----->	----->
DRAINAGE SWALE/DIRECTION OF FLOW	----->	----->
WATERMAIN/SIZE	----- 1500 W/M	----- 1500 W/M
WATER SERVICE	-----	-----
FIRE HYDRANT	◆ HYD	◆ HYD
EXISTING WATER VALVE	⋈ WV	⋈ WV
CURB STOP VALVE	⋈ CSV	⋈ CSV
WATERMAIN PLUG AND THRUST BLOCK	□	□
WATERMAIN BLOWOFF	⊙ BLOWOFF	⊙ BLOWOFF
WATERMAIN REDUCER	□	■
SANITARY SEWER/SIZE/DIRECTION OF FLOW	----- 2000 SAN >	----- 2000 SAN >
SANITARY MAINTENANCE HOLE	○ SAN MH	● SAN MH4
SANITARY SERVICE	-----]	-----]
SANITARY FORCEMAIN	----->	----->
STORM SEWER/SIZE/DIRECTION OF FLOW	----- 3750 STM >	----- 3750 STM >
STORM MAINTENANCE HOLE	○ STM MH	● STM MH4
CATCH BASIN	□ CB	■ CB4
DOUBLE CATCH BASIN	□□ DCB	■ DCB4
CATCH BASIN MAINTENANCE HOLE	⊙ CBMH	● CBMH4
DOUBLE CATCH BASIN MAINTENANCE HOLE	⊙ DCBMH	● DCBMH4
DITCH INLET CATCH BASIN	□ DCIB	■ DCIB4
CULVERT	=====	=====
BELL UNDERGROUND	----- BU	----- BU
BELL AERIAL	----- BA	----- BA
CABLE UNDERGROUND	----- CU	----- CU
CABLE AERIAL	----- CA	----- CA
HYDRO UNDERGROUND	----- HU	----- HU
HYDRO AERIAL	----- HA	----- HA
GAS MAIN/SERVICE	----- GAS	----- GAS
FENCE	--- X --- X ---	--- X --- X ---
GUIDERAIL	-----+-----+-----+-----	-----+-----+-----+-----
BUSHLINE/TREELINE	~~~~~	~~~~~
CONTOUR	~~~~~ 179.00	~~~~~ 179.00
SPOT ELEVATION	X 179.00	X 179.00
GRADING DIRECTION/GRADE PERCENTAGE	1.9% >	1.9% >
DRAINAGE FLOW	<-----	<-----
TRAFFIC SIGN	▮ SIGN	▮ SIGN
TRAFFIC POLE/TRAFFIC SIGNAL	○ TLS	● P1
LIGHT STANDARD	○ LS	● LS
HYDRO POLE	○ HP	● HP
GUY WIRE	-----	-----
BELL POLE	○ BP	
BELL MAINTENANCE HOLE	○ BELL MH	
BELL PEDESTAL/VAULT	⊠	
CABLE PEDESTAL/VAULT	⊠	
HYDRO TRANSFORMER/VAULT	⊠	
GAS VALVE	⋈ GAS VALVE	
GAS MARKER	⊕ GAS	
MAILBOX	Ⓜ	
STANDARD IRON BAR	■ IB	
IRON BAR	■ IB	
TEMPORARY BENCHMARK	⊙ TBM#1	
BOREHOLE/TEST HOLE	⊙ BH#	
DECIDUOUS/CONIFEROUS TREE, SHRUB/BUSH		



REFERENCE SOURCES
TOPOGRAPHIC SURVEY AND LEGAL INFORMATION COMPILED BY RUBY MAK SURVEYING LTD. DATED APRIL 13, 2026.

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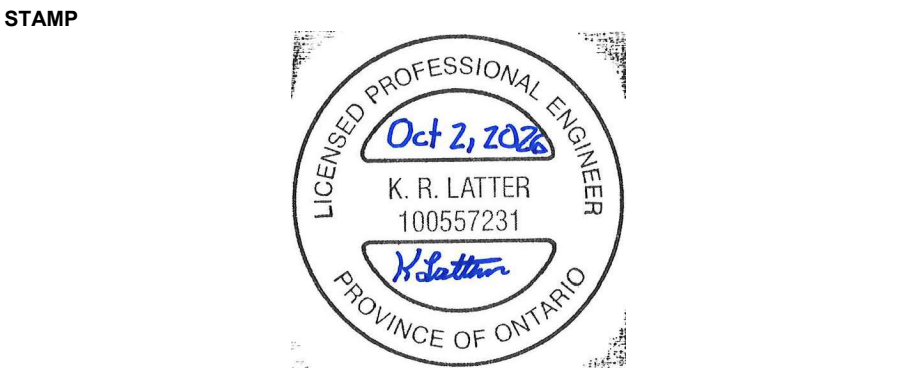
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BENCHMARKS
BM1 - ELEVATION 195.23m
TOP OF SIB LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY.
BM2 - ELEVATION 195.44m
TOP OF IB LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY.

VERSION	DATE
1 FIRST SUBMISSION	2026 07 03
2 SECOND SUBMISSION	2026 09 08
3 THIRD SUBMISSION	2026 10 02

DESIGN BY KRL	DRAWN BY EJWIKRL	CHECKED BY AO
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COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

**876 HURONTARIO STREET
TOWN OF COLLINGWOOD**

DRAWING TITLE

INDEX SHEET

PROJECT	SCALE	DRAWING
126065	NTS	IN.1



Drawing Path: I:\2026 Projects\126065 - 876 Hurontario Street - Collingwood\CD\Design\Sheet\126065_SPT.dwg, Plotted: Oct 03, 2026

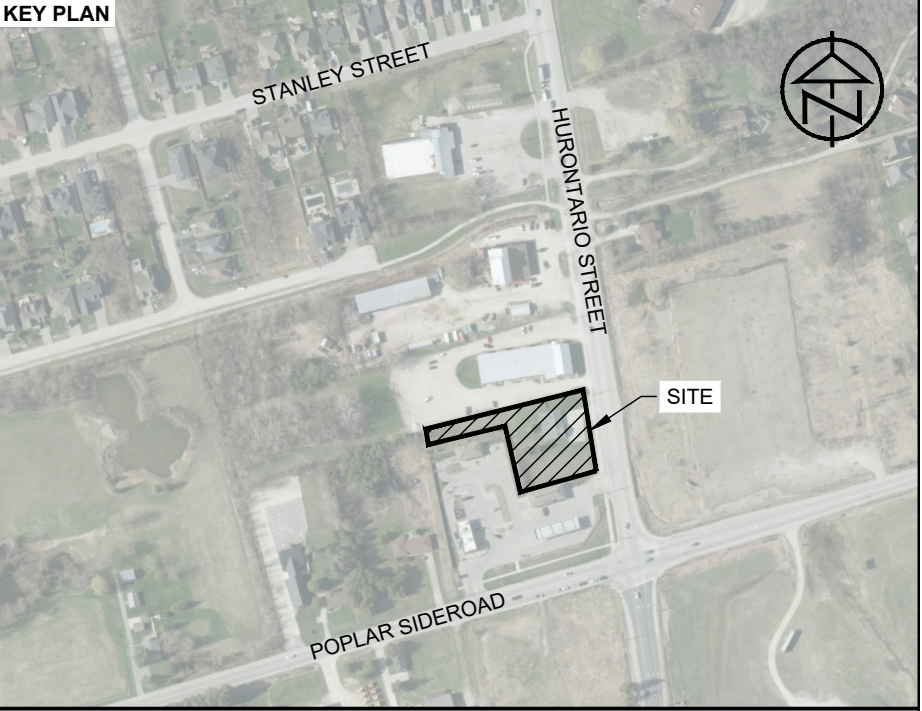
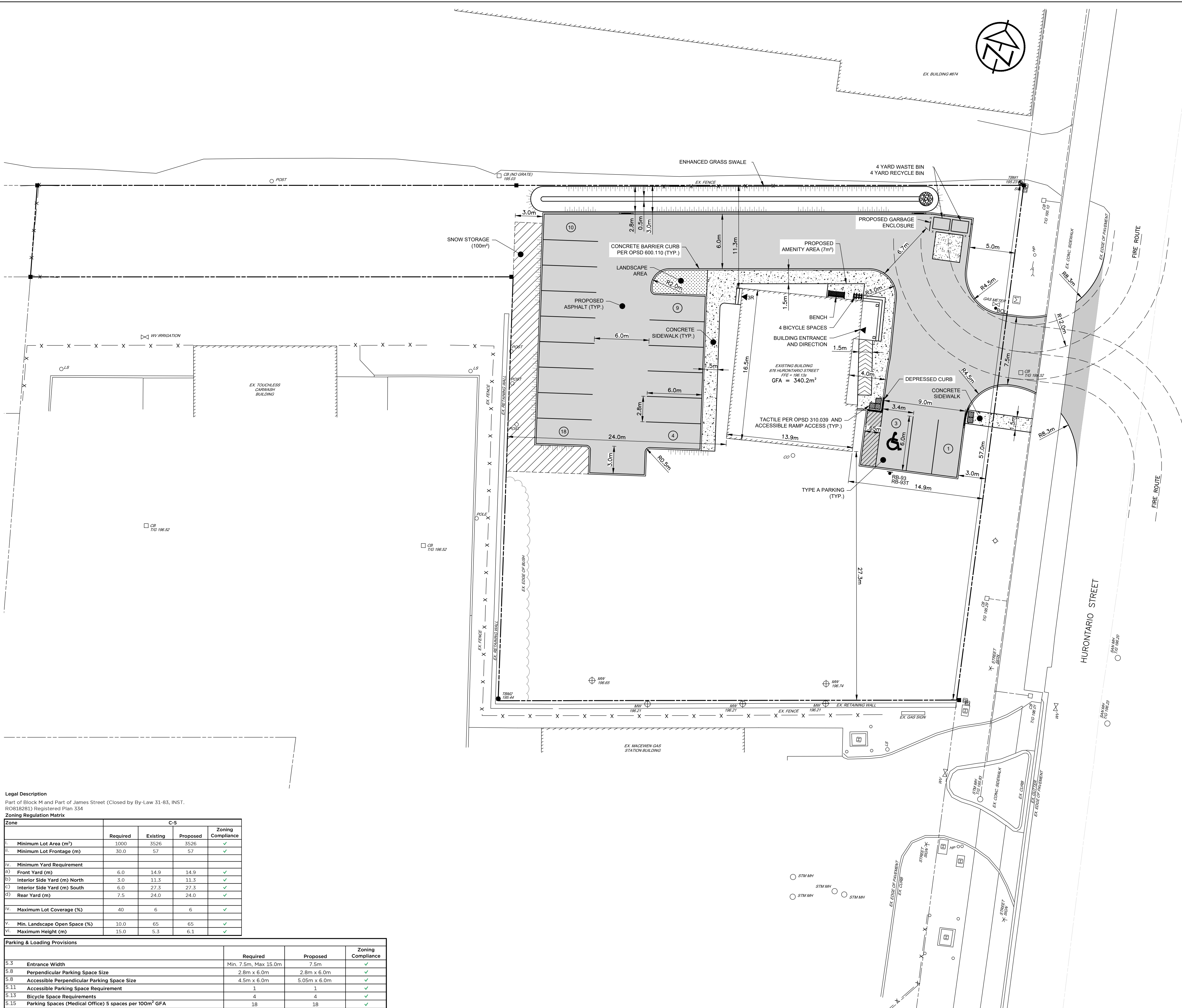
Legal Description
Part of Block M and Part of James Street (Closed by By-Law 31-83, INST.
R00182031) Registered Plan 534

Zoning Regulation Matrix

Zone	C-5			Zoning Compliance
	Required	Existing	Proposed	
i. Minimum Lot Area (m ²)	1000	3526	3526	✓
ii. Minimum Lot Frontage (m)	30.0	57	57	✓
iv. Minimum Yard Requirement				
a) Front Yard (m)	6.0	14.9	14.9	✓
b) Interior Side Yard (m) North	3.0	11.3	11.3	✓
c) Interior Side Yard (m) South	6.0	27.3	27.3	✓
d) Rear Yard (m)	7.5	24.0	24.0	✓
v. Maximum Lot Coverage (%)	40	6	6	✓
v. Min. Landscape Open Space (%)	10.0	65	65	✓
vi. Maximum Height (m)	15.0	5.3	6.1	✓

Parking & Loading Provisions

	Required	Proposed	Zoning Compliance
S.3 Entrance Width	Min. 7.5m, Max. 15.0m	7.5m	✓
S.8 Perpendicular Parking Space Size	2.8m x 6.0m	2.8m x 6.0m	✓
S.8 Accessible Perpendicular Parking Space Size	4.5m x 6.0m	5.05m x 6.0m	✓
S.11 Accessible Parking Space Requirement	1	1	✓
S.13 Bicycle Space Requirements	4	4	✓
S.15 Parking Spaces (Medical Office) 5 spaces per 100m ² GFA	18	18	✓



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TATHAM ENGINEERING
COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

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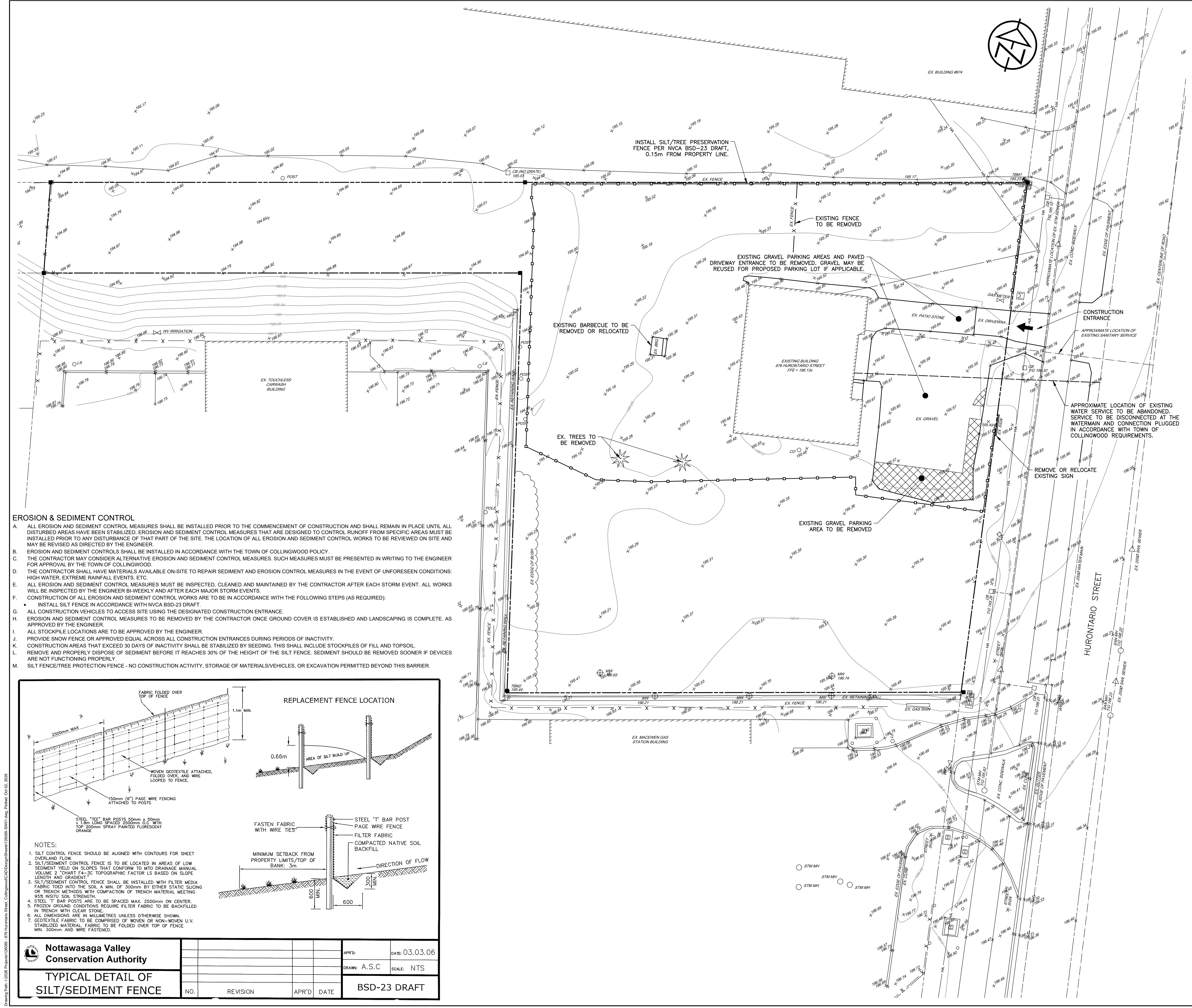
**876 HURONTARIO STREET
TOWN OF COLLINGWOOD**

DRAWING TITLE

SITE PLAN

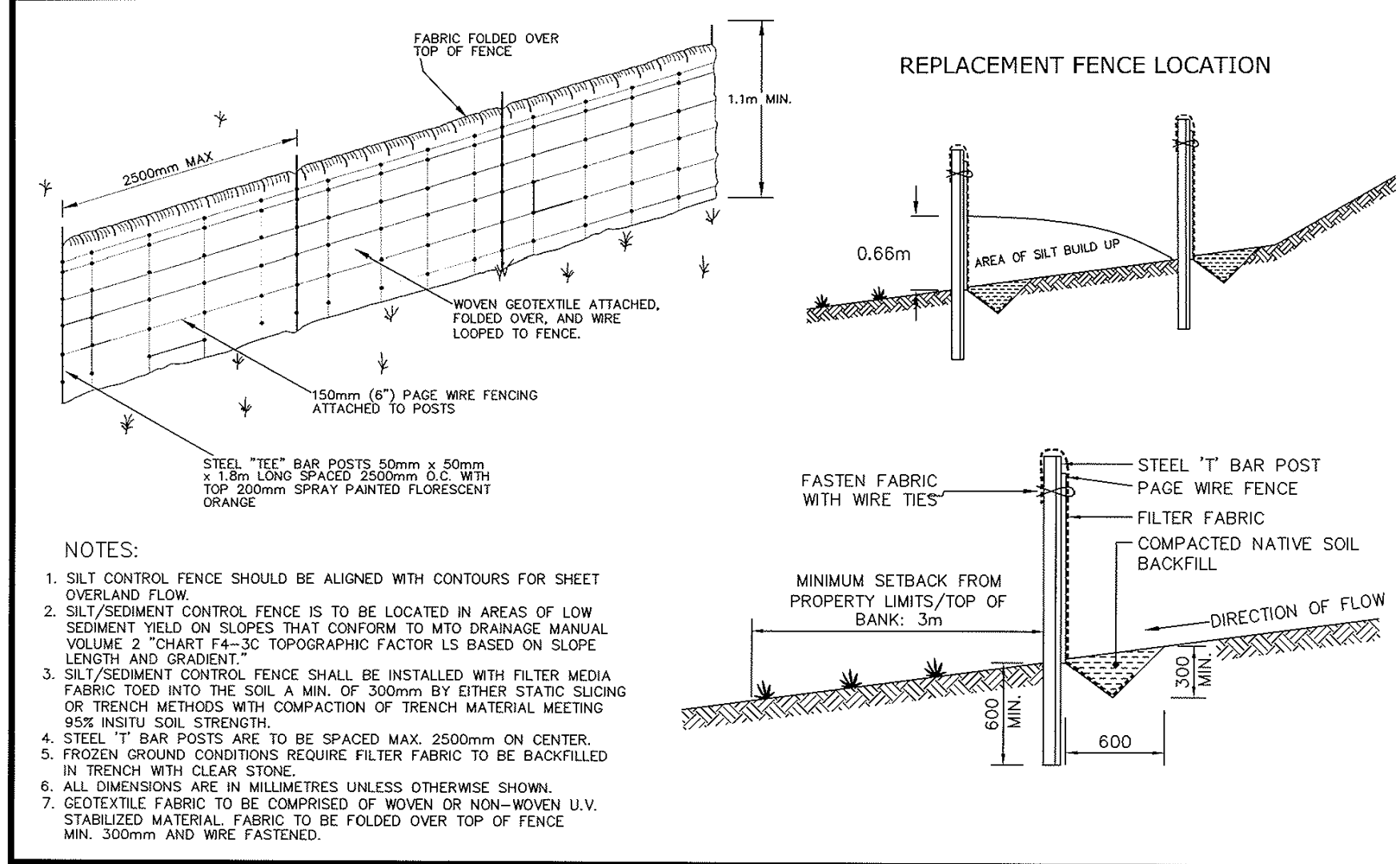
PROJECT	SCALE	DRAWING
126065	1:200	SP.1





EROSION & SEDIMENT CONTROL

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. EROSION AND SEDIMENT CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD POLICY.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE EROSION AND SEDIMENT CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL BY THE TOWN OF COLLINGWOOD.
- THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
- CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS (AS REQUIRED):
 - INSTALL SILT FENCE IN ACCORDANCE WITH NVCA BSD-23 DRAFT.
- ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ENTRANCE.
- EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE. AS APPROVED BY THE ENGINEER.
- ALL STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
- PROVIDE SNOW FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ENTRANCES DURING PERIODS OF INACTIVITY.
- CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING. THIS SHALL INCLUDE STOCKPILES OF FILL AND TOPSOIL.
- REMOVE AND PROPERLY DISPOSE OF SEDIMENT BEFORE IT REACHES 30% OF THE HEIGHT OF THE SILT FENCE. SEDIMENT SHOULD BE REMOVED SOONER IF DEVICES ARE NOT FUNCTIONING PROPERLY.
- SILT FENCE/TREE PROTECTION FENCE - NO CONSTRUCTION ACTIVITY, STORAGE OF MATERIALS/VEHICLES, OR EXCAVATION PERMITTED BEYOND THIS BARRIER.



	APPROVED: _____		DATE: 03.03.06	
	DRAWN: A.S.C.		SCALE: NTS	
TYPICAL DETAIL OF SILT/SEDIMENT FENCE		NO.	REVISION	APR'D DATE
		BSD-23 DRAFT		

KEY PLAN

REFERENCE SOURCES

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DESIGN BY	KRL	DRAWN BY	EJWIKRL	CHECKED BY	AO
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STAMP

COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

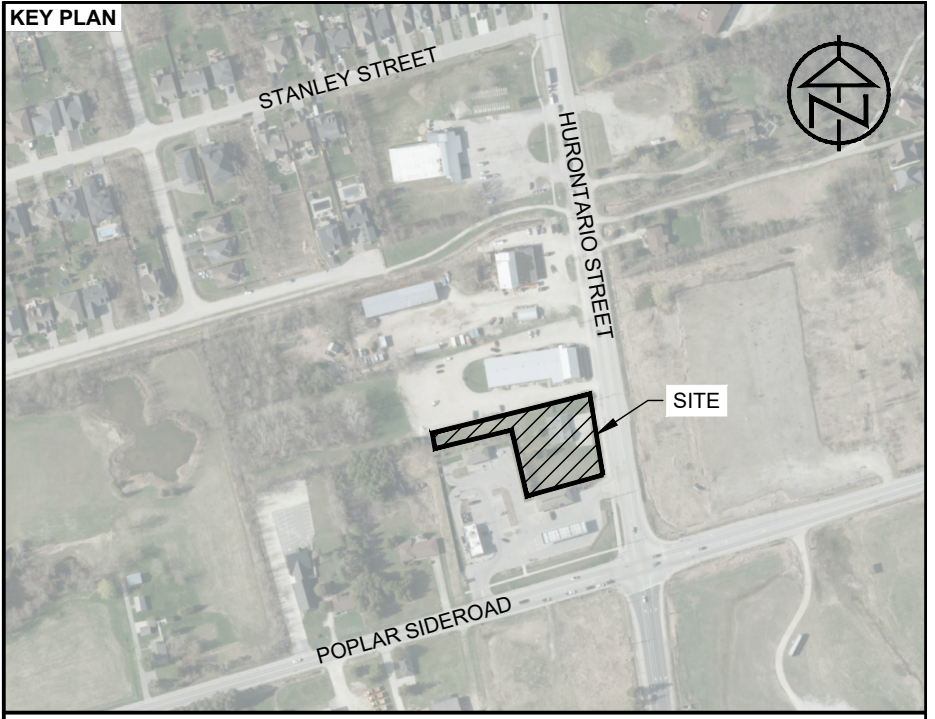
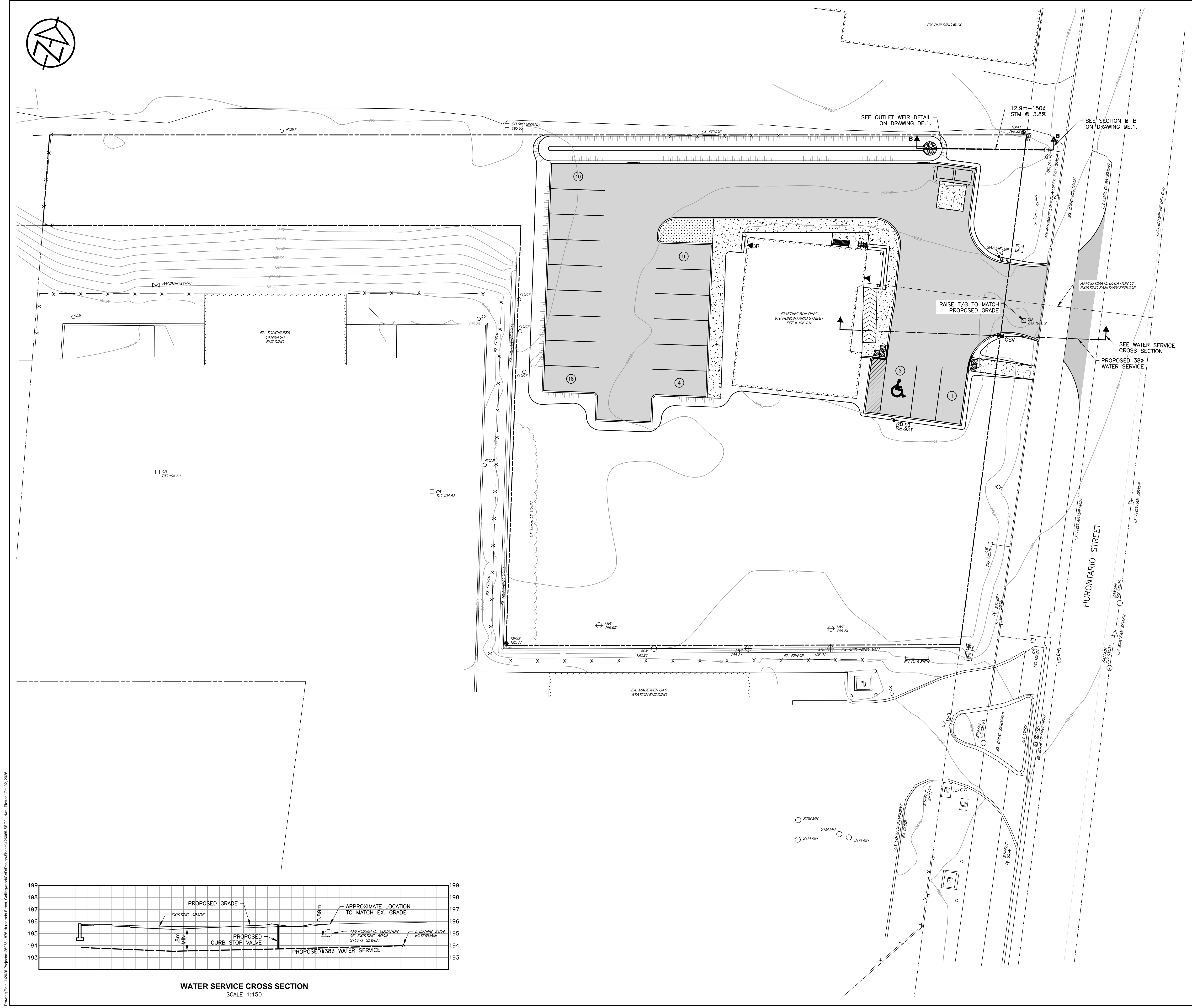
PROJECT TITLE

876 HURONTARIO STREET
TOWN OF COLLINGWOOD

DRAWING TITLE

SITE WORKS PLAN

PROJECT	SCALE	DRAWING
126065	1:200	SW.1



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COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

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TOWN OF COLLINGWOOD**

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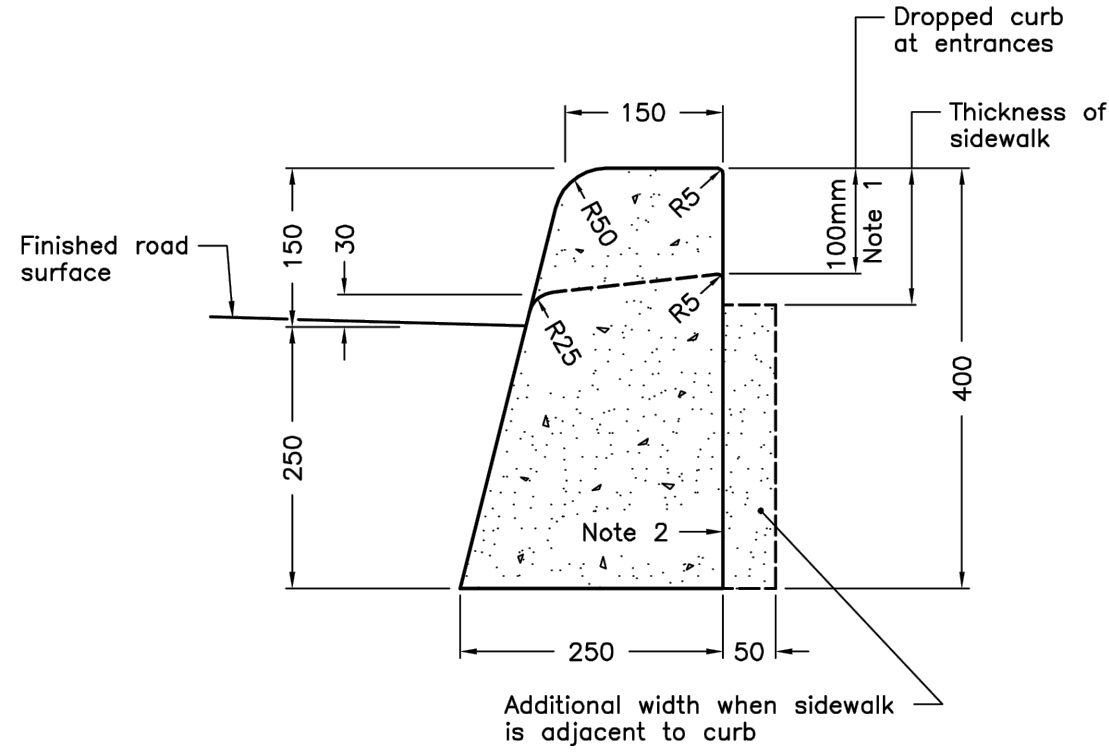
SITE SERVICING PLAN

PROJECT 126065	SCALE 1:200	DRAWING SS.1
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Drawing File: 126065_Proposal126065_876 Hurontario Street_CollingwoodCAD.dwg/Sheet126065_SS001.dwg, Printed: Oct 02, 2026

Drawing File: 126065-Project126065 - 876 Hurontario Street, Collingwood CAD Design (Shawn) 126065-DE.DWG, Plot Date: Oct 03, 2026



NOTES:

1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.

2 For slipforming procedure a 5% batter is acceptable.

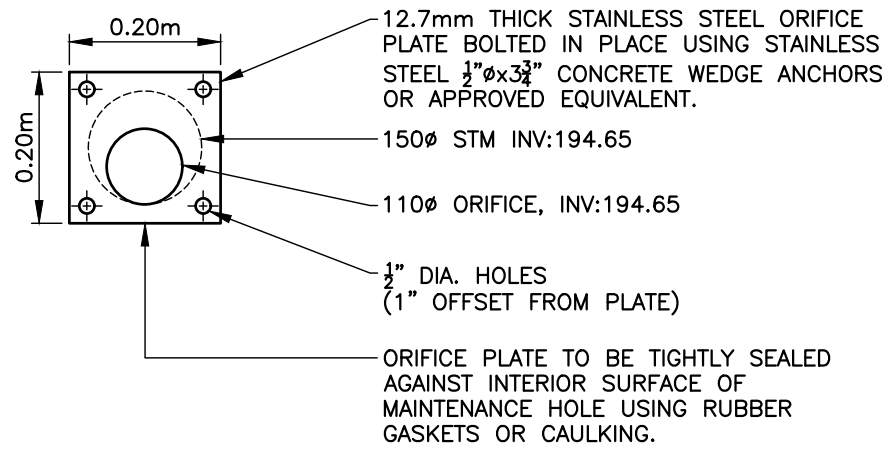
A Treatment at entrances shall be according to OPSD 351.010.

B Outlet treatment shall be according to the OPSD 610 Series.

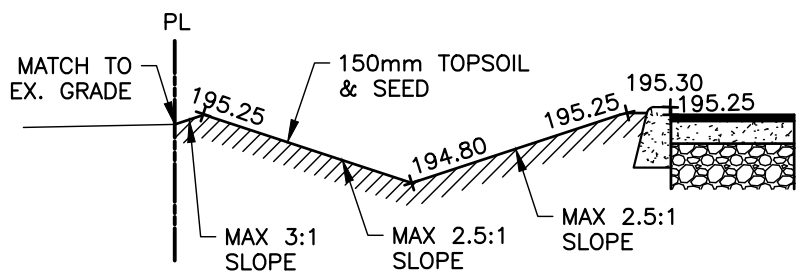
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.

D All dimensions are in millimetres unless otherwise shown.

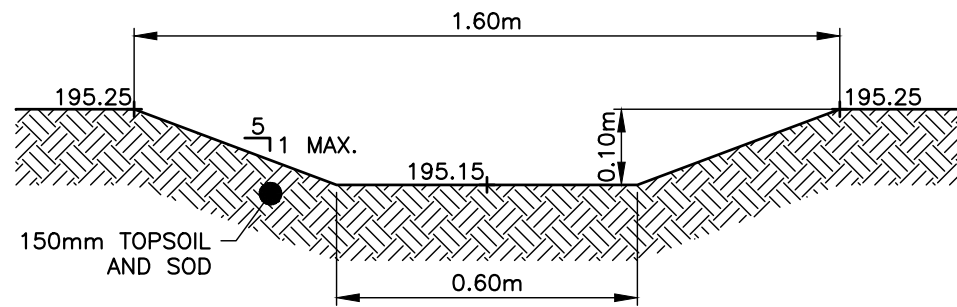
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2	
CONCRETE BARRIER CURB	-----	-----	
OPSD 600.110			



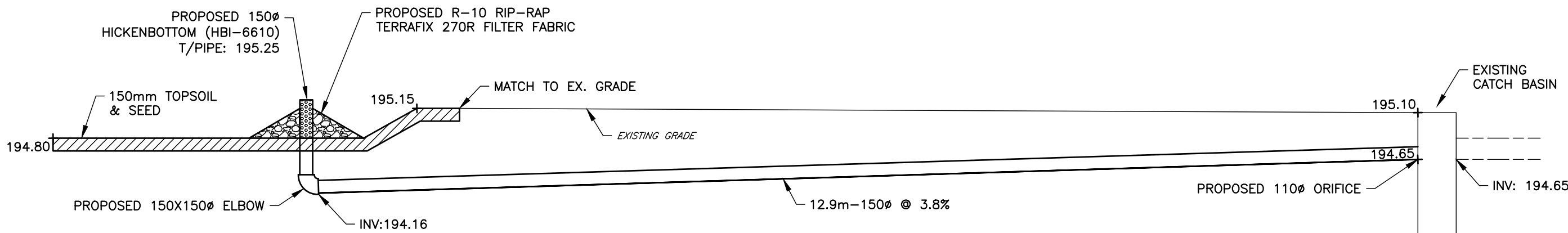
ORIFICE PLATE DETAIL
SCALE 1:10



SECTION A-A (DWG. SSG-1)
NTS



OUTLET WEIR (DWG. SSG-1)
NTS



SECTION B-B (DWG. SSG-1)
NTS

GENERAL

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT TOWN OF COLLINGWOOD DEVELOPMENT STANDARDS, OPSS AND OPSD. WHERE INCONSISTENCY OCCURS, TOWN STANDARDS TO GOVERN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN ENTRANCE PERMIT FROM THE TOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE OWNER'S ENGINEER SHALL PROVIDE BENCHMARK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
- ALL PROPERTY BARS SHALL BE PRESERVED AND REPLACED BY AN OLS AT THE CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.
- ALL ENGINE DRIVEN PUMPS SHALL BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE ENVIRONMENTAL QUALITY OF IMPORTED FILL AND SHALL PROVIDE A DOCUMENT TO CERTIFY THE MATERIAL IS FREE OF HAZARDOUS CONTAMINANTS. ALL MATERIALS SHALL ADHERE TO O. REG. 406/19.
- DISTURBED AREAS SHALL BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
- REINSTATEMENT OF ALL BOULEVARDS AND DITCHES SHALL INCLUDE FINE GRADING, PLACEMENT OF MINIMUM 150 mm TOPSOIL AND NURSERY SOD IN ACCORDANCE WITH OPSS 802, OPSS 803 AND OPSS.MUNI 804. SOD SHALL BE STAKED WHERE NECESSARY TO AVOID MOVEMENT.
- TRAFFIC MARKERS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MTO TRAFFIC CONTROL MANUAL BOOK 7.
- LOCATIONS OF EXISTING UTILITIES ARE NOT GUARANTEED. UNDERGROUND UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL EXISTING INFRASTRUCTURE/ FACILITIES AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.
- ALL ON-SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.

PARKING LOT

- SUBGRADE MATERIAL SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MATERIAL'S SPMD. SUBGRADE SHALL BE PROOF ROLLED AND CERTIFIED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF GRANULAR 'B'.
- GRANULAR 'A' AND 'B' SHALL BE COMPACTED TO A DRY DENSITY OF 100% OF THE MATERIAL'S RESPECTIVE SPMD.
- ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 97% OF THE MARSHALL BULK DENSITY.
- JOINTS WITH EXISTING ASPHALT SHALL BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT. WHERE EXISTING ASPHALT IS THICKER THAN 75 mm, A 500 mm WIDE BY 40 mm DEEP LAP JOINT SHALL BE GROUND INTO EXISTING ASPHALT PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT (SEE DETAIL).
- ALL GRANULAR AND ASPHALT MATERIAL SHALL BE PLACED IN ACCORDANCE WITH OPSS.MUNI 310 AND OPSS.MUNI 314.
- TACK COAT SHALL BE APPLIED AT THE DIRECTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT.
- CONCRETE CURB SHALL BE IN ACCORDANCE WITH OPSD 600.110 AND OPSS.MUNI 353. SUBDRAIN TO BE INSTALLED PER OPSD 216.021. CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE IN ACCORDANCE WITH OPSD 310.033.
- CONCRETE CURB TERMINATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 608.010.
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH OPSD 310.010 AND OPSS 351. SUBBASE TO CONSIST OF 150 mm DEPTH GRANULAR 'A'. SIDEWALK RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 310.033 AND TACTILE WALKING SURFACE INDICATORS WHERE SPECIFIED IN ACCORDANCE WITH OPSD 310.039.
- ENTRANCE TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 350.010.

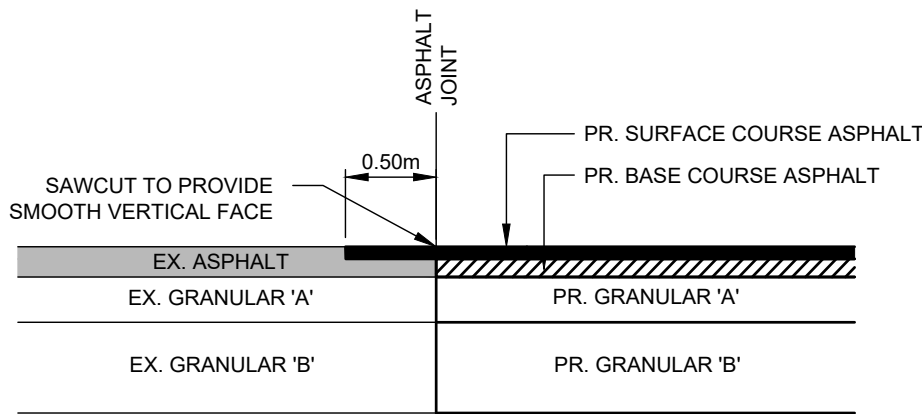
WATERMAIN

- SERVICE CONNECTIONS TO OPSD 1104.010, 100 MM GRANULAR A EMBEDMENT AND COVER OVER PIPE.
- MINIMUM COVER ON ALL WATERMAIN AND SERVICES TO BE 1.8 M.
- CLEARANCE BETWEEN WATERMAIN AND SEWERS TO BE A MINIMUM OF 0.5 M VERTICAL WHERE WATERMAIN IS BELOW SEWER OR 2.5 M MINIMUM HORIZONTAL SEPARATION. WHERE WATERMAIN IS ABOVE SEWER, THE MINIMUM SEPARATIONS SHOULD BE 150 MM (BEDDING MATERIAL).
- SERVICE TO OPSD 1104.010 AND SHALL BE MADE WITH A SERVICE SADDLE.
- FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH WATER SERVICE TO VERIFY FULL FLOW AND PRESSURE AT THE CURB STOP TO THE SATISFACTION OF THE ENGINEER.
- GENERAL INSTALLATION AND TESTING OF WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS.MUNI 441 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
- ALL WATERMAIN TESTING SHALL BE COMPLETED BY THE DEVELOPER'S QUALIFIED THIRD PARTY CONTRACTOR IN ACCORDANCE WITH THE MECOP WATERMAIN DISINFECTION PROCEDURE AT THE DEVELOPER'S COST TO THE SATISFACTION OF THE TOWN. THE TOWN WILL COLLECT THE REQUIRED MICROBIOLOGICAL WATER QUALITY SAMPLES, AT THE DEVELOPER'S COST, PRIOR TO PLACING THE WATERMAIN INTO SERVICE.

MATERIALS

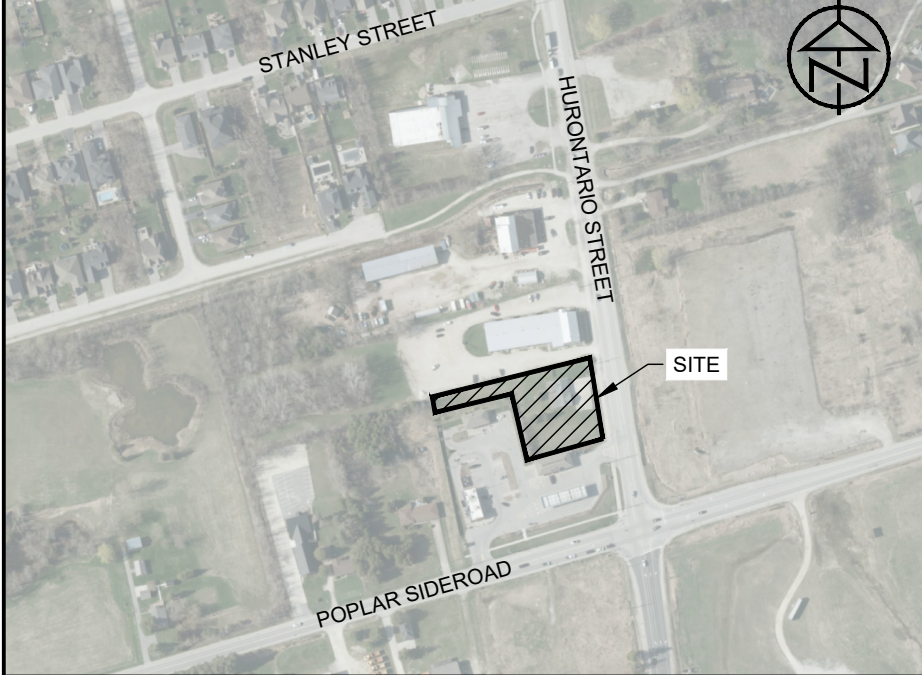
- ALL MATERIALS SHALL BE CSA CERTIFIED AND IN ACCORDANCE WITH OPSS AND WITH THE TOWN DEVELOPMENT STANDARDS.
- ALL SPECIFIED AGGREGATES SHALL BE IN ACCORDANCE WITH OPSS.MUNI1010.
- FILTER FABRIC - TERRAFIX 270R OR APPROVED EQUIVALENT.
- WATERMAIN AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN'S WATER DISTRIBUTION MATERIALS LIST.

ASPHALT PARKING LOT PAVEMENT STRUCTURE
NOT TO SCALE



LAP JOINT DETAIL
NOT TO SCALE

KEY PLAN



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BENCHMARKS

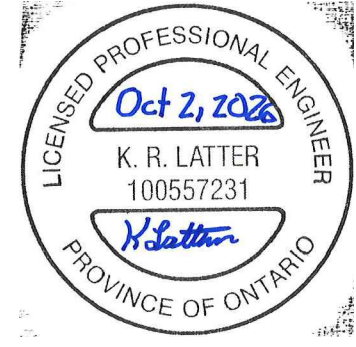
BM1 - ELEVATION 195.23m
TOP OF SIB LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY.

BM2 - ELEVATION 195.44m
TOP OF IB LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY.

VERSION	DATE
1 FIRST SUBMISSION	2026 07 03
2 SECOND SUBMISSION	2026 09 08
3 THIRD SUBMISSION	2026 10 02

DESIGN BY KRL DRAWN BY EUWKRL CHECKED BY AO

STAMP



TATHAM
ENGINEERING

COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

**876 HURONTARIO STREET
TOWN OF COLLINGWOOD**

DRAWING TITLE

DETAILS AND NOTES

PROJECT	SCALE	DRAWING
126065	AS NOTED	DE.1

0 4 8 16 METRES