

Legal Description
Part of Lot 40, Concession 6, Town of Collingwood, County of Simcoe.

Date
February 17, 2026

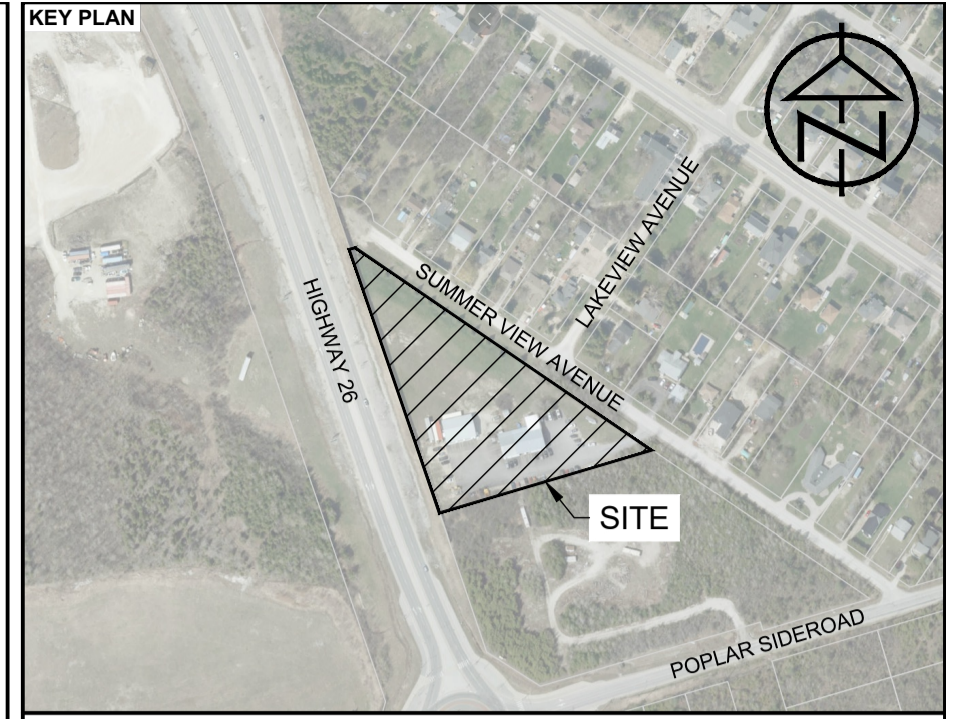
Zoning Regulation Matrix

Zones	RU-6				(H16) RU-7			
	Required	Existing	Proposed	Zoning Compliance	Required	Existing	Proposed	Zoning Compliance
i. Minimum Lot Area (m ²)	4000	7050	9059	✓	5000	5273	3264	x
ii. Minimum Lot Frontage (m)	70.0	80.4	112.1	✓	100.0	144.6	112.8	✓
iii. Maximum Gross Floor Area (m ²)	447	632	870	x	N/A	N/A	N/A	✓
iv. Minimum Yard Requirement								
a) Front Yard (m)	12.0	23.6	23.6	✓	8.0	N/A	N/A	✓
b) Interior Side Yard (m)	10.0	18.3	18.3	✓	10.0	>10	>10	✓
c) Exterior Side Yard (m)	12.0	N/A	N/A	✓	8.0	N/A	N/A	✓
d) Highway No. 26 Re-alignment	14.0	17.6	14.0	✓	14.0	>14	>14	✓
iv. Maximum Lot Coverage (%)	40	10	12	✓	15	0	0	✓
v. Min. Landscape Open Space (%)	10.0	48	45	✓	N/A	N/A	N/A	✓
vi. Maximum Height (m)	10.0	<10	<10	✓	10.0	0	0	✓

Notes:
1 Where a lot is divided into more than one zone under the provisions of this Bylaw, each such portion of the lot shall be used in accordance with the zone provisions of the Zoning By-law for the applicable zone as if it were a separate lot.
2 N/A - Not Applicable

Parking & Loading Provisions

	Required	Proposed	Zoning Compliance
5.3 Entrance Width	Min. 3.0m, Max 7.5m	7.1m	✓
5.8 Perpendicular Parking Space Size	2.8m x 6.0m	2.8m x 6.0m	✓
5.9 Accessible Perpendicular Parking Space Size	4.5m x 6.0m	4.5m x 6.0m	✓
5.9 Delivery Space Requirement (3.5m x 7.5m)	1	1	✓
5.11 Accessible Parking Space Requirement	2	2	✓
5.13 Bicycle Space Requirements	4	6	✓
5.15 Parking Spaces (All Other Non-Residential Uses) 3 spaces per 100m ² GFA	27	49	✓



LEGEND

PROPERTY LINE	---
EDGE OF ASPHALT	—
EDGE OF GRAVEL SHOULDER	—
DITCH/DIRECTION OF FLOW	—>
CULVERT	—
BUSHLINE/TREELINE	~
IRON BAR	■
CONIFEROUS TREE	⊙
DECIDUOUS TREE	⊙
CURB STOP VALVE	⊙

REFERENCE SOURCES
TOPOGRAPHIC SURVEY COMPLETED BY BURNSIDE, DATED APRIL 13, 2006.
LEGAL PROPERTY DESCRIPTION FROM PLAN 51R-23915 PREPARED BY L. PATTEN, DATED JUNE 30, 1993.
BASE PLAN INFORMATION INCLUDING PROPERTY LINE FROM BURNSIDE'S SITE PLAN DRAWING SP1, DATED MARCH 30, 2009.
EXISTING BUILDINGS AND PROPOSED ADDITIONS FROM MCMMASTER (MIKE'S) SERVICE CENTRE 80 SUMMER VIEW AVE COLLINGWOOD FLOOR PLAN DIMENSIONS, EXISTING PLUS PROPOSED ADDITIONS, PREPARED BY RON MARTIN DATED JANUARY 13, 2026.
EXISTING GRADING CONTOURS GENERATED FROM ONTARIO LIDAR DTM IN CVGD 2013.
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VERSION	DATE
1 FOR INFORMATION ONLY	2025 11 17
2 FIRST SUBMISSION	2026 05 29

DESIGN BY KRL/AO DRAWN BY KRL CHECKED BY AO

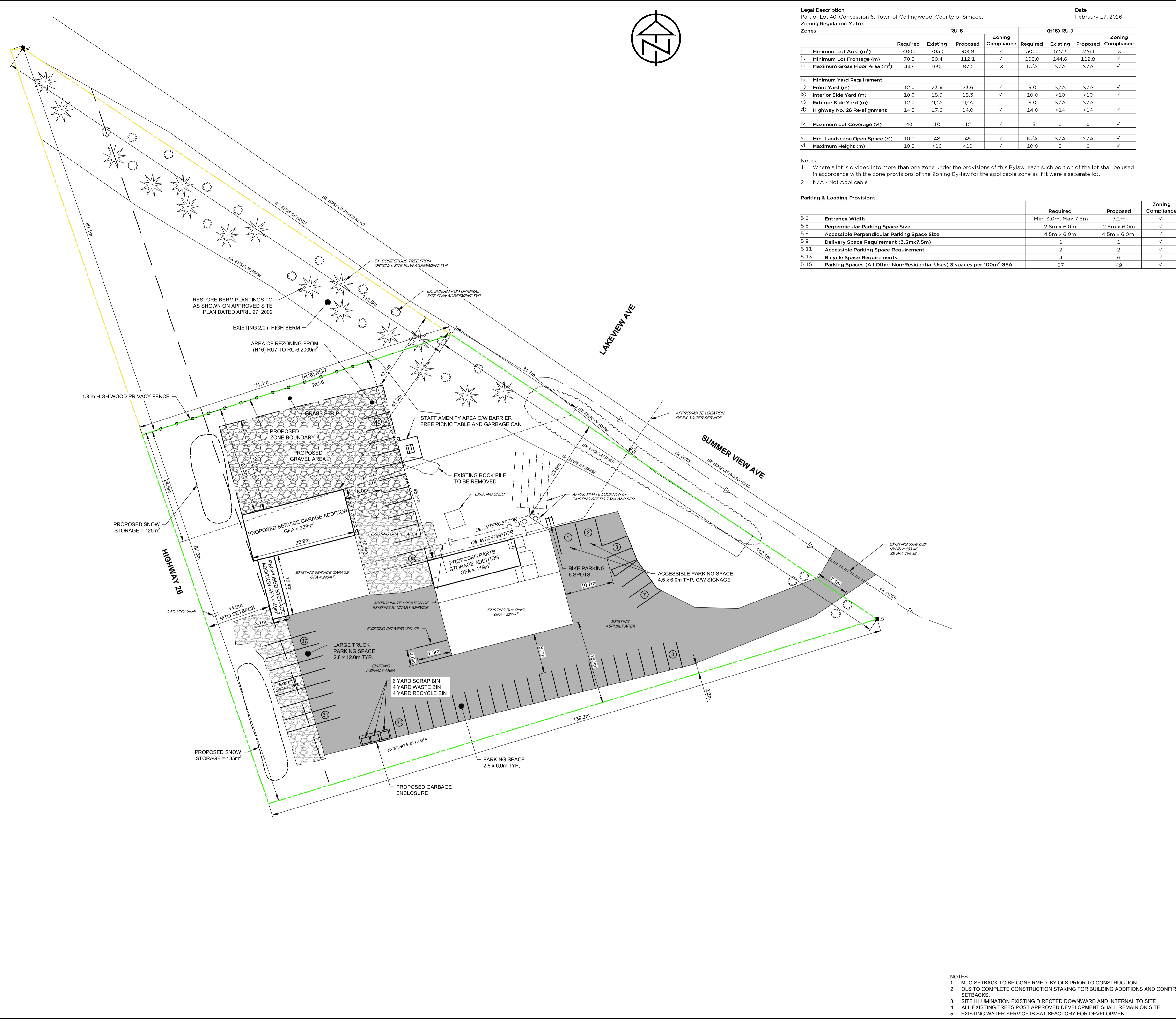
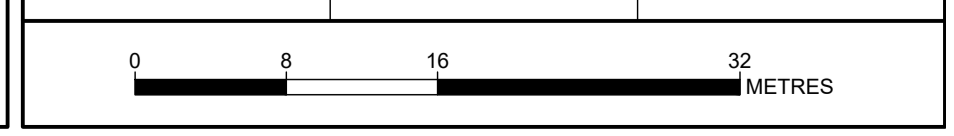
STAMP
DRAFT FOR REVIEW
MAY 28, 2026



COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH
PROJECT TITLE
MIKE'S SERVICE CENTRE
80 SUMMER VIEW AVENUE
TOWN OF COLLINGWOOD

DRAWING TITLE
SITE PLAN

PROJECT	SCALE	DRAWING
125178	1:400	SP.1



NOTES
1. MTO SETBACK TO BE CONFIRMED BY OLS PRIOR TO CONSTRUCTION.
2. OLS TO COMPLETE CONSTRUCTION STAKING FOR BUILDING ADDITIONS AND CONFIRM SETBACKS.
3. SITE ILLUMINATION EXISTING DIRECTED DOWNWARD AND INTERNAL TO SITE.
4. ALL EXISTING TREES POST APPROVED DEVELOPMENT SHALL REMAIN ON SITE.
5. EXISTING WATER SERVICE IS SATISFACTORY FOR DEVELOPMENT.

Drawing Path: I:\2025\Projects\125178 - Mike's Service Centre - Collingwood\CD\Design\Sheet\125178 - SP.01.dwg, Plotter: Jan 03, 2026