

URBAN DESIGN BRIEF

**Mike's Service Centre Expansion
80 Summer View Avenue
Town of Collingwood, County of Simcoe**



Prepared by



Plan Wells Associates

*Planning Consultants
Development Approvals*

705-444-5812 planwells.com

June 2026

***Prepared in accordance with the Town of
Collingwood Urban Design Report Terms of
Reference (October 2020) and the Urban
Design Manual (2010)***

Date: June 2026

Applicant: Mike McMaster / Mike's Service Centre

Planner: Plan Wells Associates

Engineer: Tatham Engineering

TABLE OF CONTENTS

1.0	INTRODUCTION & PURPOSE	1
2.0	SITE & SURROUNDING CONTEXT.....	2
2.1	Site Location & Legal Description.....	2
2.2	Existing Conditions.....	3
2.3	Surrounding Uses.....	4
3.0	POLICY & REGULATORY CONTEXT	5
3.1	Adopted Official Plan (2024).....	5
3.2	Zoning.....	5
3.3	Proposed Zoning Changes	7
4.0	DESIGN VISION & OBJECTIVES.....	8
5.0	DEVELOPMENT CONCEPT.....	9
5.1	Building Additions.....	9
6.0	SITE LAYOUT & CIRCULATION	10
6.1	Access	10
6.2	Parking.....	10
6.3	Internal Circulation	10
7.0	LANDSCAPING & PUBLIC REALM.....	12
6.1	Landscaping Enhancements	12
6.2	Public Realm Improvements	12
8.0	ARCHITECTURAL DESIGN & BUILT FORM (UDM SECTION 6).....	12
8.1	Massing, Scale & Height.....	12
8.2	Architectural Character & Materials.....	12
8.3	Facade Treatment & Visual Interest	13
8.4	Rooflines & Mechanical Equipment	13
8.5	Compatilby & Mitigation Measures	13
9.0	SITE DESIGN, CIRCULATION & PARKING (UDM SECTION 7)	14
9.1	Vehicular Circulation.....	14
9.2	Parking Layout & Efficiency.....	14
9.3	Pedestrian Circulation & Safety.....	14
9.4	Service, Loading & Waste Management.....	14

10.0	SUSTAINABILITY MEASURES.....	15
11.0	LANDSCAPING, SCREENING & BUFFERING (UDM SECTION 8).....	15
11.1	Landscape Buffers & Screening	15
11.2	Planting Strategy.....	15
11.3	Public Realm Enhancements	16
11.4	Snow Storage & Seasonal Maintenance	16
12.0	IMPLEMENTATION	16
12.1	Required Approvals	16
12.2	Site Plan Control Requirements	17
13.0	CONCLUSION	17

APPENDICIES

Appendix 'A' - Floor Plans & Elevations

Appendix 'B' - Site Plan

Appendix 'C' - Phasing Plan

1.0 INTRODUCTION & PURPOSE

This Urban Design Brief (UDB) supports the proposed expansion of Mike's Service Centre, located at 80 Summer View Avenue, consisting of:

- **Three building additions:**
 - 119 m² Parts Storage Addition to Building A
 - 238 m² Service Garage Addition (4 new bays) to Building B
 - 49 m² Storage Room Addition to Building B
- A rezoning of 1,836 m² of land from (H16) RU-7 to RU-6
- A modification to zoning provisions:
 - Increase RU-6 Maximum GFA from 447 m² → 870 m²
 - Reduce RU-7 Minimum Lot Area from 5,000 m² → 3,250 m²

This UDB demonstrates how the proposed development:

- Aligns with the Town of Collingwood Official Plan (2024)
- Meets the Urban Design Manual
- Ensures compatibility with the surrounding Existing Neighbourhoods
- Enhances site function, circulation, and aesthetics
- Implements required mitigation measures between commercial and residential uses

2.0 SITE & SURROUNDING CONTEXT

2.1 Site Location & Legal Description

- 80 Summer View Avenue, Collingwood
- Part of Lot 40, Concession 6, RP 51R-23915
- Located within Area Specific Policy Area 4
- Within the Highway 26 East Corridor Secondary Plan Area



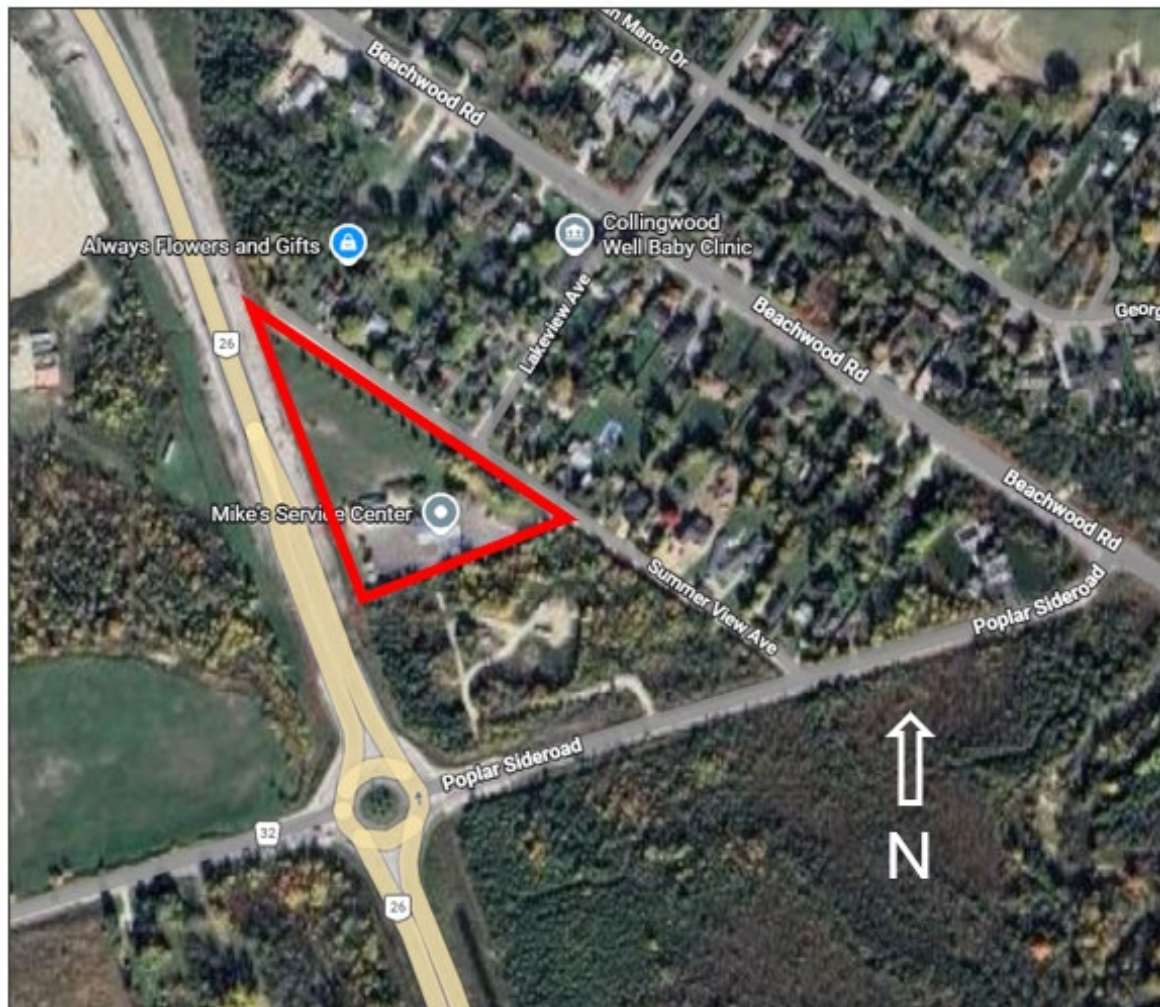
2.2 Existing Conditions

- Two existing buildings:
 - Building A: 387 m² GFA
 - Building B: 245 m² GFA (converted from storage to repair garage)
- Existing parking: 49 spaces, including 2 accessible spaces
- Existing delivery space: 1
- Existing bicycle parking: 6 spaces
- Existing 2.0m berm and vegetation along Summer View Avenue
- Existing MTO noise wall along west lot line
- Existing gravel and asphalt areas
- Existing septic system and municipal water service



2.3 Surrounding Uses

- **North:** Residential lots (single detached dwellings)
- **South:** Vacant Rural Property, Poplar Sideroad
- **East:** Summer View Avenue (local road), Residential lots (single detached dwellings)
- **West:** Highway 26 (MTO jurisdiction)



The site is a long-established service commercial use within a residential context, permitted through Area Specific Policy 4.

The open space on the subject lands is primarily grasslands. A 2-metre berm has been erected along the north-east portion of the site with Colorado blue spruce and red osier dogwood plantings.

Summer View Avenue is a local road connected to Poplar Side Road (County Road 32).

Required setback abutting		
Highway No. 26 Re-alignment:	14.0 m	14.0 m
Maximum lot coverage:	40%	12%
Minimum landscaped open space:	10%	45%
Maximum height:	10.0 m	≤10.0 m

RURAL EXCEPTION SEVEN – RU-7 ZONE, (Vacant Land)

Uses shall be limited to a detached dwelling.

The following zoning exceptions shall apply;

	Permitted:	Proposed:
Minimum lot area:	5,000 m ²	3,250 m ²
Minimum lot frontage:	100.0 m	112.8 m
Minimum front and exterior side yard:	8.0 m	≥ 8.0 m
Minimum interior side yard:	10.0 m	≥ 10.0 m
Required yard abutting		
Highway No. 26 Re-alignment:	14.0 m	≥ 14.0 m
Maximum lot coverage:	15%	≤ 15%
Maximum height:	10.0 m	≤ 10.0 m

The minimum interior side yard for a detached accessory building shall be 1.2 m.

Together with Holding (H16) Zone conditions:

- That it be demonstrated through appropriate soil tests that the land is suitable for residential development, if required.
- That a 1.8-metre-high fence be erected for screening purposes from the existing motor vehicle repair garage. This fence is to be located along the entire length of the zone boundary that separates the RU-6 zone from the RU-7 zone.

Current Zoning



3.3 Proposed Zoning Changes

- Rezone 1,836 m² from RU-7(H16) → RU-6
- Increase RU-6 Maximum GFA to 870 m²
- Reduce RU-7 Minimum Lot Area to 3,250 m²

The proposed zone line shift for this triangular shaped lot will result in a slightly smaller land area to remain in the RU 7 zone. This reduced land area will continue to be adequately sized to meet R1 Minimum zone standards to permit a future single detached dwelling on municipal water and private septic system.

4.0 DESIGN VISION & OBJECTIVES

The expansion aims to:

- Support a long-standing local business
- Improve site organization, circulation, and safety
- Enhance compatibility with adjacent residential uses
- Modernize the built form and landscaping
- Provide additional employment space
- Maintain a clean, professional appearance

The surrounding land use context is characterized primarily by vacant rural lands and low-density residential development. Summer View Avenue, a local public road, provides a clear physical separation between the existing residential neighbourhood and the Motor Vehicle Repair Garage. The dwellings are located on the east side of Summer View Avenue and are situated more than 60 metres from the garage operations. Residential built form in this area generally consists of one- to two-storey homes located on generous lots consistent with a low-density rural residential pattern.

The Motor Vehicle Repair Garage (Building “A”) is positioned well back from the front lot line, with customer parking located in the front yard and the associated structure (Building “B”) located further to the rear of the property, behind Building “A”. Although the residential and commercial uses are distinct, the garage buildings and operations have historically functioned without adverse impacts on the adjacent residential area.

Similarly, the residential uses to the east have not generated impacts that would interfere with the ongoing operation of the Motor Vehicle Repair Garage. The spatial separation, orientation of buildings, and existing operational characteristics collectively contribute to a land use interface that functions compatibly.

Given this established pattern, the proposed expansion to the repair garage represents a modest and logical extension of the existing use. The scale and nature of the proposed development are considered compatible within the broader neighbourhood context and are not anticipated to introduce new or unacceptable impacts on surrounding land uses.

5.0 DEVELOPMENT CONCEPT

5.1 Building Additions



Building A – Parts Storage Addition

- 119 m²
- Dimensions: 6.1 m × 19.5 m
- Storage only (does not count as GFA)
- Located at rear of Building A
- No change to building height (<10 m)

Building B – Service Garage Addition

- 238 m² GFA
- Dimensions: 22.9 m × 10.4 m
- Adds 4 new service bays
- Located on north wall
- Maintains 23.5 m setback from RU-7 zone boundary

Building B – Storage Room Addition

- 49 m²
- Dimensions: 3.7 m × 13.4 m
- Located on west wall
- Storage only (does not count as GFA)

- No modifications are proposed to the principal façades or to the established main entrances.
- All buildings are one storey, eliminating the need to consider vertical relationships between upper and lower floors.
- Window placement is applied only where it supports internal functions or improves daylight conditions for staff.
- Building additions are positioned to the side or rear of the primary structure to maintain a subordinate visual presence.
- Heights of all additions are equal to or lower than the main building
- Areas intended for storage or where visual screening is required have reduced or eliminated fenestration.
- The west elevation of Building B is intentionally designed without windows to support its use for storing vehicle parts and tools. This west wall faces the MTO boundary wall located approximately 14 m away and will not be visible from public areas. This set back is regulated by MTO.

6.0 SITE LAYOUT & CIRCULATION

6.1 Access

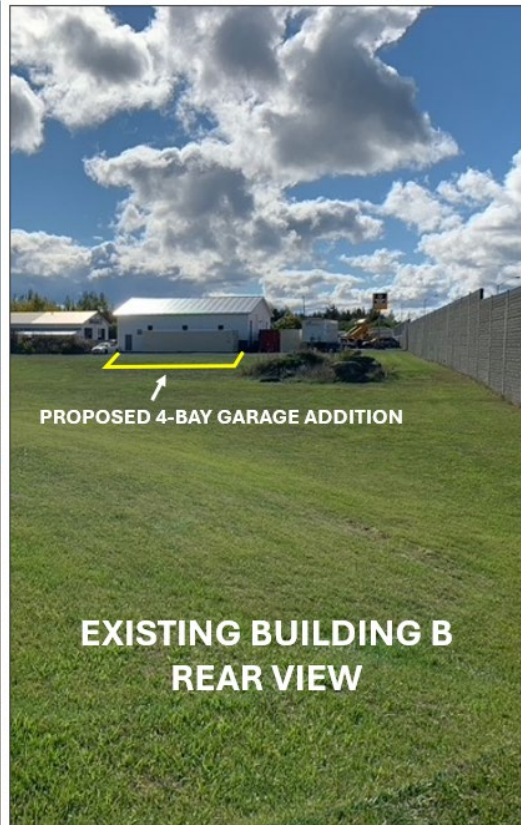
- Single entrance from Summer View Avenue
- Entrance width: 7.1 m (complies with 3.0–7.5 m requirement)
- No access to Highway 26 (MTO requirement)

6.2 Parking

- Required: 27 spaces
- Provided: 49 spaces
- Accessible spaces: 2 (AODA compliant)
- Bicycle parking: 6 spaces

6.3 Internal Circulation

- Clear separation of customer parking and service vehicle areas
- Defined delivery space
- Improved flow between Buildings A and B
- Staff amenity area located between buildings



7.0 LANDSCAPING & PUBLIC REALM

7.1 Landscaping Enhancements

- Intensification of berm plantings along Summer View Avenue
- New 1.8 m wood privacy fence along RU-6/RU-7 boundary
- Naturalized landscaping on either side of entrance to remain
- Screening of garbage, recycling, and scrap bins
- Use of salt-tolerant, hardy species

7.2 Public Realm Improvements

- Defined pedestrian walkway to main entrance at Site Plan approval
- Bicycle parking near entrance at Site Plan approval
- Enhanced front parking area with clear markings at Site Plan approval
- Staff amenity area with picnic table and garbage receptacle to remain

8.0 ARCHITECTURAL DESIGN & BUILT FORM (UDM SECTION 6)

The proposed building additions have been designed to comply with **Section 6 – Architectural Design** of the Town of Collingwood Urban Design Manual (2010), which requires high-quality, context-sensitive built form, compatibility with adjacent residential uses, and a cohesive architectural expression across the site.

8.1 Massing, Scale, and Height

Both Building A and Building B additions maintain the existing building heights (under 10 m), consistent with the surrounding low-rise residential context. The additions are located at the rear and interior portions of the site, ensuring that massing impacts on adjacent dwellings are minimized. This aligns with UDM 6.2, which directs that additions should be subordinate to the main building form and should not create adverse shadow or overlook conditions.

8.2 Architectural Character and Materials

The additions will match the existing buildings in:

- Exterior cladding materials
- Roofline and pitch
- Colour palette
- Window and door detailing

This ensures a unified architectural expression, consistent with UDM 6.3, which requires additions to be visually integrated with the existing built form.

8.3 Façade Treatment and Visual Interest

Although the additions are primarily functional, the design incorporates:

- Continuation of existing horizontal cladding lines
- Consistent bay spacing
- Service doors orientated inward to the site
- No new façade exposure to residential properties

This satisfies UDM 6.4, which requires façades to maintain visual interest and avoid blank walls facing public or residential areas.

8.4 Rooflines and Mechanical Equipment

Rooflines are maintained as simple, low-profile forms consistent with the existing buildings. No rooftop mechanical equipment is proposed. This complies with UDM 6.5, which requires unobtrusive roof profiles and screening of mechanical systems.

8.5 Compatibility & Mitigation Measures

The expansion incorporates multiple measures to ensure compatibility with adjacent residential uses:

- 1.8 m high privacy fence along zone boundary
- 23.5 m setback from Building B to residential zone
- Service bays oriented away from residential properties
- No new lighting proposed; existing lighting is downward-directed
- Noise wall and berm along Highway 26 will remain
- Snow storage located away from residential interface
- Garbage and recycling will be screened

These measures meet the compatibility requirements of the Official Plan and UDM Section 6E.

9.0 SITE DESIGN, CIRCULATION & PARKING (UDM SECTION 7)

The site layout and circulation pattern have been designed in accordance with **UDM Section 7 – Site Design**, which emphasizes safe movement, efficient parking, and minimized conflicts between vehicles, pedestrians, and service functions.

9.1 Vehicular Circulation

The site maintains a single controlled access point from Summer View Avenue, consistent with UDM 7.2. Internal circulation improvements include:

- Separation between customer parking and service vehicle areas
- Defined delivery space
- Direct access to new service bays without crossing pedestrian routes

These measures reduce conflict points and improve operational efficiency.

9.2 Parking Layout and Efficiency

The site exceeds the required parking supply (49 spaces provided vs. 27 required). Parking areas comply with UDM 7.3 by:

- Providing AODA-compliant accessible spaces
- Maintaining clear drive aisles
- Using consistent stall dimensions (2.8 m × 6.0 m)
- Locating parking away from residential interfaces

9.3 Pedestrian Circulation and Safety

Pedestrian movement is enhanced through:

- A defined walkway to the main entrance at Site Plan approval
- Bicycle parking near the entrance at Site Plan approval
- Separation of pedestrian routes from service areas at Site Plan approval

This satisfies UDM 7.4, which requires safe, direct pedestrian connections.

9.4 Service, Loading and Waste Management

Service functions are consolidated and screened:

- One defined delivery space

- Garbage, recycling, and scrap bins will be screened and are located internal to the site
- Service bays oriented away from residential properties

This meets UDM 7.5, which requires service areas to be screened and located away from sensitive uses.

10.0 SUSTAINABILITY MEASURES

- LED lighting (existing)
- Native and drought-resistant plantings
- Efficient use of existing municipal water service
- Stormwater managed via infiltration and ditch drainage system
- Reuse of existing building footprint and infrastructure

11.0 LANDSCAPING, SCREENING & BUFFERING (UDM SECTION 8)

The landscape strategy complies with **UDM Section 8 – Landscaping**, which requires enhanced buffers, screening of service functions, and improvements to the public realm.

11.1 Landscape Buffers and Screening

The site incorporates multiple layers of screening, including:

- Intensified berm plantings along Summer View Avenue (as required by the 2009 Site Plan)
- A new 1.8 m wood privacy fence along the RU6/RU7 boundary
- Existing 2.0 m berm and MTO noise wall along the west lot line

These measures meet UDM 8.2 and 8.3, which require landscape buffers between commercial and residential uses.

11.2 Planting Strategy

Plantings include:

- Native, drought-resistant, and salt-tolerant species
- Existing Vegetation softens parking areas and building edges

This aligns with UDM 8.4, which encourages hardy, low-maintenance species.

11.3 Public Realm Enhancements

The design improves the public realm by:

- Enhancing the front parking area with clear markings at Site Plan approval
- Providing bicycle parking at Site Plan approval
- Retaining staff amenity area with seating and waste receptacles
- A shuttle service is available to local clients to their residence.

This satisfies UDM 8.5, which encourages attractive, functional outdoor spaces.

11.4 Snow Storage and Seasonal Maintenance

Snow storage areas are located away from residential interfaces and do not obstruct pedestrian or vehicular circulation. This complies with UDM 8.6.

12.0 IMPLEMENTATION

The following works will be implemented through Site Plan Control:

- Construction of three building additions in two phases
- Phase 1 – 119m² parts storage addition along the north wall (rear) of Building A and a 49m² storage addition along the west wall of Building B
- Phase 2 – 238m², 4-bay garage addition along the north wall (rear) of Building B
- Installation of 1.8 m fence
- Enhanced berm plantings
- Updated parking layout
- Confirmation of MTO setback compliance
- Confirmation of septic capacity (if required)
- MTO Building and Land Use Permit
- NVCA clearance for Vulnerable Aquifer

12.1 Required Approvals

The following approvals are required:

- Zoning By-law Amendment (RU7 → RU6 and GFA/lot area modifications)
- Site Plan Control Amendment
- NVCA clearance (Highly Vulnerable Aquifer)
- MTO setback confirmation, Building and Land Use permit.

12.2 Site Plan Control Requirements

The Site Plan Agreement will secure:

- Construction of all three building additions
- Installation of the 1.8 m privacy fence
- Enhanced berm plantings
- Updated parking layout
- Defined pedestrian routes
- Screening of waste and service areas
- Confirmation of septic capacity (if required)

13. CONCLUSION

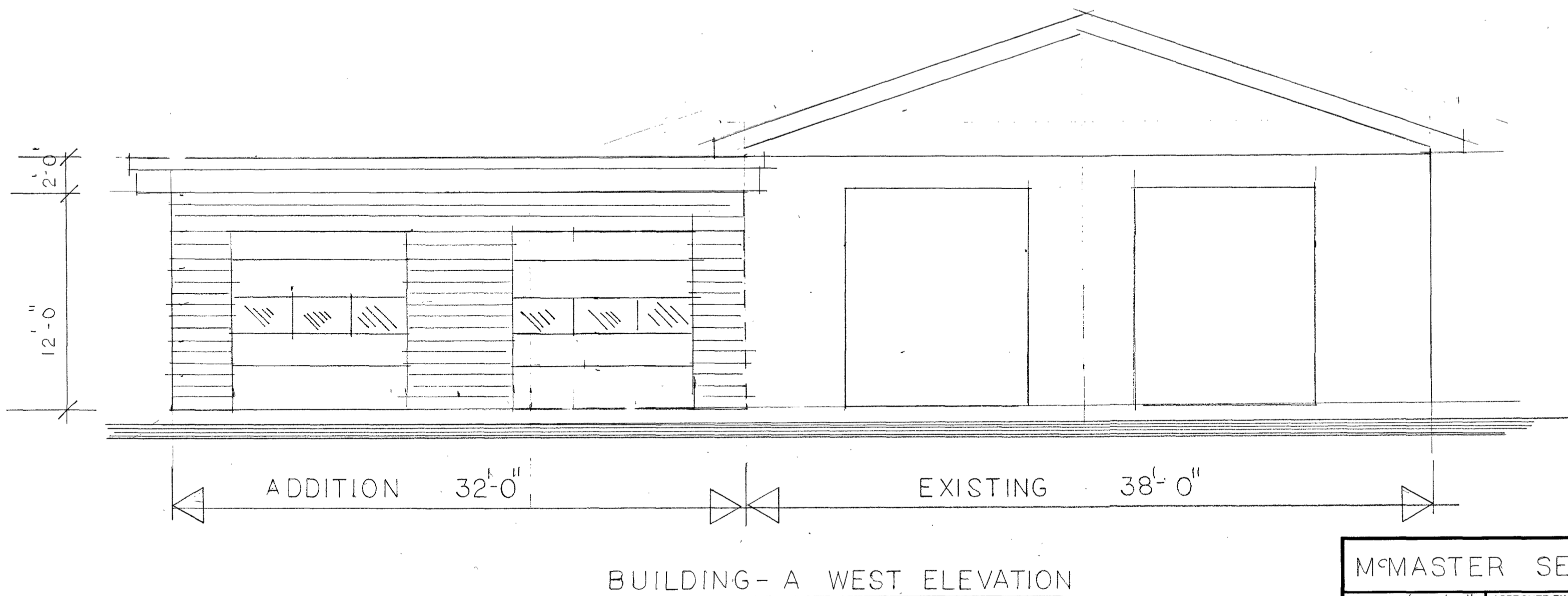
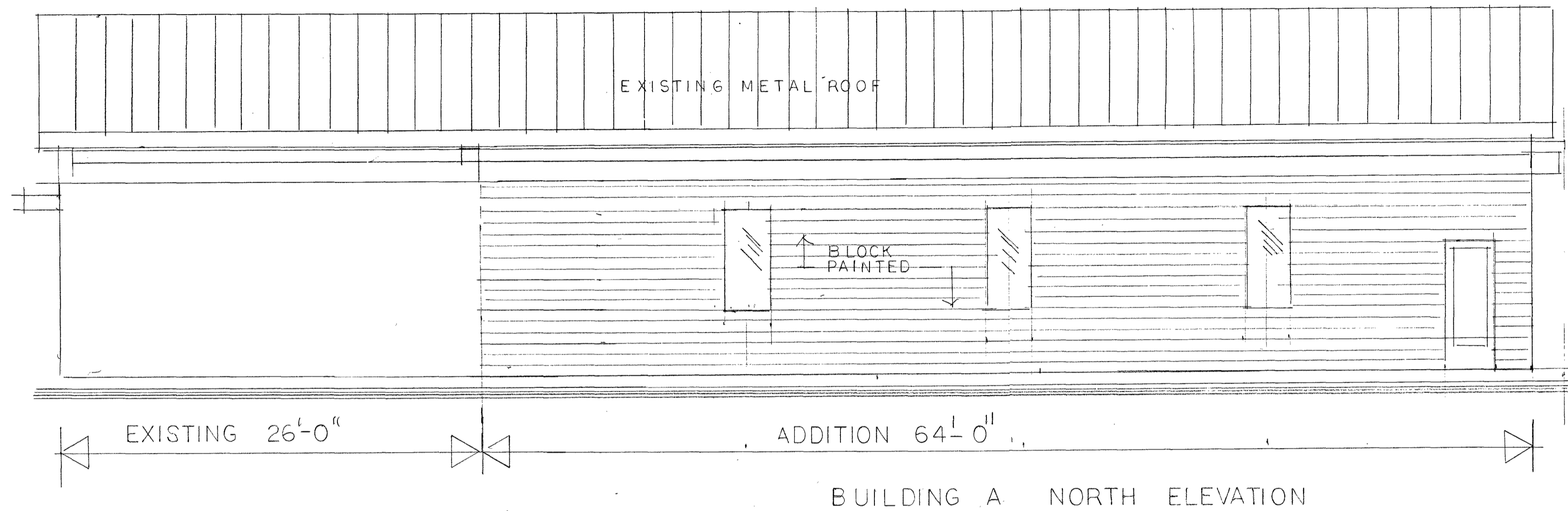
The proposed expansion of Mike's Service Centre:

- Complies with Area Specific Policy 4
- Meets the intent of the Urban Design Manual
- Provides a compatible, well-designed addition to the neighbourhood
- Enhances site function, safety, and aesthetics
- Supports local employment and economic activity
- Implements applicable mitigation measures

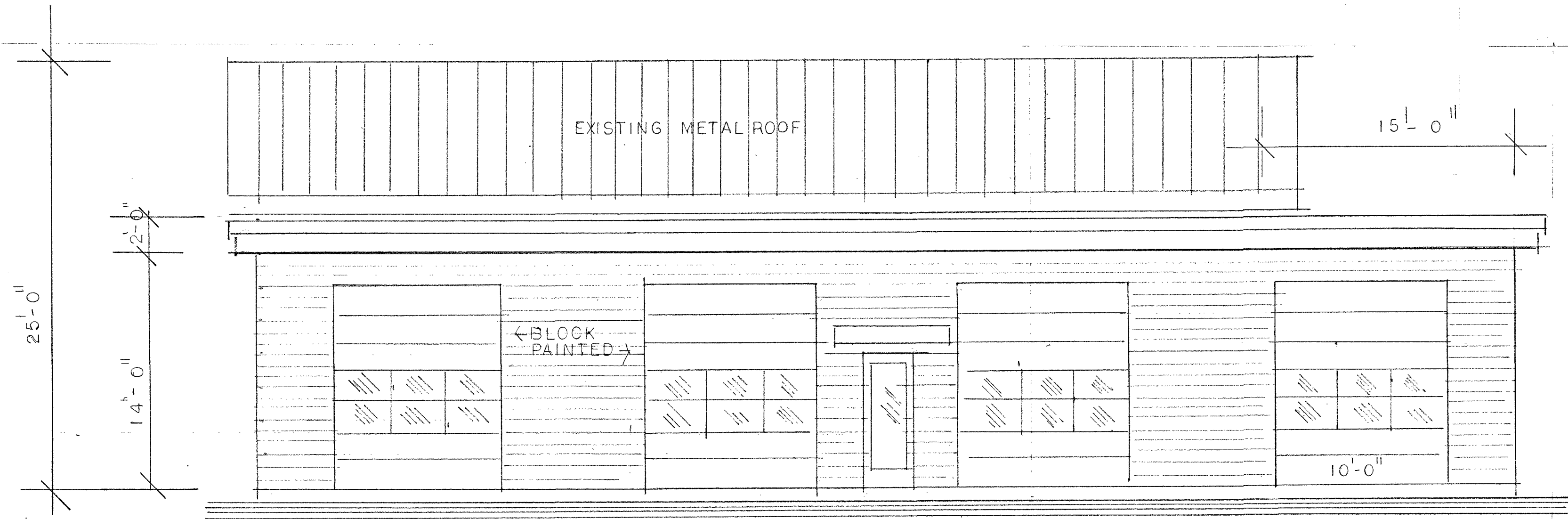
The development represents a context-sensitive, high-quality expansion of a long-standing Collingwood business and is appropriate for approval through the Zoning By-law Amendment and Site Plan Control processes.

APPENDIX 'A'

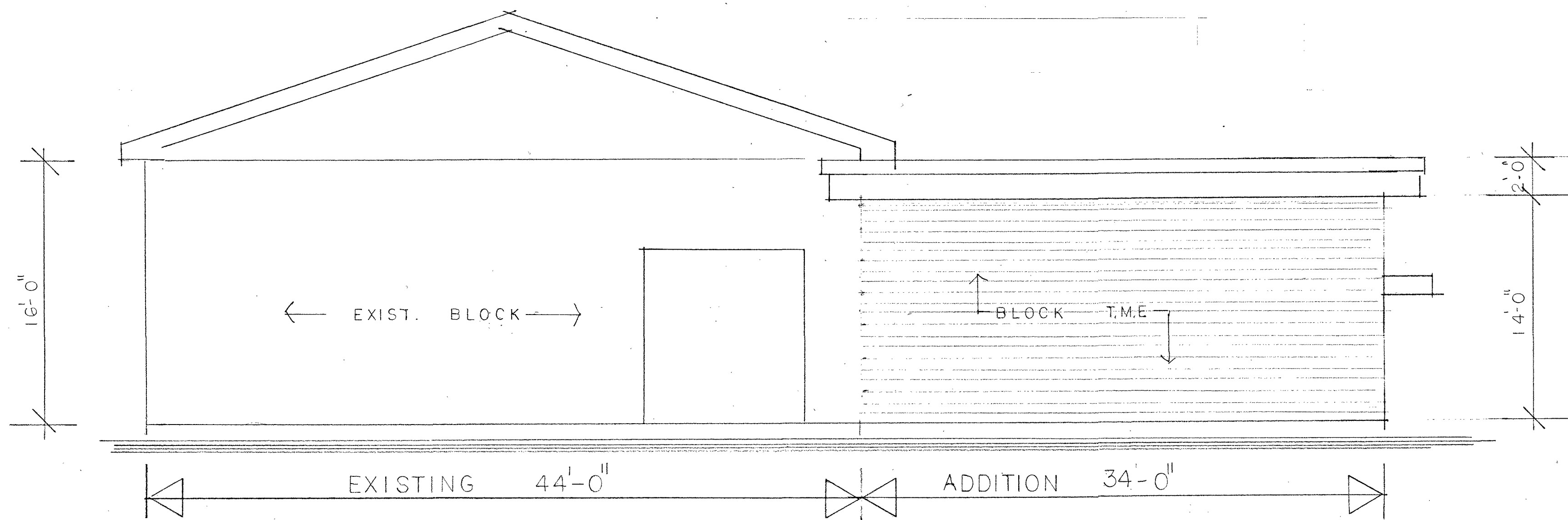
FLOOR PLANS & ELEVATIONS



M ^c MASTER SERVICE CENTRE		
SCALE: 3/16" = 1'-0"	APPROVED BY:	DRAWN BY RM
DATE: FEB 15-26		REVISED
ELEVATIONS — BUILDING - A		
		DRAWING NUMBER
		EV-1

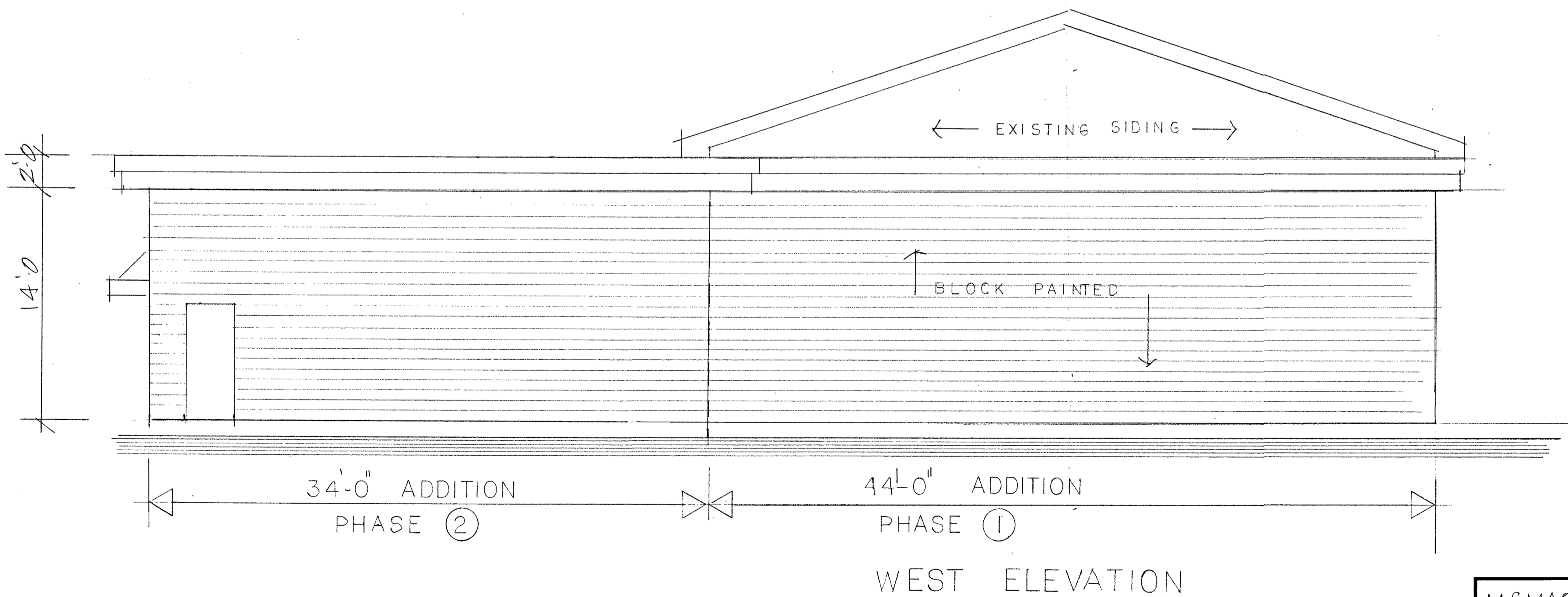
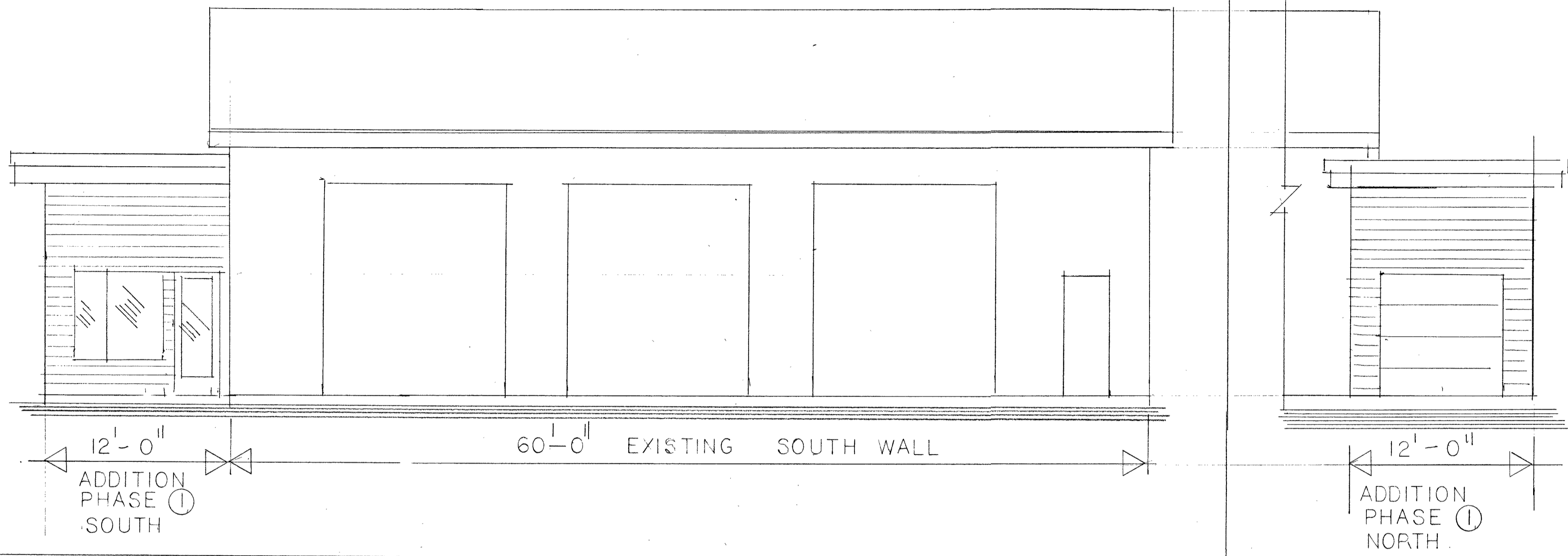


PHASE ② BUILDING B NORTH ADDITION 75'-0"



BUILDING B EAST

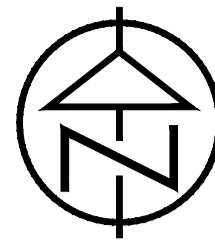
M ^c MASTER SERVICE CENTRE		
SCALE: 3/16"=1'-0"	APPROVED BY:	DRAWN BY RM
DATE: FEB 15 2026		REVISED
ELEVATIONS - BUILDING B		
		DRAWING NUMBER EV-2



M ^c MASTER SERVICE CENTRE		
SCALE: 3/16" = 1'-0"	APPROVED BY:	DRAWN BY: R.M.
DATE: FEB 15/26		REVISED:
ELEVATIONS — BUILDING B		
		DRAWING NUMBER EV-3

APPENDIX 'B'

SITE PLAN



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

Date
February 17, 2026

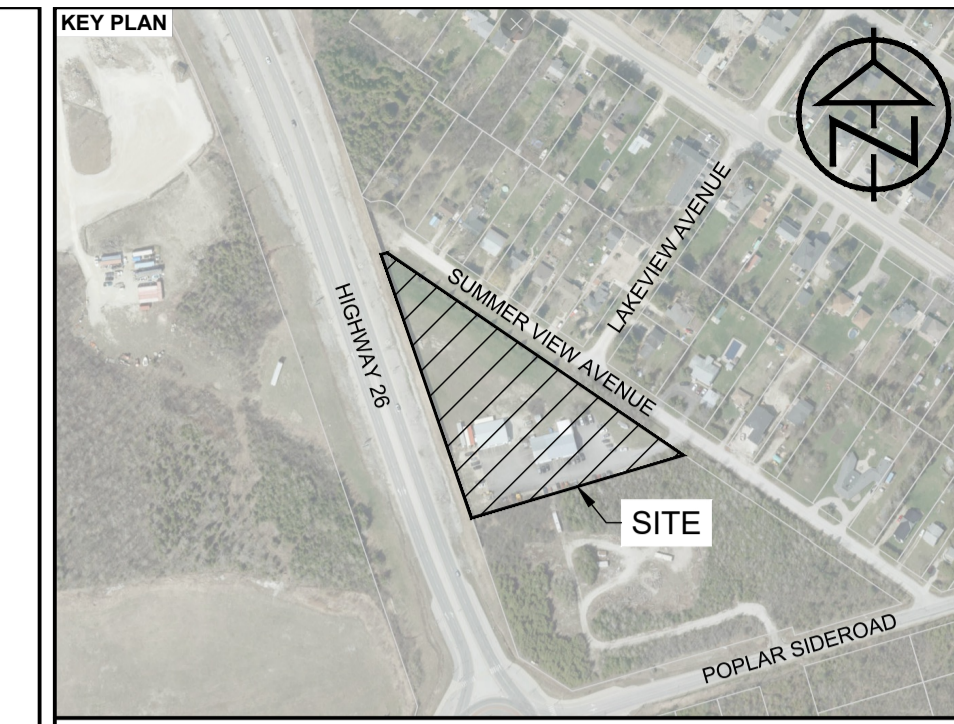
Zoning Regulation Matrix

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.

DISCLAIMER & COPYRIGHT
THIS DRAWING IS NOT A LEGAL SURVEY AND MUST NOT BE USED FOR DEFINING PROPERTY BOUNDARIES OR LOCATING SURVEY MONUMENTS. PROPERTY LINES, DIMENSIONS AND ANY REFERENCE TO SURVEY BARS SHOWN HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE OR PLANNING PURPOSES ONLY.
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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

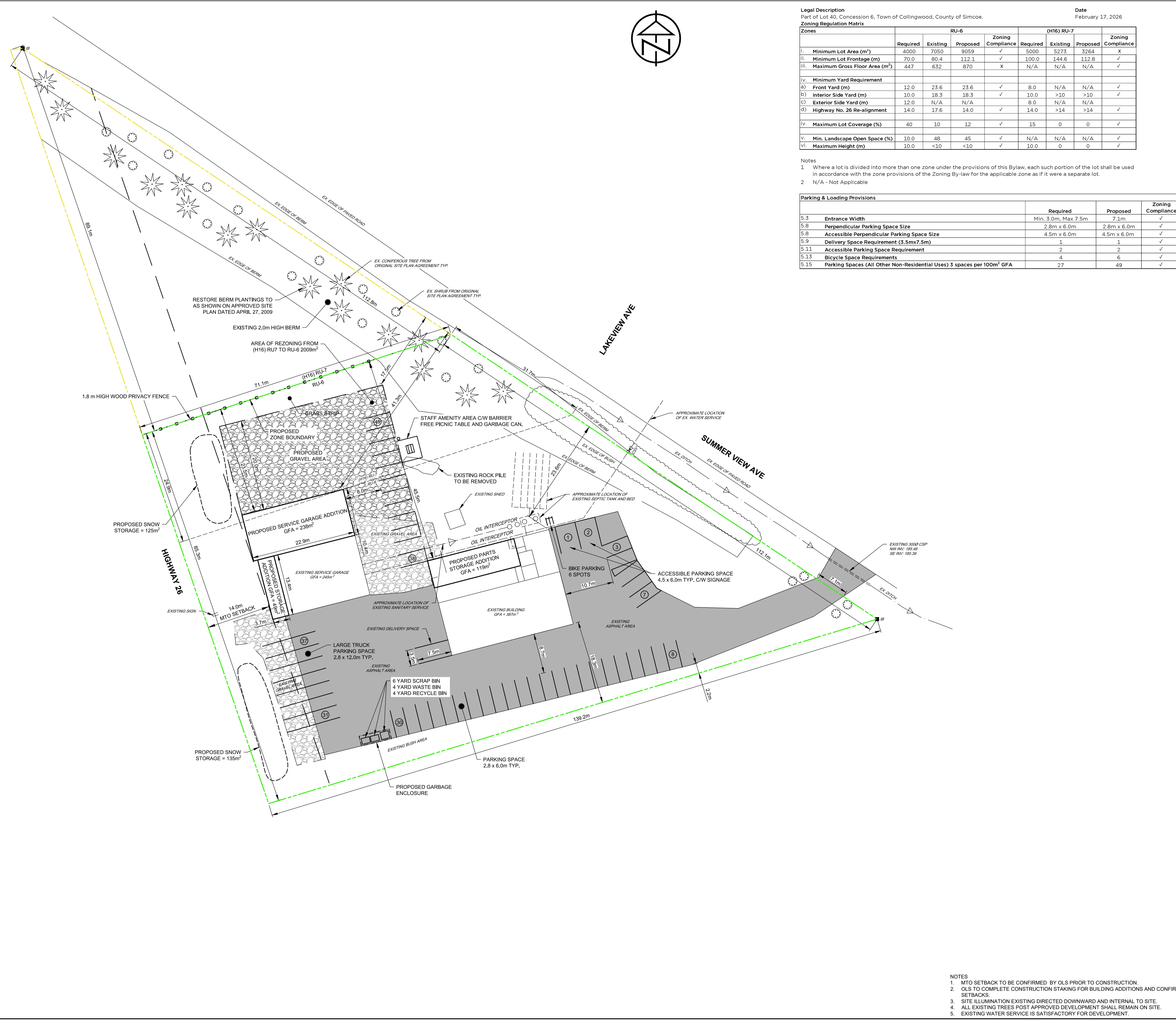
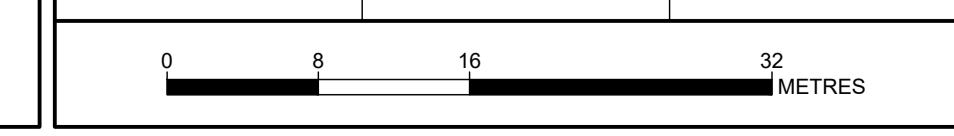
STAMP
DRAFT FOR REVIEW
MAY 28, 2026



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
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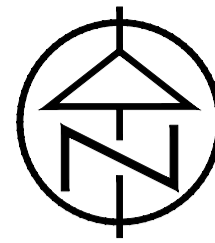


NOTES
1. MTO SETBACK TO BE CONFIRMED BY OLS PRIOR TO CONSTRUCTION.
2. OLS TO COMPLETE CONSTRUCTION STAKING FOR BUILDING ADDITIONS AND CONFIRM SETBACKS.
3. SITE ILLUMINATION EXISTING DIRECTED DOWNWARD AND INTERNAL TO SITE.
4. ALL EXISTING TREES POST APPROVED DEVELOPMENT SHALL REMAIN ON SITE.
5. EXISTING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

Drawing Path: I:\2025\Projects\125178 - Mike's Service Centre - Collingwood\CD\Design\Sheet\125178 - SP.1.dwg, Plotter: Jan 03, 2026

APPENDIX 'C'

PHASING PLAN



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

Date
February 17, 2026

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	✓
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	CSV

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 MCMASTER (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	2026 06 01

DESIGN BY KRL/AO DRAWN BY KRL CHECKED BY AO

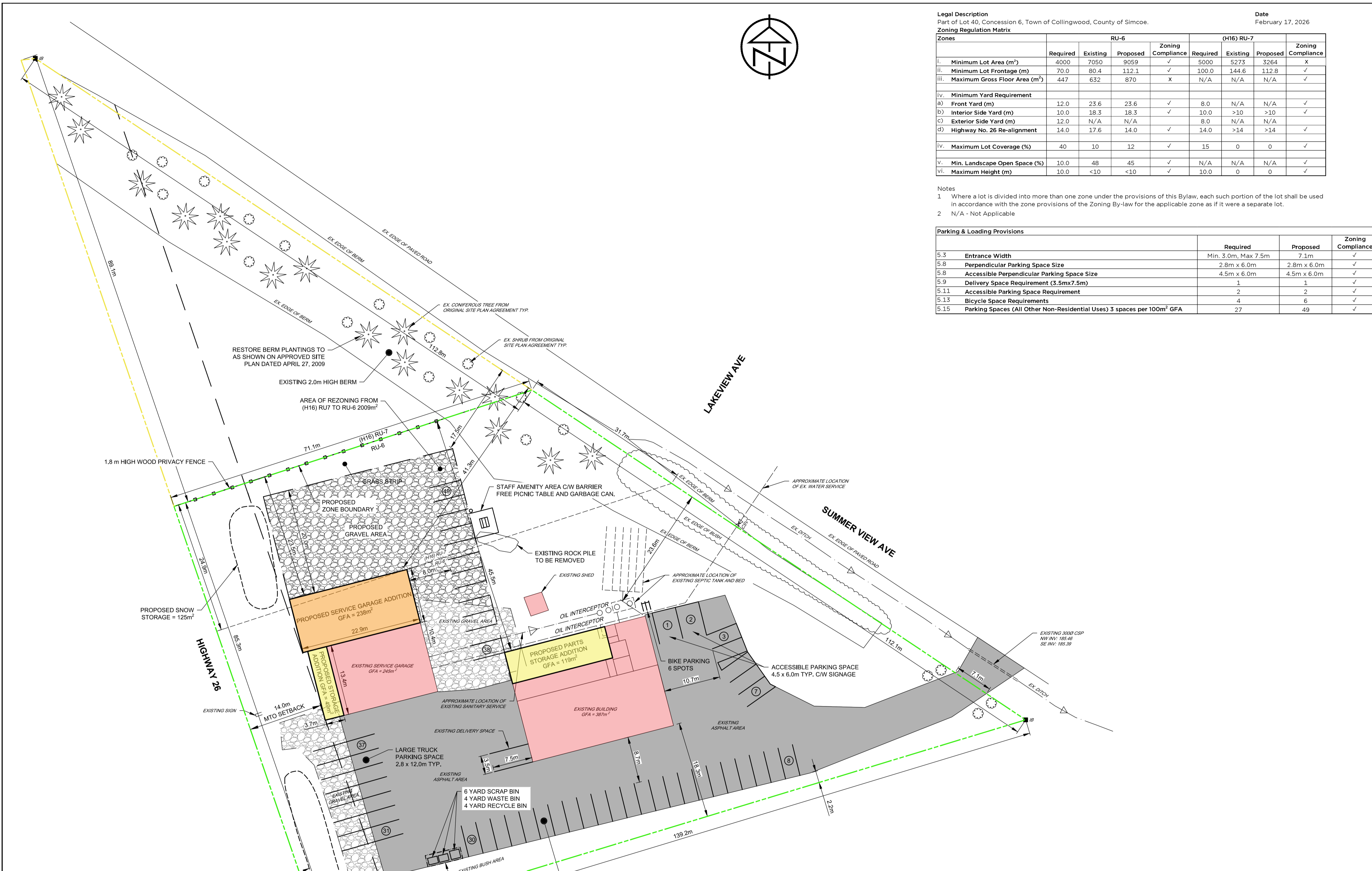
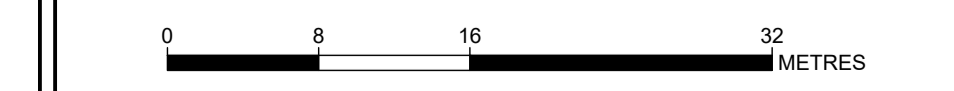
STAMP
FOR INFORMATION ONLY
JUNE 1, 2026



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

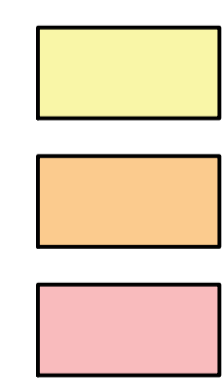
DRAWING TITLE
SITE PHASING PLAN

PROJECT	SCALE	DRAWING
125178	1:400	SP.1



LEGEND

- PHASE 1
- PHASE 2
- EXISTING BUILDINGS



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.1 - Phasing Plan.dwg, Plotter: Lp 03, 2026