

March 21, 2023

Cassandra Dillman
Community Planner
Town of Collingwood
55 Ste. Marie Street Unit 302
Collingwood ON. L9Y 0W6



Dear Ms. Dillman;

**RE: 32 Oak Street
Collingwood, Simcoe County
Final Submission Site Plan Approval**

Please find attached the final submission for Site Plan Approval for the above noted property.

Please find the following as part of this submission:

- Updated Engineering Drawings
- Updated Function Servicing and Stormwater Management Report
- Updated Site Plan
- Comment Matrix addressing second submission comments
- Letter from 24 Oak Street Neighbour related to property line trees
- Geotechnical Investigation
- Updated Arborist Report
- Cost Estimate

The following is a summary of the changes made to the plan related to the second submission comments.

- The building has been reduced in length by 1 metre.
- Accessible parking space has been moved to the back of the property with increased size of 4.9m with walkway to be ADA compliant.
- One additional parking space was removed so there are 9 parking spaces on the site.
- The parking aisle has been widened from 6m to 7m improve vehicle maneuverability.

- Garbage and recycling will be stored within the building and will be collected by a private contractor.
- Access to commercial space has been removed from the drive aisle altogether and all pedestrian walkways and entrances to the building are now on the east and north side of the building away from vehicular drive aisle
- Bike rack has been moved to the front and residential bike storage in the building will also be available.
- Snow storage areas have been expanded extensively on the south side and east side.

An updated Minor Variance Application will be submitted under separate cover.

Related to the SCAP review and comments we are requesting a meeting to discuss the point system and our responses.

Your attention to this application is greatly appreciated, should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in cursive script that reads "Krystin Rennie".

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP