

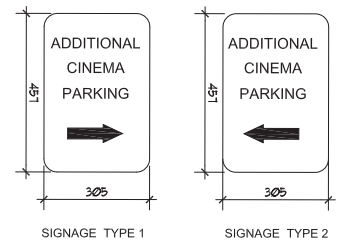
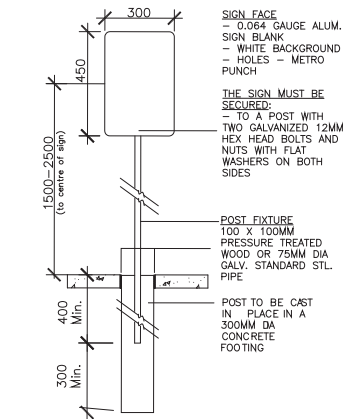
SURVEYOR'S REAL PROPERTY REPORT  
(PART 1) PLAN OF  
LOTS 2 TO 7, INCLUSIVE AND  
PART OF LOTS 1, 8 & 9  
SOUTH OF CARDIGAN STREET  
AND LOTS 2 TO 8, INCLUSIVE  
AND PART OF LOTS 1 & 9  
NORTH OF CARDIGAN STREET  
AND PART OF LOTS A, B, C & D  
WEST OF BALSAM STREET  
AND PART OF LOTS 1 TO 8, INCLUSIVE  
NORTH OF FIRST STREET  
AND LOTS 2 TO 7, INCLUSIVE  
AND PART OF LOTS 1, 8 & 9  
SOUTH OF WATER STREET  
AND PART OF CARDIGAN STREET  
(CLOSED BY BYLAW 3112, INST. (RD)491479)  
REGISTERED PLAN 175  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

- SITE LEGEND**
- PROPERTY LINE
  - ROAD WIDENING
  - PAINTED LINES
  - FIRE ROUTE
  - PROP. RESTAURANT USE
  - BUILDING ENTRANCE
  - EXIST. FIRE HYDRANT
  - EXISTING PARKING
  - PROPOSED PARKING
  - OVERFLOW PARKING SIGNAGE

SITE STATISTICS			
PARCEL A			
SITE AREA	7588.5 SM	186 AC	
COVERAGE	7.1%		
EXIST. BLDG A (A+H)	2313 SM	2489 SF	
BLDG B (PIZZA)	3079 SM	3314 SF	
TOTAL	5392 SM	5803 SF	
PARKING REQ. RESTAURANT 8/100 SM	43 SPACES		
PROVIDED	58 SPACES		
PARCEL B			
ZONE	C2-4 REGIONAL COMMERCIAL EXCEPTION 4		
SITE AREA	25936.8 SM	6.41 AC	
ROAD WIDENING	238.0 SM	0.06 AC	
SITE AREA (INC ROAD WIDENING)	25698.8 SM	6.35 AC	
COVERAGE	24%		
EXISTING	5757 SM	61865 SF	
PROPOSED PAD A	464.6 SM	5000 SF	
TOTAL	62216 SM	66865 SF	
PARKING REQUIRED 2.8Mx6.5M W/ 6M DRIVE AISLE ACCESSIBLE 4.5Mx6.0M			
RESTAURANT 8/100 SM	1096.9 SM	84.5 SPACES	
NON-RESIDENTIAL 3/100 SM	2796.8 SM	821 SPACES	
THEATRE 1 SPACE PER 4 SEATS	1800 SEATS	325 SPACES	
SUB-TOTAL		492 SPACES	
PARKING PROVIDED		368 SPACES	
LOADING SPACE 3.0Mx7.5M W/ 3M VERTICAL CLEARANCE			

ZONING	REQUIRED	PROPOSED
LOT AREA	20000 SM	25936.8 SM
LOT FRONTAGE	100 M	114 M
FRONT YARD	10 M	10.2 M
EXT. SIDE YARD	10 M	23.2 M
INT. SIDE YARD	10 M	3.28 M
REAR YARD	10 M	10 M
MAX HEIGHT	15 M	6.1 M
MAX LOT COVERAGE	50%	24%
MIN. LANDSCAPE AREA	10%	15.0%

GARBAGE AND RECYCLING TO BE PICKED UP DURING OFF STORE HOURS.



NOTE:  
ALL SIGNS TO COMPLY WITH RESPECTIVE CITY BYLAWS.

SIGNAGE LOCATIONS TO BE APPROVED ON SITE BY ARCHITECT PRIOR TO INSTALLATION.

OWNER : STEVE BISHOP NORTH AMERICAN DEVELOPMENT GROUP. 2851 JOHN ST, SUITE ONE, MARKHAM, ONTARIO, L3R 5R7 TEL: (905)477-9200			
<b>SCOLER LEE BORENSTEIN + ASSOCIATES ARCHITECTS INC.</b>			
ARCHITECT: ALLAN BORENSTEIN STE 900, 60 ST. CLAIR AVE E TEL: (416)362-7753 TORONTO, ONTARIO M4T 1N5 FAX: (416)362-8519			
PROJECT BLUE MOUNTAIN CENTRE COLLINGWOOD ON.			
DRAWING TITLE SITE PLAN			
	DRAWN	AB	FOLIO
	CHECKED	AB	15008
	DATE	MAR 2020	DWG. NO.
	SCALE	AS NOTED	A100
X-REFS: R2			
DRAWINGS REVISED: LAST UPDATED:			