



SITE STATISTICS		
MUNICIPAL ADDRESS: 415 FIRST STREET		
LEGAL INFORMATION PROVIDED BY CLIENT. SURVEY BARS LOCATED IN FIELD AS PART OF TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING OCTOBER 15, 2019		
ZONING PROVISIONS (ZONE C4-3-COMMERCIAL) ASSUMING HICKORY STREET AS THE FRONTAGE FOR ZONING SETBACKS.		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	1,000m <sup>2</sup>	4,067m <sup>2</sup>
MINIMUM LOT FRONTAGE	30.0m	60.35m
MAXIMUM LOT COVERAGE	40%	36%
FRONT YARD SETBACK	6.0m	12.7m
REAR YARD SETBACK	7.5m	1.4m
INTERIOR SIDE YARD SETBACK (ABUTTING RESIDENTIAL ZONE)	9.0m	10.7m
INTERIOR SIDE YARD SETBACK (ABUTTING COMMERCIAL ZONE)	0.0m	0.4m
EXTERIOR SIDE YARD SETBACK	6.0m	20.4m
MINIMUM LANDSCAPED AREA	10%	15%
PARKING SPACES REQUIRED (2.8m x 6.0m MIN.):		
REQUIRED: 40 TOTAL		
PROVIDED: 40 TOTAL		
BARRIER FREE SPACES:		
REQUIRED: 1 SPACE PER 25 PARKING SPACES		
PROVIDED: 2 (4.9m INCL. ACCESS AISLE x 6.0m)		
BICYCLE PARKING:		
REQUIRED: 4 SPACES (10% OF TOTAL PARKING SPACES)		
PROVIDED: 6 SPACES (3 RINGS)		
LOADING SPACES:		
REQUIRED: 1 (1 SPACE BETWEEN 2,501m <sup>2</sup> - 7,000m <sup>2</sup> GFA)		
PROVIDED: 2 (3.5m x 20.0m w/4.5m VERTICAL CLEARANCE)		
SNOW REMOVAL: EXCESS SNOW WITHIN THE PARKING LOT SHALL BE REMOVED FROM THE PROPERTY.		
SITE IRRIGATION: NO IRRIGATION SYSTEM IS TO BE INSTALLED FOR THE PROPOSED DEVELOPMENT.		

**DISCLAIMER AND COPYRIGHT**  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.  
 TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

**BENCHMARKS**  
 TBM1 - ELEVATION 179.65  
 TOP OF CONCRETE BASE OF LIGHT STANDARD LOCATED NEAR SOUTHEAST PROPERTY CORNER.  
 TBM2 - ELEVATION 179.67  
 TOP OF CONCRETE BASE OF LIGHT STANDARD LOCATED EAST OF SITE ENTRANCE FROM FIRST STREET.

**NOTES**

No.	REVISION DESCRIPTION	DATE
1.	ISSUED FOR SITE PLAN APPROVAL	JUN. 2021
2.	2ND SUBMISSION	NOV. 2022
3.	ADJUSTED WEST PROPERTY LINE	FEB. 2023
4.	3RD SUBMISSION	MAY. 2023
5.	4TH SUBMISSION	SEPT. 2023

**ENGINEER STAMP**

**415 FIRST STREET  
 BUILDING ADDITION  
 TOWN OF COLLINGWOOD**

**SITE PLAN**

			TOWN APPROVAL		
			DESIGN: JM/EL	FILE: 119019	DWG:
DRAWN: JM/EL	DATE: OCT 2020	<b>SP-1</b>			
CHECK: DJH	SCALE: 1:200				