



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package

**94 Stanley Street, Collingwood**



**KAREN E. WILLISON** Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)



LOCATIONS **NORTH**





**CollaborativeRealEstate.ca**



5,322 sq. ft.



3+1 Bed



4+1 Bath





# COLLABORATIVE REAL ESTATE

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## **Quick Facts** **94 Stanley Street, Collingwood**

- **Conveniently located with easy access to trails & hiking, 5 minutes to the shops, restaurants and entertainment in downtown Collingwood, 15 minutes to Blue Mountain Resort**
- **Bright spacious interior with plenty of room for family and entertaining**
- **Over 5,300 square feet of finished living space**
- **Gorgeous luxury finishes and woodwork inside and out**
- **Covered front and rear porches to enjoy the outdoors while relaxing**
- **3 + 1 bedrooms with main floor primary suite**
- **4 + 1 bath**
- **Fully finished and insulated 2 car garage**



**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
 kwillison@royallepage.ca  
 Cell: (705) 888-0075  
 www.CollaborativeRealEstate.ca

94 STANLEY Street, Collingwood, Ontario L9Y 0G3

Client Full  
**Active / Residential**

**94 STANLEY St Collingwood**

MLS® #: 40458888  
 Price: \$2,588,000



Simcoe County/Collingwood/CW01-Collingwood  
 2 Storey/House

	Beds	Baths	Kitch
Lower	1	1	
Main	3	3	1
Second		1	

Beds (AG+BG): 4 (3 + 1)  
 Baths (F+H): 5 (4 + 1)  
 SF Fin Total: 5,322  
 AG Fin SF Range: 3001 to 4000  
 AG Fin SF: 3,189/Other  
 BG Fin SF: 2,133/Other  
 DOM: 0  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$1,185.43/2023

Remarks/Directions

Public Rmks: This stylish home was designed and lived in by the builder and is absolutely loaded with upgrades. More than 5,000 square feet of quality construction. Every view is a delight from the entrance way with its large covered porch with gorgeous timber work to the dream kitchen and the great room with a cathedral ceiling. The luxury is everywhere and the finishes are beautifully curated. Solid wood craftsman-style doors, oak floors, massive island in a kitchen that leaves no stone unturned in being gorgeous and functional. The living area in front of the stone fireplace is large enough for multiple configurations of furnishings to lend the house to gathering and entertaining but cosy enough for two. The huge back deck is also covered with more great timber work and allows for entry from both the living area and the primary suite. The primary is one of three bedrooms on the main floor. Upstairs is a great loft space for a family room or office that has a vaulted ceiling. All the bathrooms have heated floors and are lovely with bright white oversized porcelain tile floors and shower surrounds. The lower level is fully finished with a private guest room and full bathroom as well as a roughed-in bar in the rec room space and heated floors throughout. The home is in a neighbourhood of unique custom designer homes on oversized lots just 5 minutes to the shops in downtown Collingwood, 15 minutes to Blue Mountain Resort and super easy access in and out of town. Other highlights include a generator, a fully finished and insulated garage, hot and cold running water in both the garage and back deck perfect for dog washing and loads of storage space on every level.

Directions: Hurontario Street to Stanley Street to sign on left.  
 Cross St: Hurontario Street

Common Elements

Exterior			
Exterior Feat:	Deck(s), Lawn Sprinkler System, Patio(s), Porch, Recreational Area, Year Round Living		
Construct. Material:	Board & Batten, Stone, Wood	Roof:	Asphalt Shingle
Shingles Replaced:	Foundation:	Prop Attached:	Detached
Year/Desc/Source:	2022/Completed / New/Owner	Apx Age:	0-5 Years
Property Access:	Municipal Road, Paved Road	Rd Acc Fee:	
Pool Features:	None		
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway		
Parking Spaces:	8	Driveway Spaces:	6.0
Services:	Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available, Underground Wiring		
Water Source:	Municipal-Metered	Water Tmnt:	Water Purification
Lot Size Area/Units:	/	Acres Range:	< 0.5
Lot Front (Ft):	65.81	Lot Depth (Ft):	167.35
Location:	Urban	Lot Irregularities:	
Area Influences:	Airport, Beach, Dog Park, Golf, Hospital, Library, Place of Worship, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing, Trails		
Topography:	Flat	Fronting On:	South
Restrictions:		Exposure:	North
School District:	Simcoe County District School Board, Simcoe Muskoka Catholic District School Board		
High School:	Collingwood Collegiate Institute, Our Lady of the Bay		
Elementary School:	Cameron St, Admiral (FI), St. Mary's, Pretty River Academy		

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum, Sump Pump, Water Heater Owned, Water Treatment		
Security Feat:	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)		
Access Feat:	Hallway Widths 42" or More, Hard/Low Nap Floors, Lever Door Handles, Lever Faucets		
Basement:	Full Basement	Basement Fin:	Fully Finished

Laundry Feat: **Laundry Room, Main Level, Sink**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**  
 Fireplace: **1/Living Room, Natural Gas**  
 Under Contract: **None**  
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
 Electric Age: **2022**  
 Furnace Age: **2022**

Plumbing Age: **2022**  
 Tank Age: **2022**

FP Stove Op: **Yes**  
 Contract Cost/Mo:  
 Furnished:  
 UFFI: **No**

#### Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 349 BLK H PL 334 NOTTAWASAGA TOWN OF COLLINGWOOD**  
 Zoning: **R2**  
 Assess Val/Year: **\$648,000/2022**  
 PIN: **582611052**  
 ROLL: **433108000716708**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Available/ 2021**  
 Hold Over Days: **120**  
 Occupant Type: **Owner**  
 Deposit: **Minimum 5%**

#### Brokerage Information

List Date: **07/28/2023**  
 List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage** 

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Karen E. Willison, Salesperson  
 Date Prepared: 07/28/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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#### MLS® #: 40458888

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	11' 1" X 7' 4"	3.38 X 2.24	Tile Floors
Living Room	Main	27' 5" X 19' 11"	8.36 X 6.07	Cathedral Ceiling, Fireplace, Hardwood floor, Open Concept
Kitchen	Main	20' 1" X 13' 10"	6.12 X 4.22	Hardwood floor, Open Concept, Pantry
Dining Room	Main	12' 1" X 13' 10"	3.68 X 4.22	Hardwood floor, Open Concept, Sliding doors, Walkout to Balcony/Deck
Bedroom Primary	Main	20' 11" X 14' 0"	6.38 X 4.27	Ensuite, Hardwood floor, Sliding doors, Walk-in Closet, Walkout to Balcony/Deck
Primary Ensuite	Main	15' 3" X 8' 0"	4.65 X 2.44	5+ Piece, Heated Floor, Tile Floors
Bathroom	Main			
Bedroom	Main	16' 2" X 11' 6"	4.93 X 3.51	Hardwood floor
Bedroom	Main	12' 8" X 11' 2"	3.86 X 3.40	Hardwood floor
Bathroom	Main	3' 3" X 7' 8"	0.99 X 2.34	2-Piece, Heated Floor, Tile Floors
Bathroom	Main	7' 9" X 7' 7"	2.36 X 2.31	4-Piece, Heated Floor, Linen closet, Tile Floors
Loft	Second	36' 5" X 22' 8"	11.10 X 6.91	Cathedral Ceiling, Hardwood floor
Bathroom	Second	7' 0" X 8' 10"	2.13 X 2.69	3-Piece, Heated Floor, Linen closet, Tile Floors, Vaulted Ceiling
Recreation Room	Lower	31' 2" X 55' 3"	9.50 X 16.84	Broadloom, Heated Floor
Desc: Rough in for full wet bar				
Bedroom	Lower	17' 8" X 12' 2"	5.38 X 3.71	Broadloom, Heated Floor
Bathroom	Lower	9' 1" X 7' 5"	2.77 X 2.26	4-Piece, Heated Floor, Linen closet, Tile Floors
Storage	Lower	15' 8" X 19' 0"	4.78 X 5.79	
Utility Room	Lower	5' 3" X 17' 6"	1.60 X 5.33	

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## Expense/Utility/House Details

**94 Stanley Street, Collingwood**

### House Details

Item	Year	Notes
Year Home was Built	2021-2022	
Air Conditioner	2022	
Air Exchanger	2022	
Windows	2022	
Roof	2022	
Furnace	2022	Two Stage High Efficiency
Hot Water Tank	2022	Owned

### Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$1,185.43	Town of Collingwood
Insurance Premium	\$2,865.00	
Gas	\$1,872.00	Enbridge
Hydro	\$2,832.00	EPCOR
Water/Sewer	Incl in Hydro	EPCOR
Internet/Cable Provider		Bell
Lawn/Garden Maintenance		Self
Snow Removal		Self

## Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Electrolux / EW23BC87SS	2022
Dishwasher	Electrolux / E24ID75SPS3A	2022
Stove/Oven	Electrolux	2022
Microwave	Electrolux / EMBD3010ASB	2022
Washer	LG	2022
Dryer	LG	2022

## Additions/Upgrades

Item	Year	Details/Notes
18 kw Generac Generator	2022	
Irrigation System	2022	
Water Filter for Fridge Dispenser	2022	
Security System with Video Monitoring	2022	

## Additional Notes:

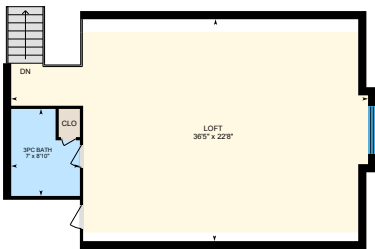
Spray foam insulation under lower level slab and up lower level walls. Creates a water barrier & adds warmth.
In floor heat (electric) in all bathrooms
In floor heat (electric) in lower level
Rough in for garage heater (NG or electric)
Garage hot & cold water for dog wash
Rear deck hot & cold water
Rough in for gas BBQ on rear deck
Garage insulated & finished
Fully insulated Garage doors (includes windows)
Furnace with two zones for even temperature distribution

94 Stanley St, Collingwood, ON

Main Building: Total Exterior Area Above Grade 3188.93 sq ft



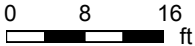
Main Floor  
Exterior Area 2380.90 sq ft



Loft  
Exterior Area 808.03 sq ft



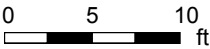
Lower Level (Below Grade)  
Exterior Area 2132.90 sq ft



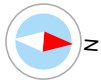


94 Stanley St, Collingwood, ON

Main Floor Exterior Area 2380.90 sq ft  
Interior Area 2193.56 sq ft  
Excluded Area 697.64 sq ft



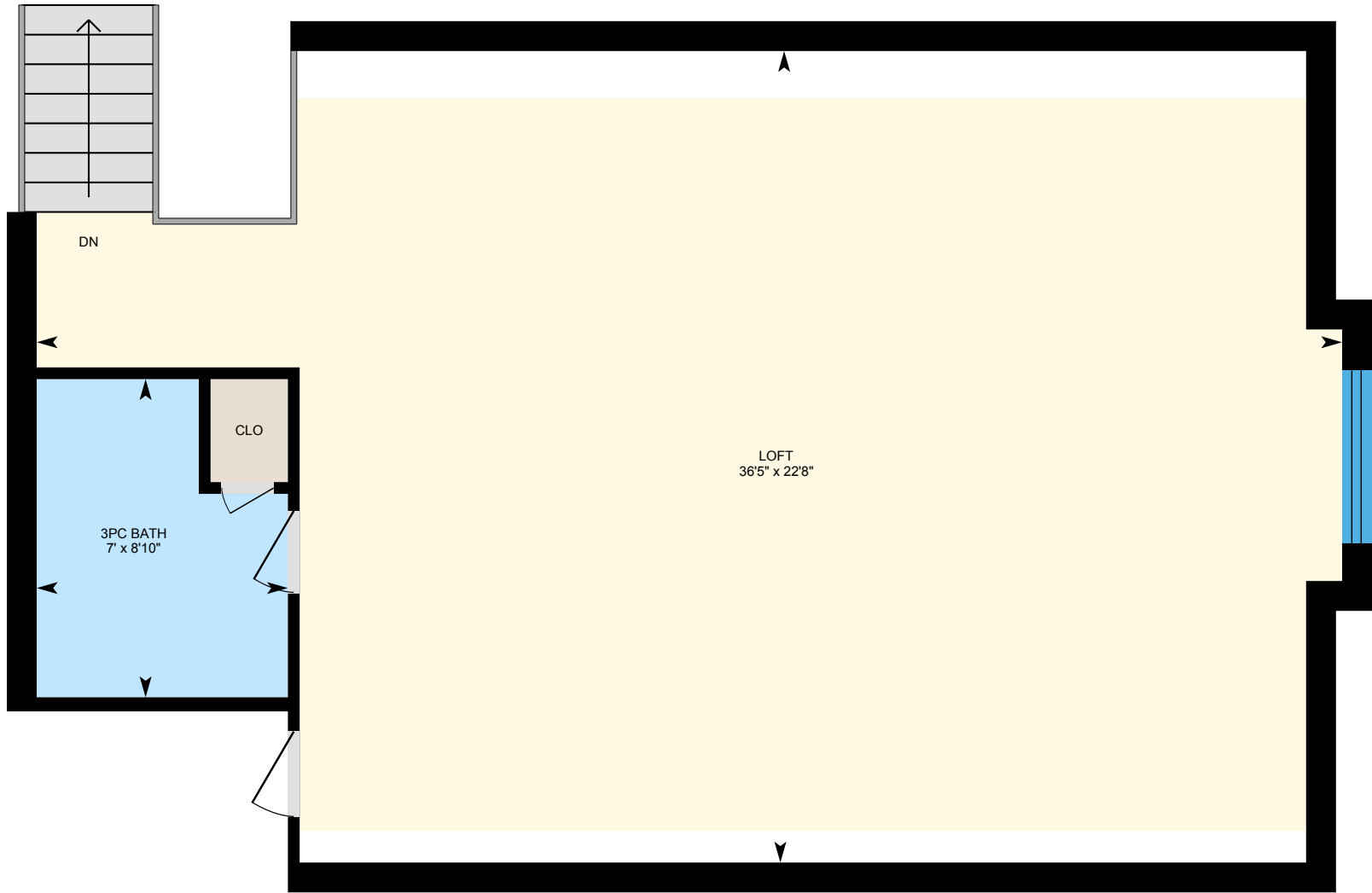
PREPARED: 2023/07/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

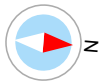
94 Stanley St, Collingwood, ON

Loft Exterior Area 808.03 sq ft  
Interior Area 699.90 sq ft  
Excluded Area 61.60 sq ft



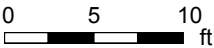
0 2 4 ft

PREPARED: 2023/07/26



94 Stanley St, Collingwood, ON

Lower Level (Below Grade) Exterior Area 2132.90 sq ft  
Interior Area 1936.16 sq ft  
Excluded Area 1.29 sq ft



PREPARED: 2023/07/26





# 94 Stanley St, Collingwood, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 3'3" x 7'8"  
4pc Bath: 7'9" x 7'7"  
5pc Ensuite: 15'3" x 8'  
Bedroom: 16'2" x 11'6"  
Bedroom: 12'8" x 11'2"  
Dining: 12'1" x 13'10"  
Foyer: 11'1" x 7'4"  
Garage: 27'10" x 22'11"  
Kitchen: 20'1" x 13'10"  
Laundry: 7' x 13'7"  
Living: 27'5" x 19'11"  
Primary: 20'11" x 14'  
Wic: 7'10" x 8'

##### LOFT

3pc Bath: 7' x 8'10"  
Loft: 36'5" x 22'8"

##### LOWER LEVEL

4pc Bath: 9'1" x 7'5"  
Bedroom: 17'8" x 12'2"  
Rec Room: 31'2" x 55'3"  
Storage: 15'8" x 19'  
Utility: 5'3" x 17'6"

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 2193.56 sq ft  
Excluded Area: 697.64 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 2380.90 sq ft

##### LOFT

Interior Area: 699.90 sq ft  
Excluded Area: 61.60 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 808.03 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 1936.16 sq ft  
Excluded Area: 1.29 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 2132.90 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2893.46 sq ft  
Excluded Area: 759.24 sq ft  
Exterior Area: 3188.93 sq ft

# 94 Stanley St, Collingwood, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

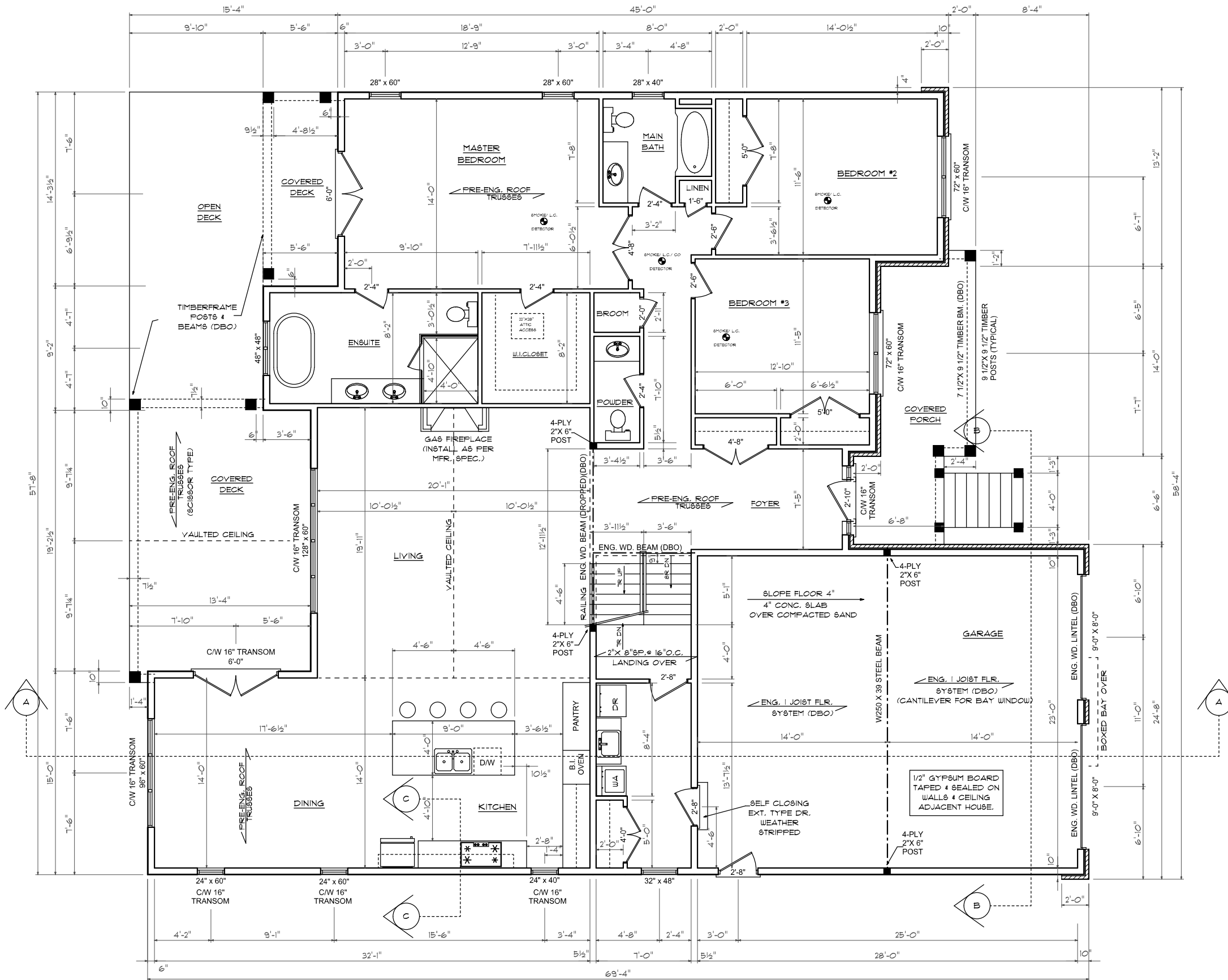
**A. RECA RMS 2017:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF  
CORNERSTONES RESIDENTIAL DESIGN INC.  
REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN "HOUSE" (BUILDING CODE TABLE 3.5.2.1)  
INDIVIDUAL BCIN: 21063  
FIRM BCIN: 21551  
DATE: JAN. 26, 2021 MARK TAYLOR: *M.T.*

NOTE:  
CORNERSTONES RESIDENTIAL DESIGN INC. DOES NOT TAKE RESPONSIBILITY FOR COVERED DECK DESIGN. ALL DECK ELEMENTS: PIERS, BEAMS, JOISTS, BRACING & CONNECTION TO HOUSE REQUIRE P. ENG. REVIEW, AND STAMP

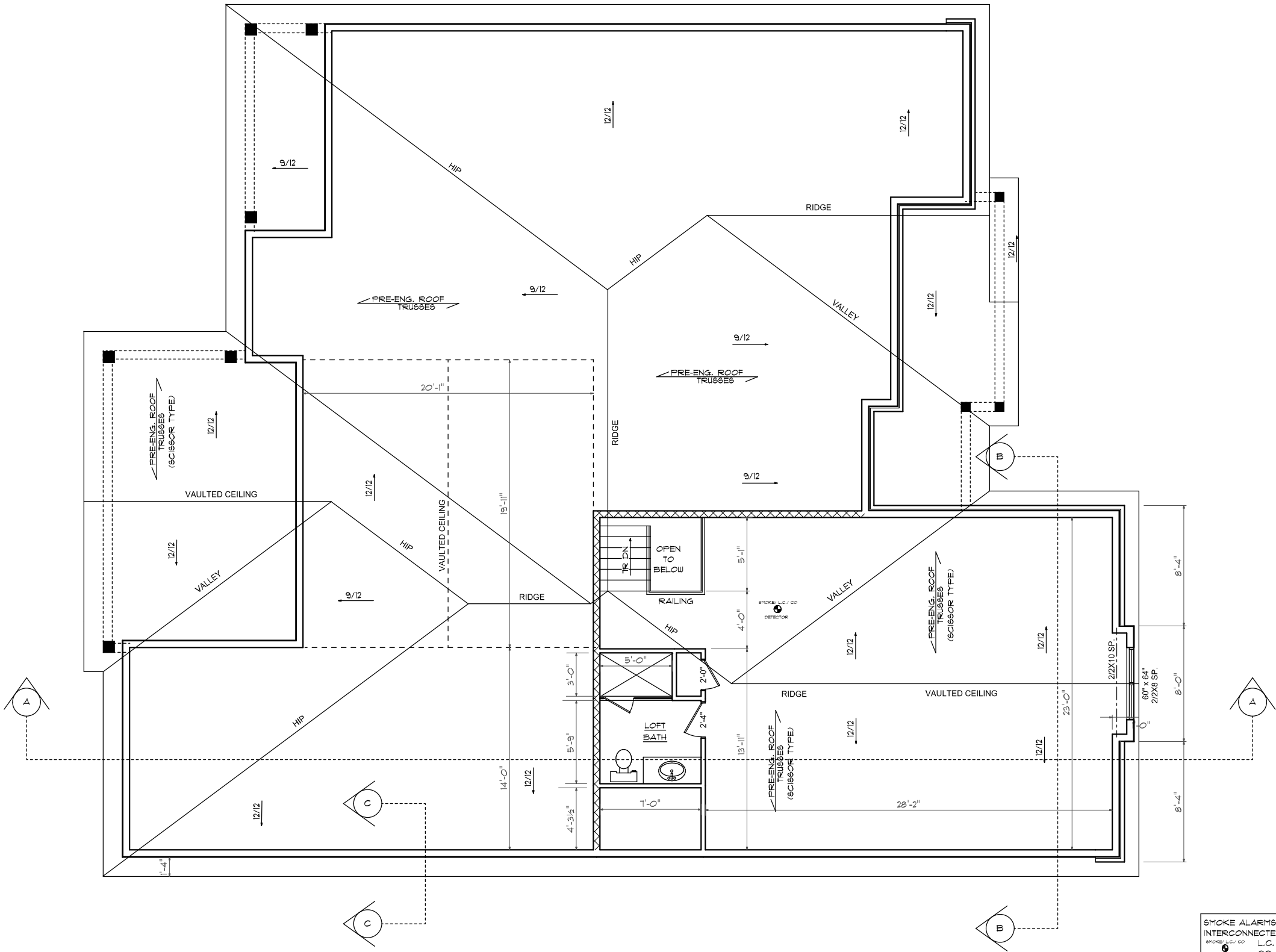
SMOKE ALARMS & C.O. DETECTORS TO BE INTERCONNECTED ALL FLOORS (3 WIRE)  
SMOKE L.C./CO DETECTOR  
L.C. - LIGHTING COMPONENT  
CO - CARBON DIOXIDE

ALL INTERIOR PARTITIONS TO BE 2" X 4" (3 1/2") UNLESS DIMENSIONED OTHERWISE

NOTE:  
THIS IS A TRUSSED ROOF.  
SEE ENGINEERED DRAWINGS (DBO)

NOTE RE: EXTERIOR WD. LINTELS  
ALL LINTELS TO BE 2"X10 SP. UNLESS OTHERWISE INDICATED ON PLANS.  
EXTERIOR LINTELS SUPPORTING ROOF TRUSSES WITH SPANS GREATER THAN 32'-0" ARE TO BE (DBO)





I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF  
CORNERSTONES RESIDENTIAL DESIGN INC.  
REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN "HOUSE" (BUILDING CODE TABLE 3.5.2.1) INDIVIDUAL BCIN: 21063  
FIRM BCIN: 21551  
DATE: JAN. 26, 2021 MARK TAYLOR:

NOTE:  
THIS IS A TRUSSED ROOF.  
SEE ENGINEERED DRAWINGS (DBO)

NOTE:  
ALL LINTELS OVER EXTERIOR OPENINGS  
THAT SUPPORT ROOF TRUSSES OVER  
32'-0" SPAN ARE TO BE ENG. (DBO)

CONVENTIONAL ROOF RAFTER FRAMING  
AS REQUIRED:

HIP & VALLEY RAFTERS TO BE MIN. 2" GREATER  
IN DEPTH THAN COMMON RAFTERS.

RAFTERS BASED ON OBC 3.0 KPa LOADING

RAFTER SPAN : UP TO 10'-1" 2" BY 6" NO.2 SPF

RAFTER SPAN: 10'-1" TO 13'-0" 2" BY 8" NO.2 SPF

RAFTER SPAN: 13'-0" TO 15'-11" 2" BY 10" NO.2 SPF.

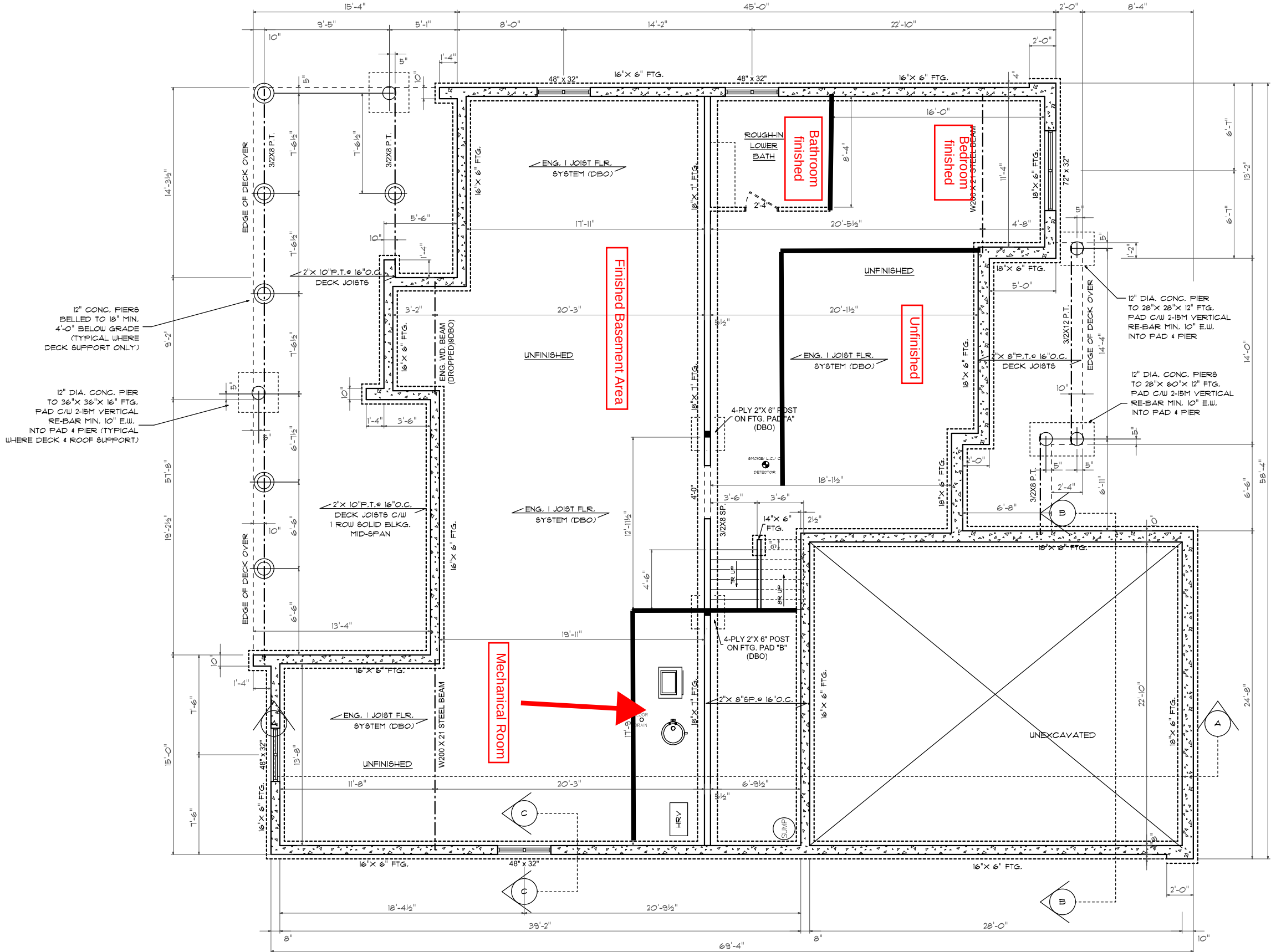
COLLAR TIES, STRUTS OR DWARF WALLS MAY  
BE USED TO REDUCE SPAN AS REQUIRED &  
MUST CONFORM TO O.B.C. 9.23.13

INTERIOR LOAD BEARING WALLS INDICATED BY:



SPAN OF GIRDER OR BM.	SUPPORTED LENGTH			
	7'-11"	11'-10"	15'-9"	19'-8"
7'-11"	1-PLY	1-PLY	2-PLY	2-PLY
11'-10"	1-PLY	2-PLY	2-PLY	3-PLY
15'-9"	2-PLY	2-PLY	3-PLY	4-PLY
19'-8"	2-PLY	3-PLY	4-PLY	4-PLY
23'-8"	2-PLY	3-PLY	4-PLY	5-PLY
27'-7"	3-PLY	4-PLY	5-PLY	
31'-6"	3-PLY	4-PLY	5-PLY	
35'-5"	3-PLY	5-PLY		
39'-5"	4-PLY	5-PLY		

SMOKE ALARMS & C.O. DETECTORS TO BE  
INTERCONNECTED ALL FLOORS, (3 WIRE)  
SMOKE L.C./ CO L.C. - LIGHTING COMPONENT  
DETECTOR CO - CARBON DIOXIDE



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DATE: JAN. 26, 2021 MARK TAYLOR: *MTA*

NOTE:  
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SMOKE ALARMS & C.O. DETECTORS TO BE INTERCONNECTED ALL FLOORS.(3 WIRE)  
SMOKE/L.C./CO DETECTOR  
L.C. - LIGHTING COMPONENT  
CO - CARBON DIOXIDE

ALL INTERIOR PARTITIONS TO BE 2" X 4" (3 1/2") UNLESS DIMENSIONED OTHERWISE

NOTE:  
ALL BASEMENT WINDOW LINTELS TO BE FLUSH IN FLR. SYSTEM. (DBO BY FLR. DESIGN)

NOTE RE: STEEL BRICK LINTELS SEE TABLE AT NOTE #10 ON DWG. #3 FOR SIZES.

FOOTING DESIGN  
a) FOOTING DESIGN ASSUMES STABLE SOILS WITH AN ALLOWABLE BEARING PRESSURE OF 15 Kpa OR BETTER.  
b) FOOTING SIZES SPECIFIED ON THIS SET OF DRAWINGS AS PER 9.15.3.4.  
c) IF HIGH WATER TABLE IS PRESENT, THEN 9.15.3.4.(3) TO BE APPLIED TO MIN. FOOTING SIZES ALLOWED UNDER TABLE 9.15.3.4.

DRAWING NO.	3		OF	9
	CORNERSTONES			
	SPRINGWATER, ON, 105-T25-Q358 CORNERSTONESDESIGN.COM			
SCALE:	1/8"=1'-0"		DATE:	JAN. 22, 2020
	FOUNDATION PLAN			
	RESIDENCE			
TITLE:	L&A LTD HOMES		DRAWN BY:	M. TAYLOR

# **SURVEYOR'S REAL PROPERTY REPORT**

**(PART 1) PLAN OF  
LOT 349, BLOCK H  
REGISTERED PLAN 334**  
(FORMERLY TOWNSHIP OF NOTTAWASAGAN)  
**TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE**

SCALE 1:2500



## **METRIC**

DISTANCES ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## **PART 2**

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY  
REPORT DATED MAY 6, 2021

## **NOTES:**

BEARINGS HEREON ARE ASTERISMS AND ARE REFERRED TO  
THE BEARING OF THE SOUTHERLY LIMIT OF STANLEY STREET  
BEING N04°00'30"E IN ACCORDANCE WITH PLAN S4H-34816.

- DENOTES SET
- DENOTES FOUND
- S.B. DENOTES STANDARD IRON BAR
- U.B. DENOTES BRON BAR
- S.B. DENOTES SHORT STANDARD IRON BAR
- C.C. DENOTES CUT CROSS
- C.C. DENOTES CONCRETE PIN
- P.B. DENOTES PLASTIC BAR
- W.B. DENOTES WIRELESS
- DENOTES MEASURE
- SP. DENOTES REGISTERED PLAN
- N.E.S.E. DENOTES NORTH, SOUTH, EAST, WEST
- P1 REFERS TO PLAN OF SURVEY BY ZUBER, EMO, PATTEN  
& THOMSEN LTD., O.L.S., DATED JANUARY 31, 2016.

THIS REPORT WAS PREPARED FOR 7678508 ONTARIO LTD.  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
FOR USE BY OTHER PARTIES

## **NOTE**

NO ADDITIONAL PRINTS OF THIS REPORT CAN BE ISSUED  
FROM THIS OFFICE WITHOUT A FIELD EXAMINATION AND  
UPDATING OF THE PLAN

## **SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF MAY 2021.

MAY 6, 2021

*Paul H. Thomsen*  
PAUL H. THOMSEN  
ONTARIO LAND SURVEYOR  
COLLINGWOOD

O.L.S.



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ZUBER, EMO  
**PATTEN  
&  
THOMSEN**  
LIMITED

**ONTARIO LAND SURVEYORS**  
200 MOUNTAIN ROAD  
L4T 4  
COLLINGWOOD, ONTARIO L9Y 4Y5  
PHONE: (705) 445-4910

FOR No. 66-108-BE SURVEY FORM

REV. 12/10/2009, 2021 O.L.S. 204 34/2020

**STANLEY**

BLP. 334  
PIN 58261-0157(LT)

**STREET**

LOT 345  
BLOCK 1

STANLEY BLP. 334 STREET  
CLOSED BY BY-LAW 2008-112-407, 50484110  
PART 16, S.H-34816

PART 16, S.H-34816

LOT 346

LOT 348  
PIN 58261-0105(LT)

LOT 350  
PIN 58261-0169(LT)

LOT 351

LOT 349  
PIN 58261-0121(LT)

**BLOCK**

**334**

**PLAN**

LOT 269  
PIN 58261-0192(LT)

LOT 268  
PIN 58261-0138(LT)

LOT 267  
PIN 58261-0194(LT)

**REGISTERED**





# The Town of Collingwood

Box 157 97 Hurontario Street  
Collingwood, ON L9Y 3Z5  
(705) 445-1030

## TAX NOTICE

Final	2023
Mailing Date	June 29, 2023

Roll No. 4331- 080-007-16708-0000

Mortgage Company:	Mortgage No.
Name and Address	Municipal Address/Legal Description
94 STANLEY STREET  COLLINGWOOD, ON L9Y 3Y7	94 - STANLEY ST  PLAN 334 PT BLK H LOT 349

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$ 100,000.00	Res/Farm Tx.Full - EPubSup	0.00737631	\$ 737.63	0.00288800	\$ 288.80	0.00153000 \$ 153.00
RTEP	\$ 100,000.00	Special Capital Levy	0.00005995	\$ 6.00			
Sub Totals >>>		Municipal Levy	\$ 743.63	County Levy	\$ 288.80	Education Levy	\$ 153.00

Special Charges		Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount
				8/18/2023	\$ 304.37
				10/20/2023	\$ 303.00
Total Special Charges		\$ 0.00		Total Amount Due	
				\$ 607.37	

Sub-Total - Tax Levy	\$ 1,185.43
Special Charges/Credits	\$ 0.00
2023 Tax Cap Adjustment	\$ 0.00
Final 2023 Levies	\$ 1,185.43
Less Interim Tax Notice	\$ 578.06
Past Due Taxes/Credit	\$ 0.00

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 080-007-16708-0000
Name	
Address	94 STANLEY STREET  COLLINGWOOD, ON L9Y 3Y7
Due Date	Total Due
October 20, 2023	\$ 303.00

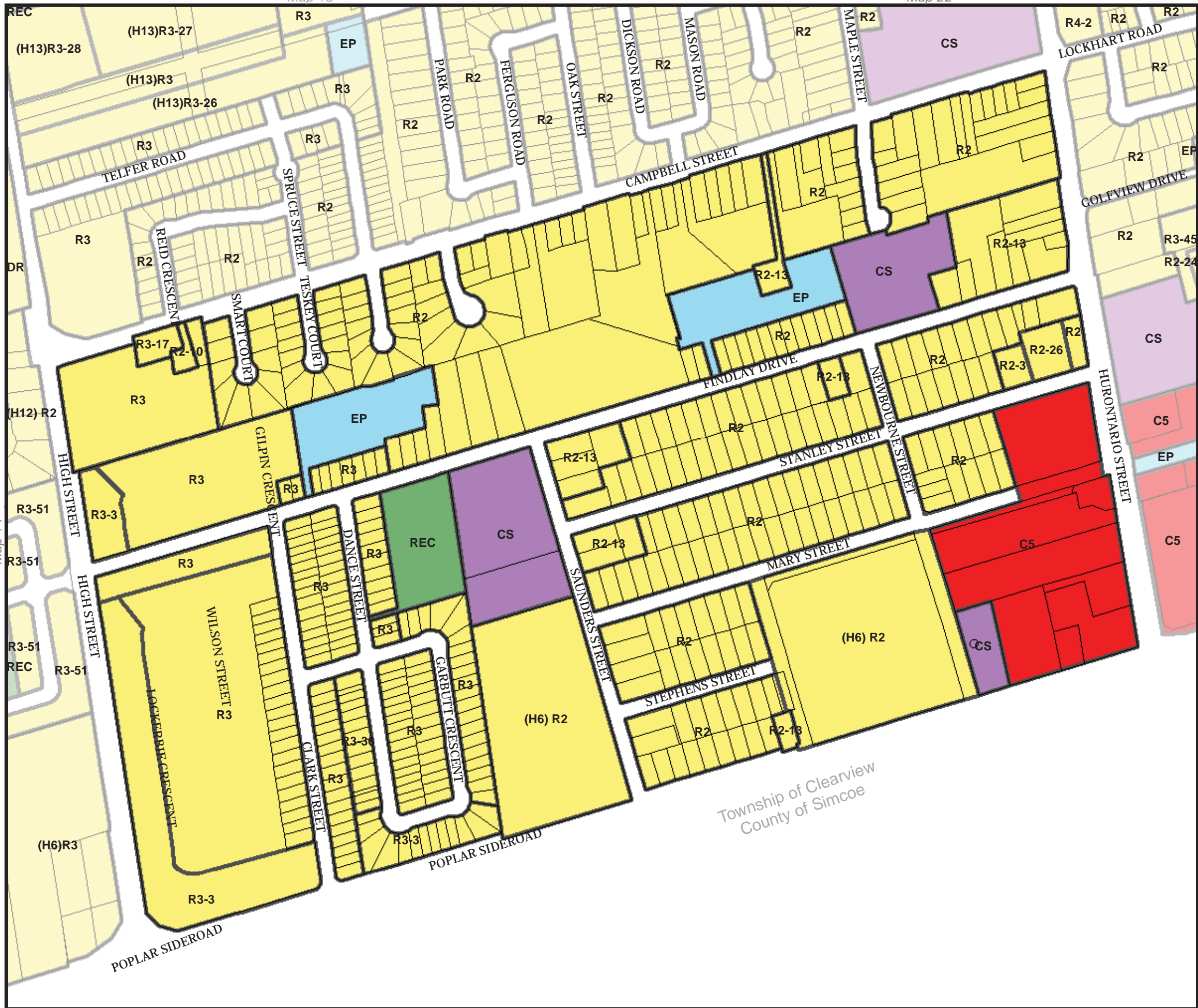


PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 080-007-16708-0000
Name	
Address	94 STANLEY STREET  COLLINGWOOD, ON L9Y 3Y7
Due Date	Total Due
August 18, 2023	\$ 304.37

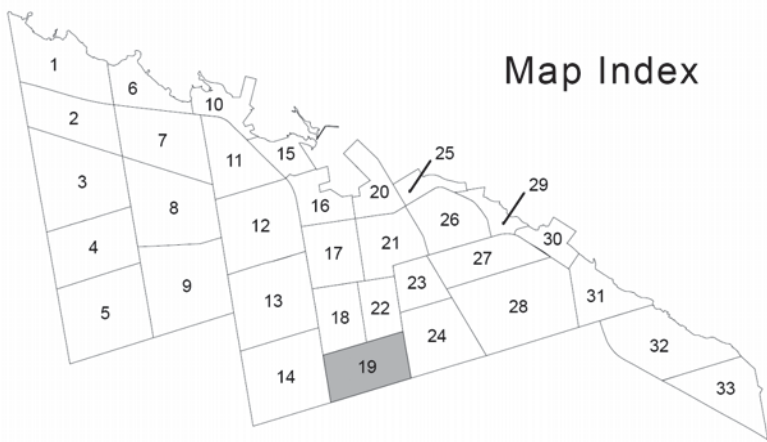




# Collingwood Zoning By-Law Schedule 'A' - Map 19



## Map Index



## REVISIONS

No.	Date	By-law
1	January 31, 2011	ZBA 2011-011
2	July 8, 2013	By-law No. 2013-060
3	March 3, 2014	By-law No. 2014-013
4	June 27, 2016	By-law No. 2016-045
5	October 31, 2016	By-law No. 2016-076
6	November 27, 2017	By-law No. 2016-086
7	May 28, 2018	By-law No. 2018-039
8		
9		
10		

1:5000

Revised by:  
RS

Produced by the Town of Collingwood, Planning Services.  
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