



**JUST FOR  
SNOW**

**BEST  
PLACES TO  
WORK IN  
SNOW & ICE  
2024**  
SIMA

CALM IN THE STORM.

# SERVICE GUIDE

Accountable. Reliable. Snow Solutions.



**JUST FOR SNOW**  
PROPERTY SERVICES

(905) 233-2436

[www.justforsnow.ca](http://www.justforsnow.ca)





JUST FOR  
SNOW

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# Nice To Meet You

WWW.JUSTFORSNOW.CA

At Just For Snow, we are professionals who understand the importance of a clean & safe property for yourself & your staff this winter & summer season. Our priority is keeping your business running seamlessly all winter season long & we go to great lengths to meet & exceed this goal.

Just For Snow was founded on the principles of safety, communication & reliability, something our clients have known to expect. This is why we hold an industry-leading **94% client retention rate!** We look forward to the opportunity to work together this upcoming season to display our difference & standard that allows for such long-lasting relationships with our clients.

**We look forward to a partnership with you & keeping your property clean & safe this season.**

Sincerely,  
Just For Snow



**MIKAYEL TER-GRIGORYAN**

President

**Email Us:**  
contact@justforsnow.ca

**Visit Us:**  
560 Piercy Road, Bolton

**Call Us:**  
(905) 233-2436



# WHY CHOOSE US?

We're **100% self-performing** & specialized in end-to-end grounds maintenance. All of our work is performed only by dedicated & trained teams using the best equipment available on the market. This ensures we're not giving away control of our highest quality standards to subcontractors & can offer the most reliable & consistent service.

- 1 Zero Downtime
- 2 No Missed Details
- 3 No Lost Profits



- 7 One Stop Solution
- 8 Your Safety, Secured
- 9 Always In The Loop



- 4 Fleet Ready, 24/7
- 5 Custom Plans That Perform
- 6 Tracking & Automated Reports





JUST FOR  
SNOW

# Our Clients



# What You Get When You Work With Us

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Seamless, All-In-One  
Service



Clear, Consistent  
Updates



Tailored Site  
Plans



Simple, Flat-Rate  
Pricing



Smart Systems &  
Skilled Teams



Routine Visits  
All Year



Mapped Routes &  
Plans



Proven Safety  
Record







JUST FOR  
SNOW

# Our Services

WE HAVE A **YEAR-ROUND** SOLUTION FOR YOU.

## SNOW & ICE MANAGEMENT

Highest standard of snow & ice management.

- ✓ Snow & Ice Removal
- ✓ Snow Relocation

## GROUNDS MAINTENANCE

Full end-to-end grounds maintenance solutions.

- ✓ Landscape Maintenance
- ✓ Lot Maintenance
- ✓ Property Enhancements
- ✓ Additional Services

Choose us for a **year-round solution** for your property's maintenance! We seamlessly integrate all verticals of service, ensuring your property is taken care of every season. Our dedicated team, cutting-edge technology and commitment to excellence make us the **ideal choice** for comprehensive and reliable year-round property care.



# Getting Started Is Easy.

*Simple Quotes. Transparent Pricing. Zero Surprises.*

## Winter is Unpredictable. Your Snow Contractor **Shouldn't Be.**

Choosing the wrong snow contractor leads to stress, missed service & surprise costs. That's why our quote process is fast, simple & built for busy property managers who need a partner – not a problem. We understand your role: keep the property safe, reduce risk & keep operations running. We make it easy – starting from the very first call.

## The Just For Snow 3-Step Quote Process

Get clear pricing, a custom plan & fast onboarding with this simple process:

1. **Request A Proposal**
  - Reach out via our website, phone or email to get started.
2. **Site Visit & Walkthrough**
  - We'll schedule a walkthrough to assess your property & service needs.
3. **Receive Proposal & Detailed Breakdown**
  - You'll get a detailed quote with pricing, scope & next steps.

We've helped hundreds of property managers across the Greater Toronto Area stay safe & operational – without the stress. Your business doesn't stop for snow. **Neither do we.**



# What Happens When You Say **Yes?**

*From Proposal to Plow: Here's What to Expect*

**one**



## Kickoff Site Walk

- We meet onsite to confirm scope, identify hazards, clarify access points and introduce your Account Manager — your single point of contact all winter.

**two**



## Site Profile + System Setup

- Our operations team creates a property profile including photos, marked service zones, hazard maps and more. This is uploaded into our software so crews have total clarity on your site — day or night.

**three**



## Mobilization & Prep

- Salt bins delivered, equipment positioned and team briefed. We mobilize everything before the first flake falls — not during the storm.

**four**



## Go Time

- When storms hit, you'll get live updates. Our teams are deployed automatically with multiple visits, GPS-tracked service and full transparency.

**five**



## Post Storm Review & Reporting

- After every event, you'll receive logs, photos, timestamps and reports showing everything we did to keep your property safe and operational.

# Our Team Makes The Difference.

*Trained & Certified Professionals*



## Commitment

Our account managers are trained & certified under the Advanced Snow Manager program, which empowers snow professionals to become safer, more efficient & more skilled. We believe the best-trained & best-compensated teams achieve the highest results. **That is our goal.**

## Involvement

At the 2024 Snow & Ice Symposium in Pittsburgh, we proudly took the stage to share insights & educate the industry on scaling team culture, optimizing operations & building the next generation of industry leaders. Our presentation focused on redefining blue-collar, showcasing how systems, leadership & frontline empowerment drive unmatched client results — storm after storm.

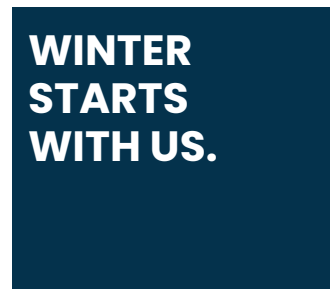
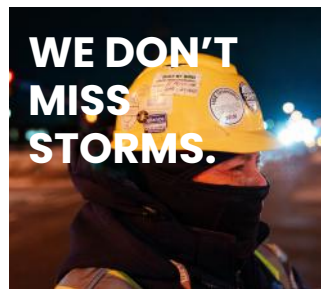
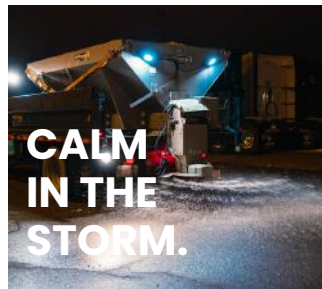
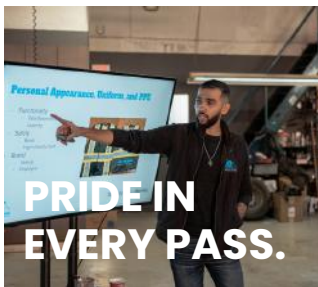
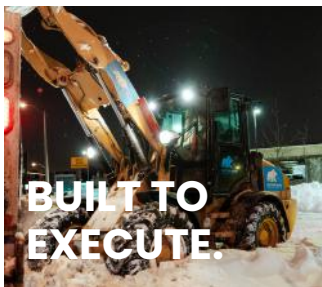
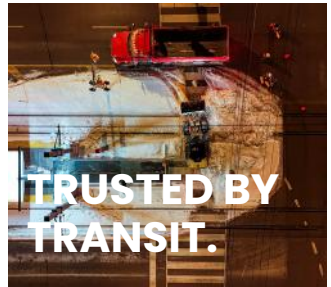
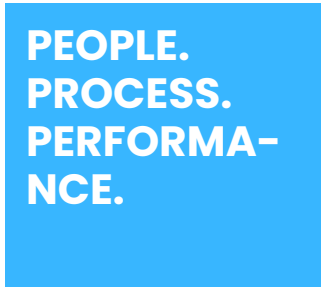
MEMBER  
**SIMA**<sup>®</sup>  
snow & ice management association

**ASM**»  
ADVANCED SNOW MANAGER™

**CSP**✖  
CERTIFIED SNOW PROFESSIONAL™









# Safety and Peace of Mind

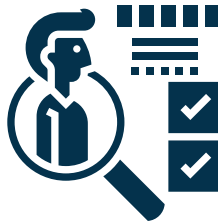
Our goal is to maintain site safety through slip & fall prevention, detailed site monitoring & up-to-date reporting on all activities that occur throughout a snow event.

## Prevent



- ✓ Multiple site visits during storms.
- ✓ Accurate salt applications to prevent ice.
- ✓ Priority overnight & morning cleanup.

## Observe



- ✓ Email notifications during storms.
- ✓ GPS tracking on all equipment & vehicles.
- ✓ Weather watch prior & during storms.

## Report



- ✓ Photos taken during site visits.
- ✓ All on site activities tracked during event.
- ✓ Detailed salt & cleaning logs.

***Our unmatched safety record in the industry epitomizes our commitment to excellence, ensuring a safe & secure environment in winter's toughest conditions.***

# Advanced Management Software

We invest in the best software systems for smooth operations & an **excellent customer experience**.



Salt & Service Tracking



Complete Data & Reporting



Files, Photos & Site Maps



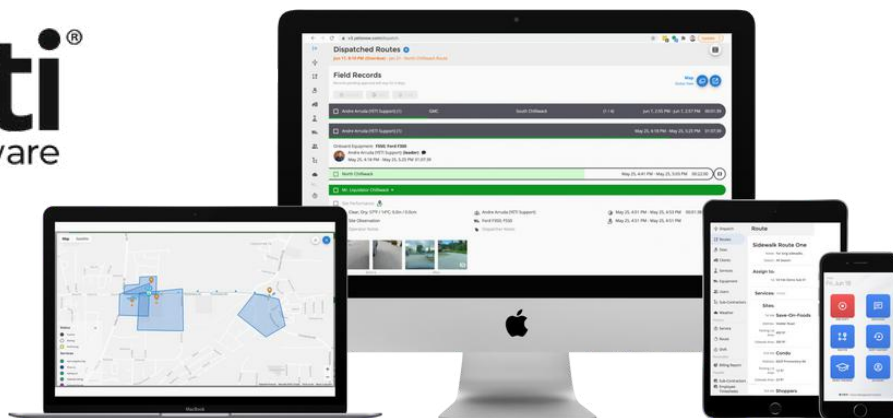
GPS Verification



Customer Portal



Mobile Progress Reports





END-TO-END

# GROUNDS MAINTENANCE

Our **Grounds Maintenance Division** brings our signature precision & reliability to your property year-round. From lawn care to site clean-ups & enhancements, we keep commercial & industrial spaces safe, sharp & season-ready - no matter the weather.

## Our Services

- ✓ Weekly Lawn Maintenance
- ✓ Spring & Fall Clean Ups
- ✓ Mulch & Bed Enhancements
- ✓ Fertilization & Weed Control
- ✓ **Reliable Quality Guaranteed**



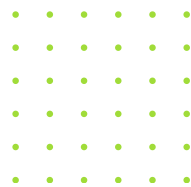
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Learn More  
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# Let's Take Care of Your Landscape

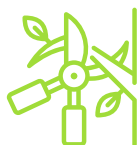


Consider these services to enhance the curb appeal for your property. Create & enjoy a beautiful property with a handful of our services.



## MULCH INSTALLATION

Boost curb appeal & plant health with clean, professional mulch installs that retain moisture & block weeds.



## PLANTING & PRUNING

Seasonal planting & precise pruning keep your landscape fresh, balanced & built to thrive.



## GENERAL CLEAN-UPS & ENHANCEMENTS

We clean, edge & refresh your beds so every corner of your property looks sharp and well-kept.



# Project Highlight

From a 24/7 storage and maintenance facility to 25 active Light Rail Train stations, Crosslinx relies on us for uninterrupted winter and summer service. Our dedicated crews ensure safe access, clear walkways and zero delays across this essential transit network.



*24h Storage & Maintenance Facility + 25 Station Stops*

**85 Industry St./80 Photography Dr.  
Toronto**



# Project Highlight



At over 1.5 million sq/ft, this active construction site for Torque demanded continuous access and strict safety standards. We deployed dedicated crews and equipment to maintain clear, hazard-free conditions—supporting progress without weather delays.



*Prologis 1,500,000 sq/ft Distribution Centre*

**8154 8<sup>th</sup> Line  
Halton Hills**



At Morneau's high-volume distribution hub, every minute matters. We deliver around-the-clock service, ensuring all lanes, docks and access points remain clear and safe—keeping logistics moving without delay, even during peak storms.



*24 Hour Distribution Centre*

**20 Holland Dr.  
Bolton**

# Project Highlight



Walmart Canada's head office demands reliability, safety and zero downtime. With 24/7 monitoring, dedicated on-site equipment and multiple visits per storm, we ensure every access point stays clear and operational—no matter the weather.



*Walmart Canada Corporate Office*

**1940 Argentia Rd.  
Mississauga**



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SIMA



**Winter Brings Enough  
Uncertainty.  
Your Snow Plan Shouldn't.  
*Let's Talk.***



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