

REVISED INFORMATION	14.	23/01/09	MPK
REVISED INFORMATION	13.	23/01/09	MPK
REVISED INFORMATION	12.	22/12/19	MPK
ADDED & REVISED INFORMATION	11.	22/12/18	MPK
ADDED & REVISED INFORMATION	10.	22/02/14	MPK
ADDED DIMENSIONS	8.	22/02/02	MPK
REVISED SITE TRIANGLES & DIMENSIONS	7.	22/01/26	MPK
REVISED LOT LINES	7.	22/01/26	MPK
REVISED DRAWING COMMENTS	6.	22/01/21	MPK
REVISED LOT LINES	5.	22/01/07	MPK
ADDED 15m SETBACK LINE	4.	22/01/05	MPK
REVISED CHART	3.	21/12/31	MPK
REVISED DRAWING	2.	21/12/06	MPK
ISSUED FOR COMMENT	1.	21/12/02	MPK
Particulars	No.	Date	By

Revisions to drawing

All previous issues of this drawing are superseded.



Project title
BLUE MEADOWS
DEVELOPMENT

LANDSDOWNE & ALICE STREET
THORNHURST

TOWN OF THE BLUE MOUNTAINS
ONTARIO

Project number
2021-1000

Date
DEC 2021

Scale
AS NOTED

Drawn by

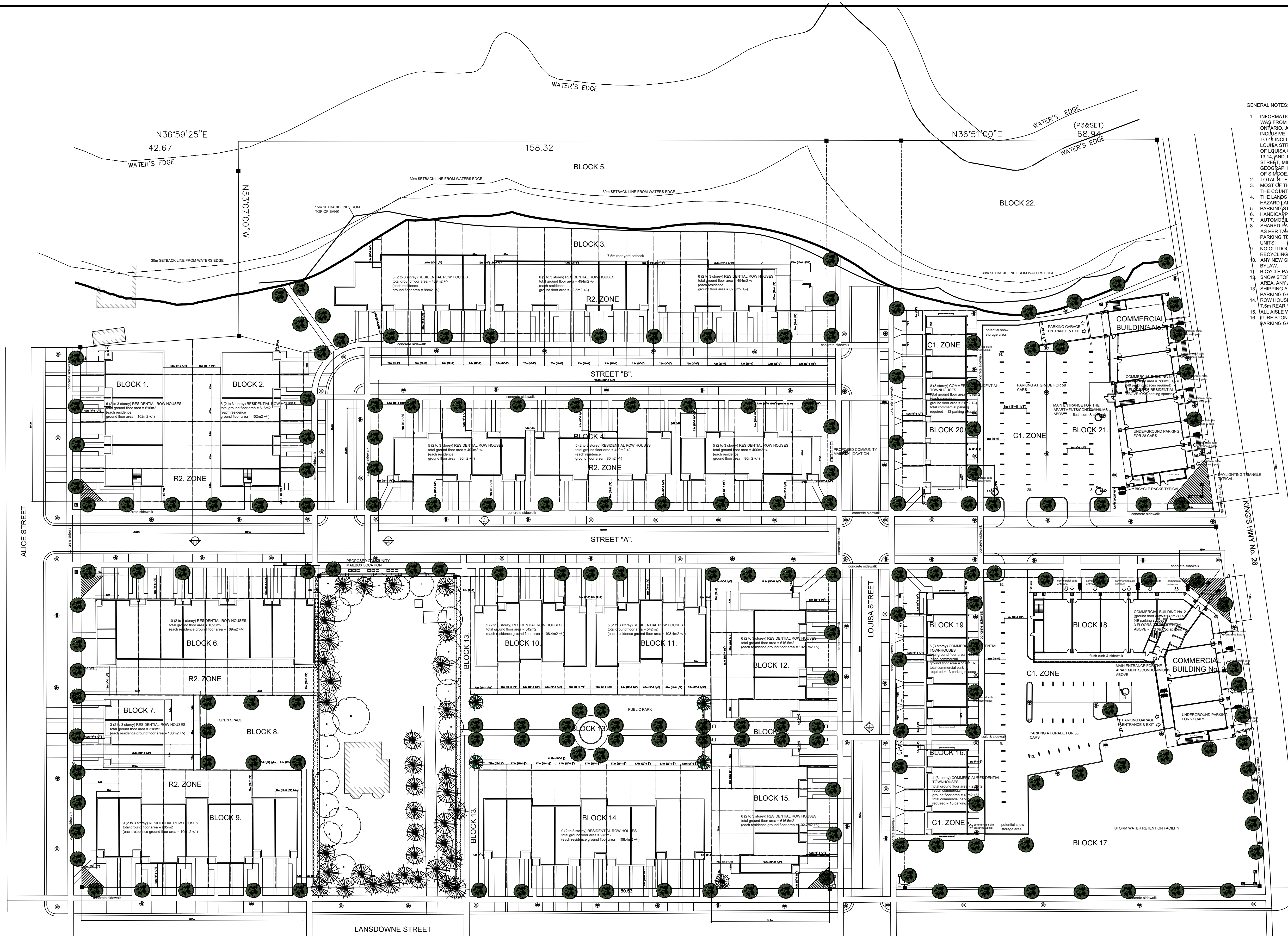
Checked By

Sheet title

Drawing no.

SITE LAYOUT

A1.0



GENERAL NOTES:

1. INFORMATION USED OR ACQUIRED IN THE DEVELOPMENT OF THIS SITE PLAN WAS FROM RUDY MAX SURVEYING LTD. (ONTARIO LAND SURVEYOR) BARRE ONTARIO, JOB NO. 13384, SHOWING TOPOGRAPHY ON PART OF LOTS 40-44, INCLUSIVE, 46 & 47 SOUTHWEST SIDE OF ARTHUR STREET AND ALL OF LOTS 40 TO 48 INCLUSIVE, PARTS OF LOTS 40 TO 49 INCLUSIVE, NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 TO 14 INCLUSIVE, SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12, AND ALL OF PARK LOTS 13, 14 AND 15, NORTHEAST SIDE OF ALICE STREET, AND PART OF LOUISA STREET, MINTO STREET, AND ALBERT STREET, TOWN PLOT OF THORNHURST, GEOGRAPHIC TOWN OF THORNHURST, TOWN OF THE BLUE MOUNTAINS COUNTY OF SIMCOE.
2. TOTAL SITE AREA IS 5.2 HECTARES (12.8 ACRES).
3. MOST OF THE LANDS SHOWN ARE DESIGNATED PRIMARY SETTLEMENT AREA IN THE COUNTY OFFICIAL PLAN, WITH A PORTION DESIGNATED AS HAZARD LAND.
4. THE LANDS ARE DESIGNATED DOWNTOWN AREA, COMMUNITY LIVING AREA AND HAZARD LAND WITHIN THE TOWN OF BLUE MOUNTAINS OFFICIAL PLAN.
5. PARKINGSTALL SIZES SHOWN ARE 2.75m WIDE X 5.5m LONG.
6. HANDICAPPED PARKING STALL SIZE SHOWN ARE 3.4m WIDE X 5.5m LONG.
7. AUTOMOBILE DRIVE AISLE WIDTH TO BE 6.0m WIDE.
8. SHARED PARKING FOR THE COMMERCIAL BUILDINGS AND APARTMENTS ABOVE AS PER TABLE 5.4 & 5.5 OF THE TOWN OF BLUE MOUNTAINS ZONING BYLAW. PARKING TO BE CALCULATED BASED ON THE SIZE AND NUMBER OF RESIDENTIAL UNITS.
9. NO OUTDOOR GARBAGE OR RECYCLING PROPOSED. ALL GARBAGE AND RECYCLING TO BE WITHIN THE BUILDING.
10. ANY NEW SIGNAGE IS SUBJECT TO THE TOWN OF THE BLUE MOUNTAINS SIGN BYLAW.
11. BICYCLE PARKING IS SHOWN NEAR THE COMMERCIAL BUILDINGS.
12. SNOW STORAGE TO BE STORED ON SITE IN THE DESIGNATED SNOW STORAGE AREA. ANY ADDITIONAL SNOW IS TO BE REMOVED FROM THE SITE.
13. SHIPPING AND RECEIVING FOR THE COMMERCIAL BLOCKS 1 AND 2 TO BE IN THE PARKING GARAGE.
14. ROW HOUSES HAVE A 6.0m WIDE LOT FRONTAGE, 8.0m FRONT YARD SET BACK, 7.5m REAR YARD SETBACK.
15. ALL AISLE WIDTHS WITHIN THE PARKING LOTS ARE 6.0m.
16. TURF STONE OR SIMILAR MATERIAL IN THE PARKING AREAS. (NOT ABOVE THE PARKING GARAGE BELOW.)

SITE STATISTICS (TOTAL SITE AREA = 5.2 HECTARES)			
LAND USE	NUMBER OF UNITS	GROUND FLOOR AREA	PARKING PROVIDED
RESIDENTIAL TOWNHOUSES ROWHOUSES	97 UNITS	9951 m ²	2 spaces per unit
COMMERCIAL/RESIDENTIAL TOWNHOUSES	18 UNITS	1171 m ²	2 spaces per unit residential 1 space for 20m ² of commercial
COMMERCIAL BUILDINGS	2 BUILDINGS CONTAINING A TOTAL OF 17 COMMERCIAL UNITS	1785 m ²	89 parking spaces or as noted on this drawing
APARTMENT UNITS ABOVE THE 2 COMMERCIAL BUILDINGS	1 BUILDINGS CONTAINING A TOTAL OF 75 APARTMENTS		

SCHEDULE OF LAND USE			
PROPOSED LAND USE	BLOCKS	YIELD UNITS, BLOCKS	AREA
RESIDENTIAL TOWNHOUSES & SEMI-DETACHED DWELLINGS	1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 14, 15	97 UNITS PER 12 BLOCKS	2.07 HECTARES 5.11 ACRES
COMMERCIAL/RESIDENTIAL TOWNHOUSES	16, 19, 20	18 UNITS PER 3 BLOCKS	23 HECTARES 58 ACRES
COMMERCIAL BUILDINGS 1 & 2	18, AND 21	17 UNITS PER 2 BLOCKS	70 HECTARES 1.7 ACRES
APARTMENT UNITS ABOVE THE 2 COMMERCIAL BUILDINGS	18, AND 21	75 UNITS PER 2 BLOCKS	SHARES SPACE WITH COMMERCIAL BUILDINGS 1 & 2
STORM WATER FACILITY	17		26 HECTARES 64 ACRES
PUBLIC PARK	13		18 HECTARES 44 ACRES
OPEN SPACE	5, 8, AND 22		86 HECTARES 2.12 ACRES
STREET "A" & "B"			90 HECTARES 2.2 ACRES
TOTAL			5.2 HECTARES 12.8 ACRES

DRAWING SCALE
0m 5m 10m