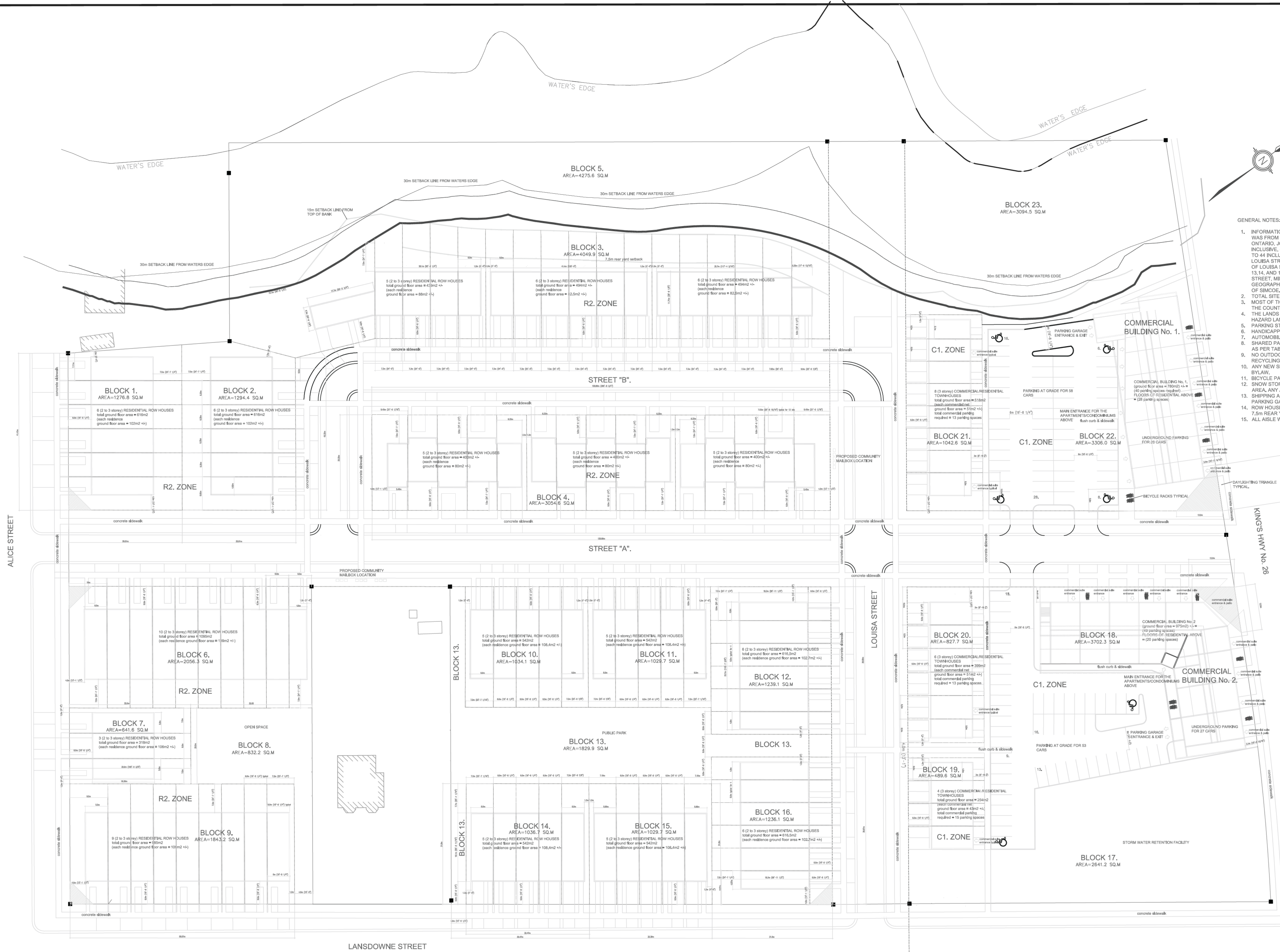




GENERAL NOTES:

1. INFORMATION USED OR ACQUIRED IN THE DEVELOPMENT OF THIS SITE PLAN WAS FROM RUDY MAK SURVEYING LTD. (ONTARIO LAND SURVEYOR) BARRIE 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 44 INCLUSIVE, PARTS OF LOTS 45 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, TOWN OF THORNHURST, GEORGIAN TOWN OF THORNHURST, TOWN OF THE BLUE MOUNTAINS COUNTY OF SIMCOE.
2. TOTAL SITE AREA IS 5.6 HECTARES (13.8 ACRES).
3. MOST OF THE LANDS SHOWN ARE DESIGNATED PRIMARY SETTLEMENT AREA IN THE COUNTY OFFICIAL PLAN, WITH A PORTION DESIGNATED AS HAZARDOUS LAND. THE LANDS ARE DESIGNATED DOWNTOWN AREA, COMMUNITY LIVING AREA AND HAZARDOUS LAND WITHIN THE TOWN OF BLUE MOUNTAINS OFFICIAL PLAN.
4. PARKING STALL SIZES SHOWN ARE 2.75m WIDE X 5.5m LONG.
5. HANDICAPPED PARKING STALL SIZE SHOWN ARE 3.4m WIDE X 5.5m LONG.
6. AUTOMOBILE DRIVE ASLE WIDTH TO BE 6.0m WIDE.
7. SHARED PARKING FOR THE COMMERCIAL BUILDINGS AND APARTMENTS ABOVE AS PER TABLE 6.4 OF THE TOWN OF BLUE MOUNTAINS ZONING BYLAW.
8. NO OUTDOOR GARBAGE OR RECYCLING PROPOSED, ALL GARBAGE AND RECYCLING TO BE WITHIN THE BUILDING.
9. ANY NEW SIGNAGE IS SUBJECT TO THE TOWN OF THE BLUE MOUNTAINS SIGN BYLAW.
10. BICYCLE PARKING IS SHOWN NEAR THE COMMERCIAL BUILDINGS.
11. SNOW STORAGE TO BE STORED ON SITE IN THE DESIGNATED SNOW STORAGE AREA, ANY ADDITIONAL SNOW IS TO BE REMOVED FROM THE SITE.
12. SHIPPING AND RECEIVING FOR THE COMMERCIAL BLOCKS 1 AND 2 TO BE IN THE PARKING GARAGE.
13. ROW HOUSES HAVE A 6.0m WIDE LOT FRONTAGE, 6.0m FRONT YARD SETBACK, 7.5m REAR YARD SETBACK.
14. ALL ASLE WIDTHS WITHIN THE PARKING LOTS AR 6.0m.



SITE STATISTICS (TOTAL SITE AREA = 5.6 HECTARES)			
LAND USE	NUMBER OF UNITS	GROUND FLOOR AREA	PARKING PROVIDED
RESIDENTIAL TOWNHOUSES	89 UNITS	9959 m ²	7 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	1755 m ²	89 parking spaces required
APARTMENT UNITS (ABOVE THE 2 COMMERCIAL BUILDINGS)	2 BUILDINGS CONTAINING A TOTAL OF 71 APARTMENTS	no ground floor area	as per the zoning bylaw

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, 16	96 UNITS PER 13 BLOCKS	2,8822 HECTARES 26,822,290
COMMERCIAL/RESIDENTIAL TOWNHOUSES	18, 20, 21	18 UNITS PER 3 BLOCKS	2,0369 HECTARES 20,369,142
COMMERCIAL BUILDINGS 1 & 2	18, AND 22	17 UNITS PER 2 BLOCKS	7,0683 HECTARES 70,683,142
RESIDENTIAL UNITS (ABOVE THE 2 COMMERCIAL BUILDINGS)	18, AND 22	79 UNITS PER 2 BLOCKS	SHARED SPACE WITH COMMERCIAL BUILDINGS 1 & 2
STORM WATER FACILITY	17		2,8412 HECTARES 28,412,142
PUBLIC PARK	13		1,0399 HECTARES 10,399,142
OPEN SPACE	5, 6, AND 23		2,0233 HECTARES 20,233,142
TOTAL			5,6 HECTARES 56,000,000

DRAWING SCALE
0m 3m 10m

Project title

BLUE MEADOWS DEVELOPMENT

LANDSDOWNE & ALICE STREET THORNHURST

TOWN OF THE BLUE MOUNTAINS

ONTARIO

Project number

2021-1000

Sheet title

SITE LAYOUT (NOTES)

Date

DEC 2021

Scale

as noted

Drawn by

MPK

Checked by

MPK

Drawing no.

A1.0