



Staff Report

Planning and Development Services – Planning Division

Report To: Director of Planning & Development Services
Meeting Date: August 26, 2022
Report Number: PDS.22.111
Subject: Recommendation Report – Site Plan Approval – Lora Bay Phase 4, Block 39 (P3032)
Prepared by: Travis Sandberg, Intermediate Planner

A. Recommendations

THAT the Director of Planning and Development Services receive Staff Report PDS.22.111, entitled “Recommendation Report – Site Plan Approval – Lora Bay Phase 4, Block 39 (P3032)”; and

THAT the Director of Planning and Development Services grant Conditional Site Plan Approval pursuant to Section 41 of the Planning Act for the development of thirty-three (33) residential townhouse dwelling units on the lands legally described as Block 39, Plan 16M-83, as per the attached “Approved for Construction” Drawings, and subject to the following conditions:

1. That prior to any site alteration occurring on the lands, the Owner enters into a Site Plan Agreement with the Town, dealing with the general site development and the following additional matters:
 - a. That securities or an acceptable form of letter of credit is provided by the applicant to the Town for 100% of the cost of all on-site civil engineering works and for 100% of the cost of all on-site landscaping;
 - b. That prior to registration of the future Plan of Condominium, the Owner shall pay all outstanding municipal taxes to the satisfaction of the Town of The Blue Mountains.
 - c. That the applicant shall provide any easements for any required service provider, prior to the creation of the Condominium Corporation;
 - d. That the development shall proceed as a standard condominium. Changes to the ownership tenure or condominium format may be altered at the sole cost of the applicant or any successor to the site plan agreement and may require an amendment to the site plan agreement and any other Planning Act approvals deemed necessary by the Town or the County of Grey. Any resulting amendments or planning approvals shall be at the sole risk and cost to the Owner;
 - e. That municipal waste collection will not be provided to the subject lands. The condominium corporation shall be solely responsible for private waste collection.

- Should public waste collection be requested of the Town in the future, the centralized garbage collection building shown on the Approved for Construction site plan and engineering drawings shall be constructed at the sole cost of the Condominium Corporation prior to public collection being considered.
- f. The Consultant shall provide a Communications Plan to notify the Town and Area Residents of significant Construction activities to the satisfaction of the Town. At a minimum the Plan should provide:
 - g. Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction;
 - h. Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery;
 - i. Schedules of intended site activities updated routinely to the Town. (typically, weekly to bi-weekly);
 - j. A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
 - k. Significant site activities such as site alteration works e.g. tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping;
 - l. Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).
2. That the Owner shall fulfill the above conditions and enter into a Site Plan Agreement no later than **sixty (60) days** from the granting of conditional site plan approval by the Director. If an Agreement has not been executed by this date, then the conditional site plan approval will be deemed to have lapsed, at the discretion of the Director of Planning and Development Services.

B. Overview

The purpose of this report is to provide a recommendation to the Director of Planning and Development Services regarding an application for Site Plan Approval. The application proposes the development of the lands for a total of thirty-three (33) residential townhouse dwelling units. A Standard Condominium is proposed to be established on the lands following the granting of site plan approval by the Town. The proposed site development plan is included in Attachment 1 to Staff Recommendation Report PDS.22.111.

C. Executive Summary

Application File # P3032

Application Received Date: June 28, 2021

Official Plan Designation: Residential Recreation Area (RRA)

Zoning Bylaw Designation: R2-113-h7

Location: Lora Bay Phase 4

The Town received an application for site plan approval for the development of thirty-three (33) residential townhouse dwelling units within the Lora Bay Development. The subject lands were created for multi-residential purposes through the approval of the plan of subdivision for Phase 4. A standard condominium is also proposed to be established as a form of ownership tenure for the units. Access to the development is provided from Sladden Court, which is a municipal road to be assumed by the municipality upon completion of the works associated with the development of Phase 4. Full municipal sewer and water services are proposed.

D. Background

Through the draft plan review process for Lora Bay Phase 4, the subject lands were placed into the *Residential Two Exception (R2-113-h7)* zone per amending By-law 2019-47. Based on the density of the Phase 4 plan, a maximum of thirty-six (36) units are permitted on Block 39. The holding 'h' symbol may be removed from the property at such a time that Site Plan Approval has been granted and a Site Plan Agreement has been executed for the lands. An application to remove the Holding 'h' provision has been submitted and will be processed accordingly by Planning Staff once the above requirements have been addressed.

Location

The subject lands are located within the Lora Bay community and are generally surrounded by the Lora Bay golf course.

Figure 1: Location Key Map

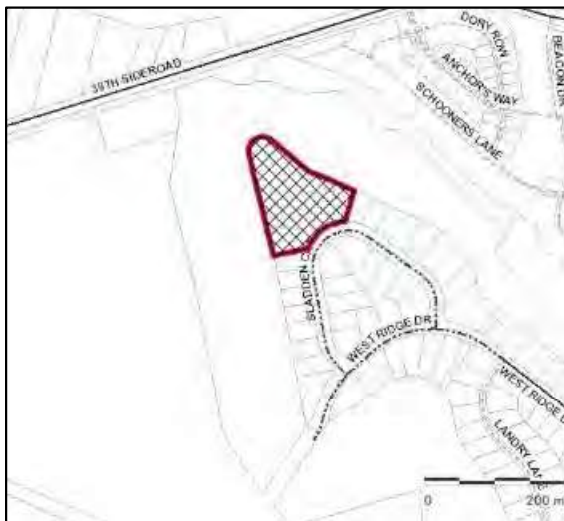


Figure 2: Aerial Photo



E. Analysis

Pursuant to Section 41(2) of the Planning Act, the Council of the Town of The Blue Mountains has designated all land within the municipality as a site plan control area. The Town of The Blue Mountains Site Plan Control By-law 2010-57, as amended, requires site plan approval for the proposed townhouse development. A brief analysis of the applicable planning policies is provided below in consideration of granting conditional site plan approval.

The Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a Settlement Area. The PPS acknowledges these areas as the focus for growth and development and supports a wide range and density of uses which efficiently use land and resources and promote resilient communities.

Section 1.0 of the PPS promotes Building Strong Healthy Communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs. Residential uses should have compact form and be comprised of a range and mix of dwelling types and densities in order to allow for efficient use of land and services. In this regard, the PPS directs growth and intensification to existing Settlement Areas where suitable infrastructure is available or planned, adjacent to existing development. Municipal water and sanitary sewer systems are the preferred servicing form within settlement areas (PPS Section 1.6). Healthy active communities should be promoted by facilitating active transportation, providing a range of built and natural recreational amenities, and providing opportunities for public access to shorelines (PPS Section 1.5 and 1.6.8).

The proposed application provides for efficient land-use by maximizing the development potential of the lands, while maintaining compatibility with existing built-form within the Lora Bay area. Further, the site will be provided full municipal services through the extension of infrastructure from Sladden Court. While this particular phase of development does not provide for parkland or public open space contributions, the Master Development Agreement contemplates additional park land dedications which will be obtained through future development phases in order to ensure that the use of park blocks in the area can be maximized and located in appropriate areas within the development.

Section 2.0 of the PPS promotes the long-term prosperity, environmental health, and social well-being of the province through the conservation of biodiversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. Natural heritage features are to be protected for the long term. Site alteration is not permitted within areas containing habitat for fish, or endangered or threatened species, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The potential for natural and cultural resources were evaluated through the review of the plan of subdivision and it was determined that the development would not have negative impacts on natural or cultural heritage features.

Section 3.0 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. It is noted that no natural or man-made hazards have been identified on the subject lands.

Planning Staff is satisfied that the proposed application is consistent with the direction provided by the Provincial Policy Statement (2020).

County of Grey Official Plan, 2018

The County of Grey Official Plan contains goals, objectives and policies to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic and natural environment within the regional community.

The subject lands are designated as *Recreational Resort Area (RRA)*. This designation applies to settlement areas which have developed as a result of site-specific amendments to the County and local Official Plan. This designation consists of a defined development area, specific recreational amenities, and residential development serviced with full municipal services. New development in the RRA designation must serve the public interest by contributing to community recreational amenities, and facilitating municipal service infrastructure. The RRA designation shall further strive to enhance recreational and tourism activities encouraging the maintenance and expansion of existing recreation facilities and encourage new land uses that will promote existing recreation facilities.

The County Official Plan encourages the provision of a variety of housing types within the County. New residential developments are promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development (Section 4 *Live Grey*). Section 7 of the Official Plan also promotes the conservation and protection of natural heritage features within the County. In this regard, development is generally directed away from areas which have identified natural heritage features.

The proposed application provides for residential development in proximity to an established golf course recreational use. The development of the lands will further facilitate logical extension of municipal infrastructure to support housing types of varying types and densities consistent with the current development pattern in the Lora Bay plan area. Planning Staff are therefore satisfied that the proposed development is consistent with the policies of the County of Grey Official Plan.

Town of The Blue Mountains Official Plan, 2016

The Town of The Blue Mountains Official Plan is intended to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way

that has the greatest positive impact on the quality of life in the Blue Mountains. The Official Plan directs the majority of new residential growth to areas where full municipal services are available, and encourages infilling, intensification, and redevelopment in appropriate locations with appropriate built form and design (A3.3.2). Infrastructure required to service urban areas shall be built prior to or coincidental with new development. The Official Plan must be considered in its entirety in the review of all new development proposals. Planning Staff have reviewed the Official Plan policy objectives and offers the following with respect to the Lora Bay Phase 4 proposal:

Residential Recreation Area (RRA)

The subject lands are designated as *Residential Recreation Area (RRA)* within the Municipal Official Plan. It is the intent of the RRA designation to recognize areas within the Town which consist of a mix of seasonal and permanent residential and recreational uses and to recognize areas where residential uses are located to support and provide access to recreational uses. Permitted uses within this designation include single detached dwellings and low-rise multiple units, as well as recreational uses and golf courses. New residential development within the RRA designation is limited to a maximum density of 10 units/hectare and must provide a minimum open space component of 40% to provide for recreational opportunities. All development must also be accompanied by a landscape analysis to ensure that the visual quality of the area is preserved and enhanced.

It is noted that the density of Block 39 was determined in consideration of the entire Phase 4 land holding. A maximum of thirty-eight (38) units are permitted, whereas thirty-three (33) units are proposed. As such, the proposed density conforms to the policies of the Municipal Official Plan.

Part D of the Official Plan provides general development policies to guide development in the Town. The policies of Section D can be considered in the following general themes:

Servicing and Stormwater Management

Section D1 outlines that the preferred means of servicing within a settlement area is by full municipal water and sewage services. Prior to the creation of any new lot or development in the settlement areas, Council shall be satisfied that appropriate municipal services are available to the lands and that sufficient capacity is available to accommodate the use.

Municipal services will be extended into Block 39 via Sladden Court. Sewer and water services in the Lora Bay area were considered in the overall servicing strategy, per the Master Development Agreement, and were sufficiently sized to accommodate future development lands along West Ridge Drive and south of the Georgian Trail. Municipal Staff are satisfied that sufficient capacity is available to accommodate the additional units proposed through the development of Phase 4. It is further noted that an acceptable site grading and drainage plan has been approved for construction by the Town for the lands.

Parks, Recreation, Trails and Open Space

Section D6 of the Plan describes the Town's parkland and open space policies. These policies aim to establish a system of connected public open space and parkland areas. In order to achieve this objective, park land dedications shall be obtained through the development process at a rate of 5% of the land, or cash-in-lieu, in accordance with the Planning Act. Land is generally preferred for larger development proposals.

Open space and parkland dedications have been determined through the Master Development Agreement for the entire Lora Bay Plan area. Following the initial contributions of the Lora Bay Park, public trails, and the Nipissing Ridge portions of the land holdings provided through Phase 1 and 2, the Master Development Agreement requires an additional 3.48ha of parkland dedications to be provided through the remaining phases of development. Due to the configuration of the Phase 4 lands, the remaining dedications are recommended to be obtained in future phases of development in order to maximize the potential for a consolidated park block. This will provide a wider range of potential recreational open space opportunities for the residents of Lora Bay.

Staff are satisfied that the proposal conforms with the intent and direction of the County and Town Official Plans.

Town of The Blue Mountains Zoning By-law 2018-65

The subject lands are zoned R2-113-h7 by the Town of The Blue Mountains Zoning By-law 2018-65. The holding 'h' symbol may be removed from the property at such a time that Site Plan Approval has been granted and a Site Plan Agreement has been executed for the lands. The holding symbol must be removed from the lands by Council in order to facilitate the issuance of building permits.

Permitted uses within the R2 zone include townhouse dwelling units, as are proposed for the subject lands. The zone standards applicable to the R2 zone for townhouse dwelling units are outlined by Table 6.2.2 of Zoning By-law 2018-65, as outlined below. Site-specific exception 113 specifically prohibits Short Term Accommodations, while these uses are otherwise not permitted in the R2 zone category.

The proposed site plan complies with all applicable performance standards established for the R2-113 zone, including the general zoning provisions applicable to residential land uses. As such, Planning Staff are satisfied that the proposed site development is in conformity with Zoning By-law 2018-65.

Additional Site Plan Considerations

Community Design Guidelines

The Town of The Blue Mountains Community Design Guidelines, 2012, are a design tool that provides guidance for design expectations for development review and are intended to facilitate high quality design within the Town. These guidelines are intended to be a flexible guide and are not written as policy, nor are they designed to be a "checklist". Rather, these guidelines are to be used on a case-by-case basis, recognizing the different context and

character of the various areas of the Town. Site Plan Control By-law 2010-57, as amended, requires that all development be consistent with the intent and direction of the Town's Community Design Guidelines. Section 4.2 and Section 4.5.2 are the most applicable sections of the Community Design Guidelines for the purpose of review of this application.

Section 4.2 generally guides the establishment of efficient, pedestrian oriented local street networks for new residential development. While the proposed development is a private road, various elements are incorporated into the general design to achieve the intent of Section 4.2 of the Design Guidelines, such as internal sidewalks and connections to existing trail networks, sufficient internal landscaping, and efficient vehicle movements.

Section 4.5.2 provides general design guidelines for ground-oriented multiple residential dwelling units. These guidelines generally encourage visual interest along the streetscape by providing varying building elevations and architectural elements, minimizing the garage projection beyond the front façade of the dwelling, and utilizing shared driveways to minimize asphalt in the front yard. The proposed development generally maintains this intent as it provides a streetscape which is generally pedestrian oriented and incorporates adequate permeable landscape open space into the overall site design.

Future Condominium Application

The subject lands will be subject to a future condominium application in order to establish a standard condominium corporation on the subject lands. This application will be submitted and approved at the County level by the County of Grey. The ability for the project to undergo the Condominium Exemption process will be at the discretion of County Planning Staff.

Waste Management

Private curb side waste collection is proposed for the development. The Municipal Operations Department has confirmed that this is acceptable, subject to ensuring that it is clearly indicated in the Site Plan Agreement that the central garbage collection building, as shown on the Approved for Construction drawings, will be required to be constructed at the Condominium Corporation's sole cost and expense, should private garbage collection be requested by the owners or the condominium corporation in the future.

Securities

The applicant has provided an acceptable break-down of construction cost estimates related to on-site civil engineering works and landscaping works. In accordance with the accepted cost estimates, a total security of **\$1,063,971.08** for the cost of all on-site civil engineering works and all approved landscaping works shall be posted by the owner. The required security may be posted in the form of an acceptable Letter of Credit, Cash, or a Certified Cheque.

Development Charges

Development charges will be required to be paid at the time of Building Permit in accordance with the Municipal Development Charges By-law, as amended.

Communications Plan

In accordance with Council direction, the owner will be responsible to prepare a “Communications Plan”, to the satisfaction of the Town. The Communications Plan is intended to provide appropriate notice to the Town and the surrounding residents prior to on-site works beginning and to provide an outline of anticipated construction timelines. The Communications Plan will require posting of appropriate on-site signage and mail/hand delivered paper notices to each residence within 120m of the subject lands prior to the initiation of on-site works.

F. The Blue Mountains Strategic Plan

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

G. Environmental Impacts

Adverse environmental impacts are not anticipated as a result of this application.

H. Financial Impact

Adverse financial impacts to the Municipality are not anticipated as a result of this application. The addition of thirty-three (33) residential dwelling units will contribute to the municipal tax base.

I. In consultation with

Internal departments and external public agencies through the development review process.

J. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Travis Sandberg, Intermediate Planner, planning@thebluemountains.ca.

It is generally noted that public consultation was completed through the draft plan review process for the overall plan of subdivision.

K. Attached

1. Approved for Construction Drawings
2. Site Plan Approved Building Elevations
3. Draft Site Plan Agreement

Respectfully submitted,

Travis Sandberg, Intermediate Planner

In accordance with Delegated Authority By-law 2021-60, as amended, I hereby grant conditional site plan approval pursuant to Section 41 of the Planning Act, subject to the conditions outlined in Staff Report PDS.22.111:

Date: _____

Adam Smith

Director of Planning and Development Services

For more information, please contact:

Travis Sandberg

planning@thhbluemoountains.ca

519-599-3131 extension 283

LORA BAY PHASE 4 BLOCK 39

TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

DRAWING

C100

C101

C102

C103.A

C103.B

C103.C

C104

C105

C106

C107

C108

C109

C110

S100

E001

E100

E101

E111

L-460

L-461

L-462

L-463

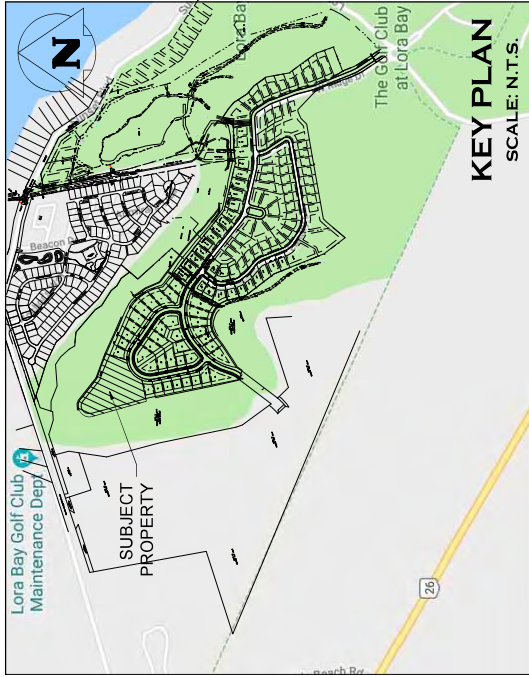
L-500

L-501

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

TITLE

- SITE PLAN
- GENERAL SITE SERVICING PLAN
- OVERALL SITE GRADING PLAN
- PLAN & PROFILE BLOCK 6 SERVICING & STREET 'A' (STA. 0+000 – 0+115.24)
- PLAN & PROFILE STREET 'B' (STA. 0+000 – 0+183.04)
- PLAN & PROFILE STREET 'C' (STA. 0+000 – 0+042.65)
- STREET 'D' (STA. 0+000 – 0+111.80)
- SANITARY DRAINAGE AREA PLAN
- STORM DRAINAGE AREA PLAN
- WATER DISTRIBUTION PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- CONSTRUCTION NOTES & STANDARD DETAILS
- COMPOSITE UTILITY PLAN
- PAVEMENT MARKING PLAN AND SIGNAGE PLAN
- RETAINING WALL SECTION
- ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST
- SITE PLAN – PHOTOMETRIC
- SITE LIGHTING DETAILS
- SITE PLAN – ELECTRICAL
- SITE ELECTRICAL DETAILS
- MASTER LANDSCAPE PLAN
- LANDSCAPE PLAN BLOCK 1-4 FOUNDATION PLANTING
- LANDSCAPE PLAN BLOCK 5 & 6 FOUNDATION PLANTING
- LANDSCAPE PLAN BLOCK 7 FOUNDATION PLANTING & ENTRY FEATURE PLANTING & ELEVATION
- LANDSCAPE DETAILS AND NOTES
- LANDSCAPE DETAILS AND NOTES



KEY PLAN
SCALE: N.T.S.

MUNICIPALITY

TOWN OF THE BLUE MOUNTAINS
32 MILL STREET
THORNBURY, ONTARIO, N0H 2P0

DEVELOPER

1382491 ONTARIO LTD. & BLEVINS DEVELOPMENTS (COVE) LTD.
6783 WELLINGTON ROAD #34, RR#22
CAMBRIDGE, ON N3C 2V4

DEVELOPER'S ENGINEER

CROZIER
CONSULTING ENGINEERS

ADVISORIAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON L9Y 1A1
705-446-3510 T
705-446-3520 F
INFO@CROZIER.CA
WWW.CROZIER.CA

DEVELOPER'S LANDSCAPE ARCHITECT

100-300 HAGEY BOULEVARD
WATERLOO, ON N2L 0A4
519-579-4410 T
WWW.STANTEC.COM

MASTER LEGEND

EXISTING FEATURES (EX)

- EX. CONTOUR
- EX. GRADE
- EX. FENCE
- EX. INTERCOURSE
- EX. STORM
- EX. SANITARY
- EX. WATER SERVICE
- EX. FIRE HYDRANT & VALVE
- EX. SANITARY SEWER & MANHOLE
- EX. SANITARY FOREMAN
- EX. SANITARY SERVICE
- EX. STORM CATCHBASIN
- EX. STORM DOUBLE CATCHBASIN
- EX. STORM CATCHBASIN MANHOLE
- EX. STORM DOUBLE CATCHBASIN MANHOLE
- EX. GAS MAIN
- EX. TELEPHONE
- EX. CABLE TELEVISION
- EX. CABLE TELEVISION FEDESTAL
- EX. HYDRO POLE
- EX. LIGHT STANDARD
- EX. SIGN
- EX. BUILDING
- EX. BENCHMARK NUMBER & LOCATION
- EX. BENCHMARK NUMBER & LOCATION

PROPOSED FEATURES (PR)

- PR. PROPERTY LIMITS
- PR. ELEVATION
- PR. ELEVATION (MATCH EX. ELEVATION)
- PR. SHADE & SLOPE
- PR. STORM DRAINAGE
- PR. SANITARY SEWER & VALVE
- PR. WATER SERVICE
- PR. FIRE HYDRANT & VALVE
- PR. WATER QUALITY TESTING STATION
- PR. SANITARY SEWER & MANHOLE
- PR. SANITARY FOREMAN
- PR. SANITARY SERVICE
- PR. SANITARY CATCHMONT
- CATCHMENT AREA ID
- AREA (ha)
- POPULATION (2.3 PPAU)
- PR. STORM SEWER & MANHOLE
- PR. CATCHBASIN
- PR. DOUBLE CATCHBASIN
- PR. CATCHBASIN MANHOLE
- PR. DOUBLE CATCHBASIN MANHOLE
- PR. STORM CATCHMENT
- CATCHMENT AREA ID
- PINOFF COEFFICIENT
- DRAINAGE AREA (ha)
- PR. CURB CUT
- PR. TRANSFORMER
- PR. STORM SIGN
- PR. NAME SIGN
- PR. NO PARKING SIGN
- PR. FENCE
- PR. BUILDING ENVELOPE
- PR. LIGHT DUTY BUILT FENCE
- PR. STEAM BALE CHECK FLOW
- PR. SLOPE (3:1 MAX.)
- PR. TREE PRESERVATION AREA
- PR. TYPICAL STOPPAGE LOCATION
- IRRIGATION TRENCH (APPROXIMATE LOCATION)
- WATERMAIN EASEMENT

**Town of Blue Mountains
Planning and Development Services
Accepted For Construction**

Drawing History		
No.	Issue Name	Issue Date
16	Issued for SPA	2021-06-25
17	Issued for Coordination • Permitted Exterior Lighting	2021-07-26
20	Permits Issued for Coordination	2021-08-20
24	Issued for SPA	2021-09-28
25	Issued for SPA and submission	2022-09-28
27	Issued for SPA	2022-06-07

Project: **Lora Bay Masters Townhomes**
Project Address: **Part Block 1, Registered Plan 1111, Geographic Township of Collingwood, Town of Blue Mountains, County of York**

Client: SHERWOOD HOMES



Client Address:
6783 Wellington Road 34, RR 22, Cambridge
ON N3C 2A4

VARIO ASSOCIATI

symbolics architecture + design inc.

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Organizing Title:

Site Plan

Project Status:

Site Plan Approval

Document type	Ch
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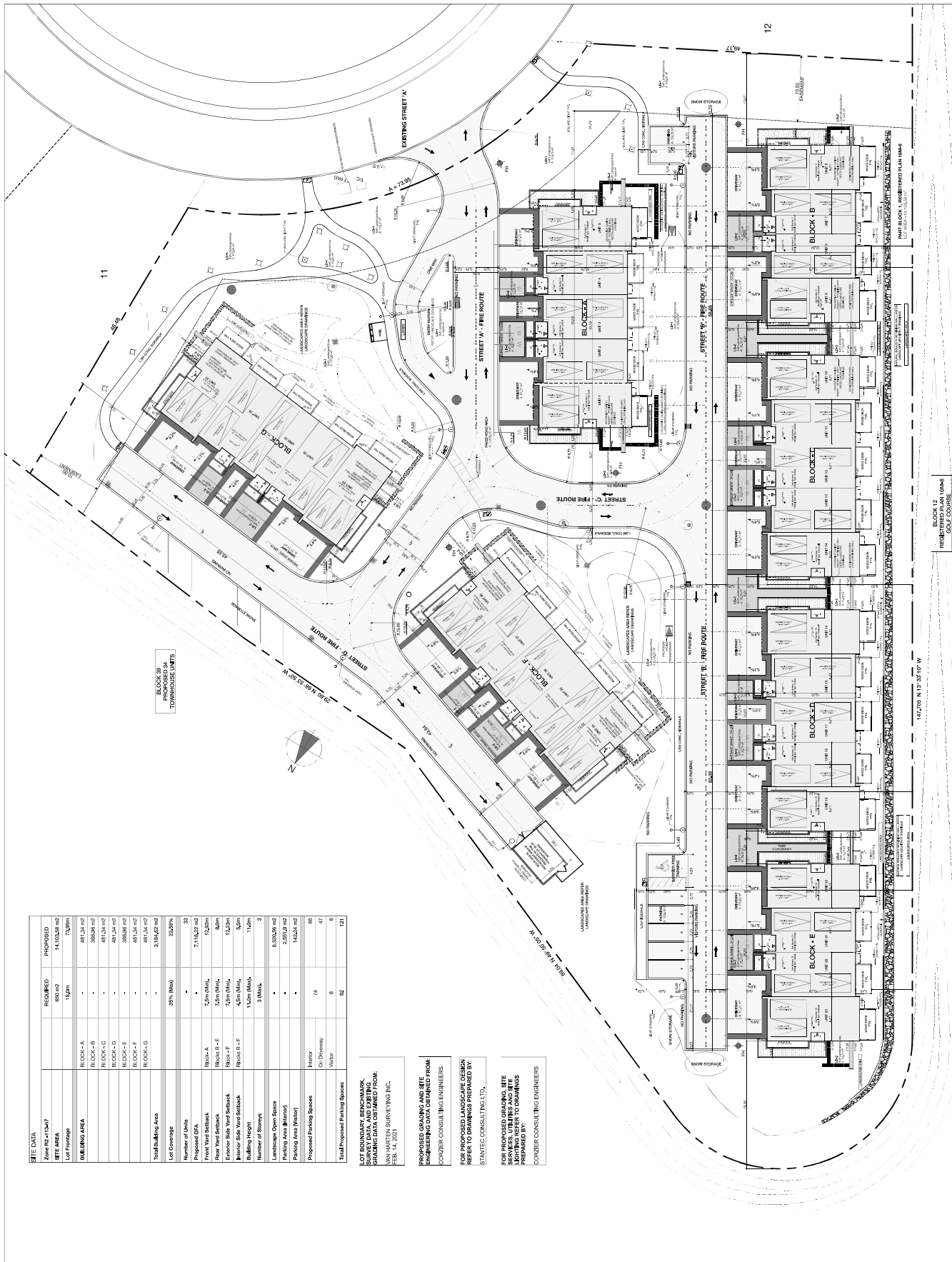
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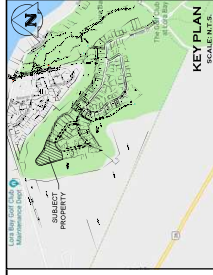
Scale:
AS NOTED

Project Number:

LBM-001

A 100

Site Plan
SCALE: 1"=250'



NOTE: WATER SERVICES LOCATION WITHIN A DRIVEWAY ARE TO BE INSTALLED 6/4" A SERVICE PROTECTION BOX. REFER TO DRAWING ON JUNE 15/2021.



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.E. CRENSHAW & ASSOCIATES INC. (CECA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE. IT IS STRICTLY FORWARDED TO THE CLIENT FOR THEIR USE ONLY.
2. THE CLIENT HAS REVIEWED AND APPROVED THIS DRAWING FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE CLIENT AND CECA.
3. THIS DRAWING IS TO BE USED FOR CONSTRUCTION OF THE PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL WORKING DIMENSIONS ARE TO BE SHOWN IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- TEMPORARY BENCHMARKS
- TEMP. B.M. 1: ELEVATION OF 207.95
- TEMP. B.M. 2: ELEVATION OF 207.95
- TEMP. B.M. 3: ELEVATION OF 207.95
- ELEVATIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. (FEBRUARY 10, 2021)
- | No. | DATE | DESCRIPTION |
|-----|------------|--------------------------------------|
| 1 | 06/29/2021 | ISSUED FOR 1st SUBMISSION |
| 2 | 09/29/2021 | ISSUED FOR 2nd SUBMISSION |
| 3 | 07/17/2022 | ISSUED FOR 3rd SUBMISSION |
| 4 | 07/27/2022 | ISSUED FOR APPROVAL |
| 5 | 08/22/2022 | ISSUED FOR MATERIAL ORDERING |
| 6 | 08/22/2022 | ISSUED FOR APPROVED FOR CONSTRUCTION |

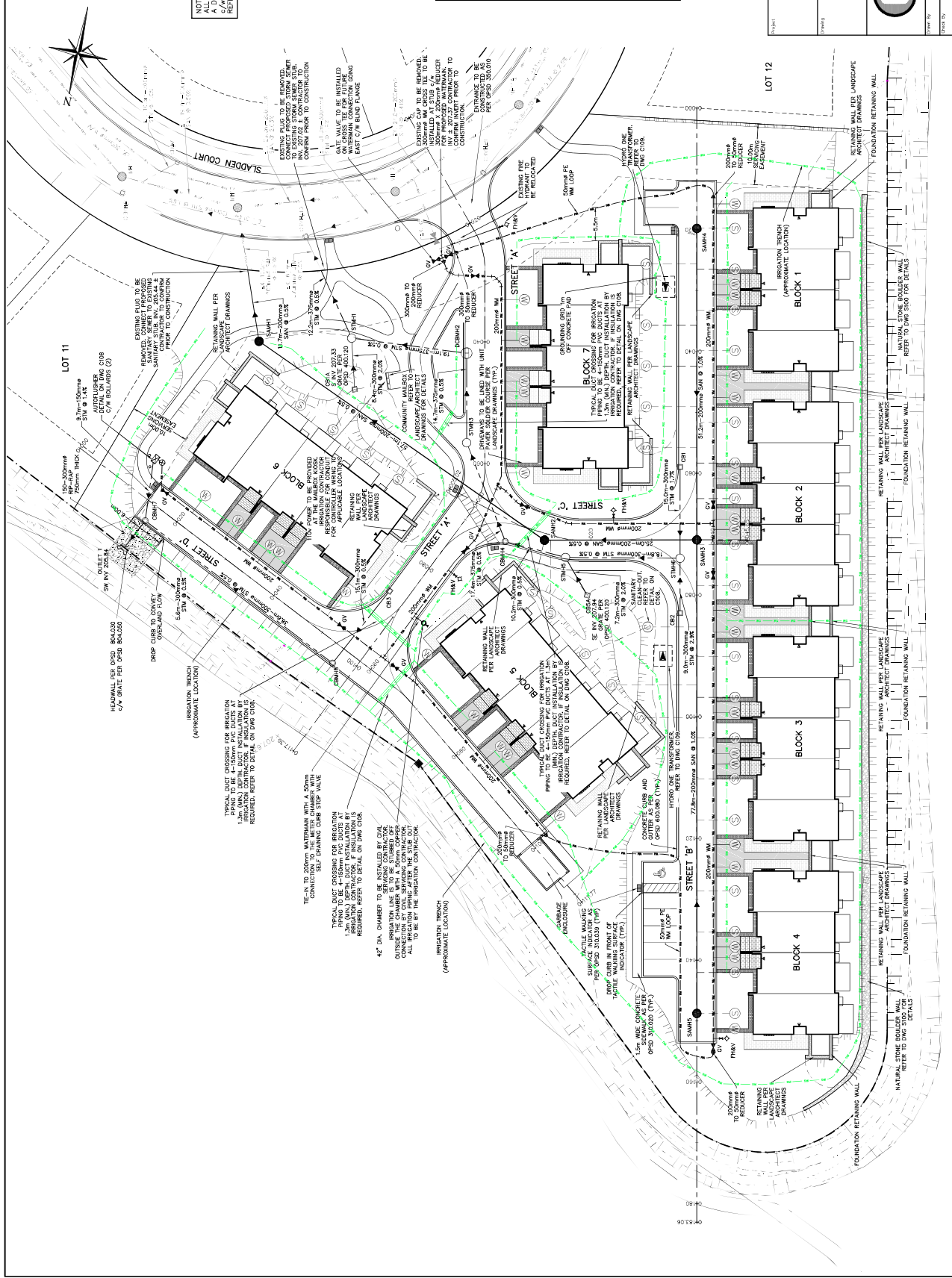


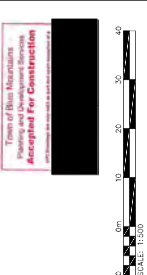
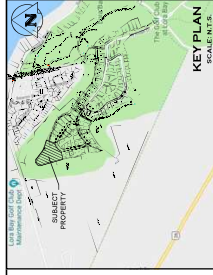
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

GENERAL SITE SERVING PLAN



Drawn By: L.M. Date: 11/20/2021
Checked By: A.S. Date: 11/20/2021
Scale: 1:300
Drawing: 183-5908
Sheet: C101





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TEMPORARY BENCHMARKS

NO.	ISSUE	DATE	REVISED
1	ISSUED FOR 1st SUBMISSION	06/29/2021	
2	ISSUED FOR 2nd SUBMISSION	09/29/2021	
3	ISSUED FOR 3rd SUBMISSION	07/11/2022	
4	ISSUED FOR 4th SUBMISSION	07/27/2022	
5	ISSUED FOR 5th SUBMISSION	08/02/2022	
6	ISSUED FOR 6th SUBMISSION	08/22/2022	

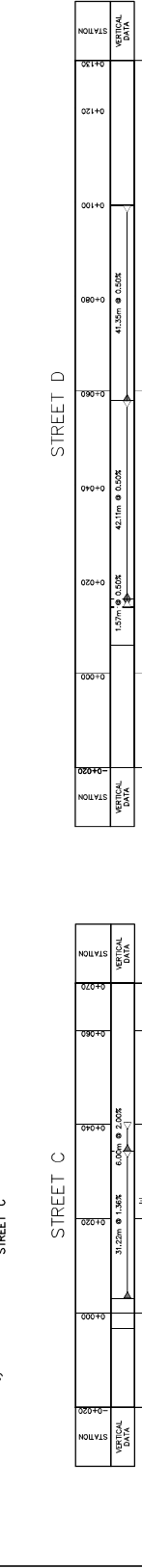
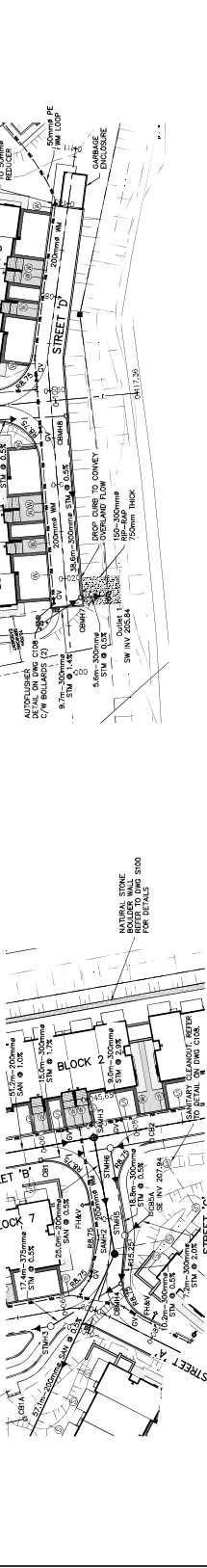
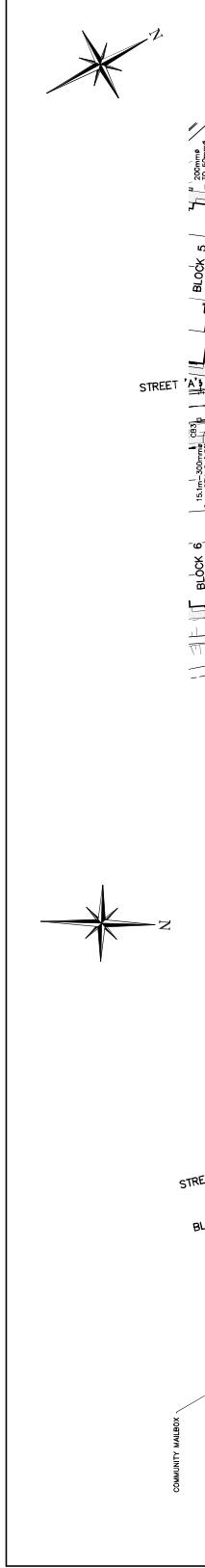


LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
STREET 'C' (STA 0+000 - 0+042.65)
STREET 'D' (STA 0+000 - 0+111.80)

CROZIER CONSULTING ENGINEERS
1 FIRST STREET, SUITE 200
COLUMBIA, BC V1A 1A1
778-445-3310
778-445-3310 F
info@crozier.ca

Drawn By: L.M. Design By: L.M. Check By: A.S. Project: 183-5908 C103.C



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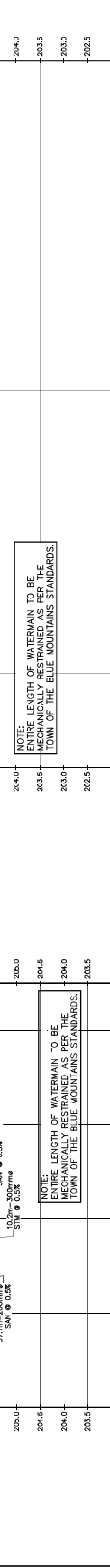
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4	ISSUED FOR 4th SUBMISSION	07/27/2022	
5	ISSUED FOR 5th SUBMISSION	08/02/2022	
6	ISSUED FOR 6th SUBMISSION	08/22/2022	

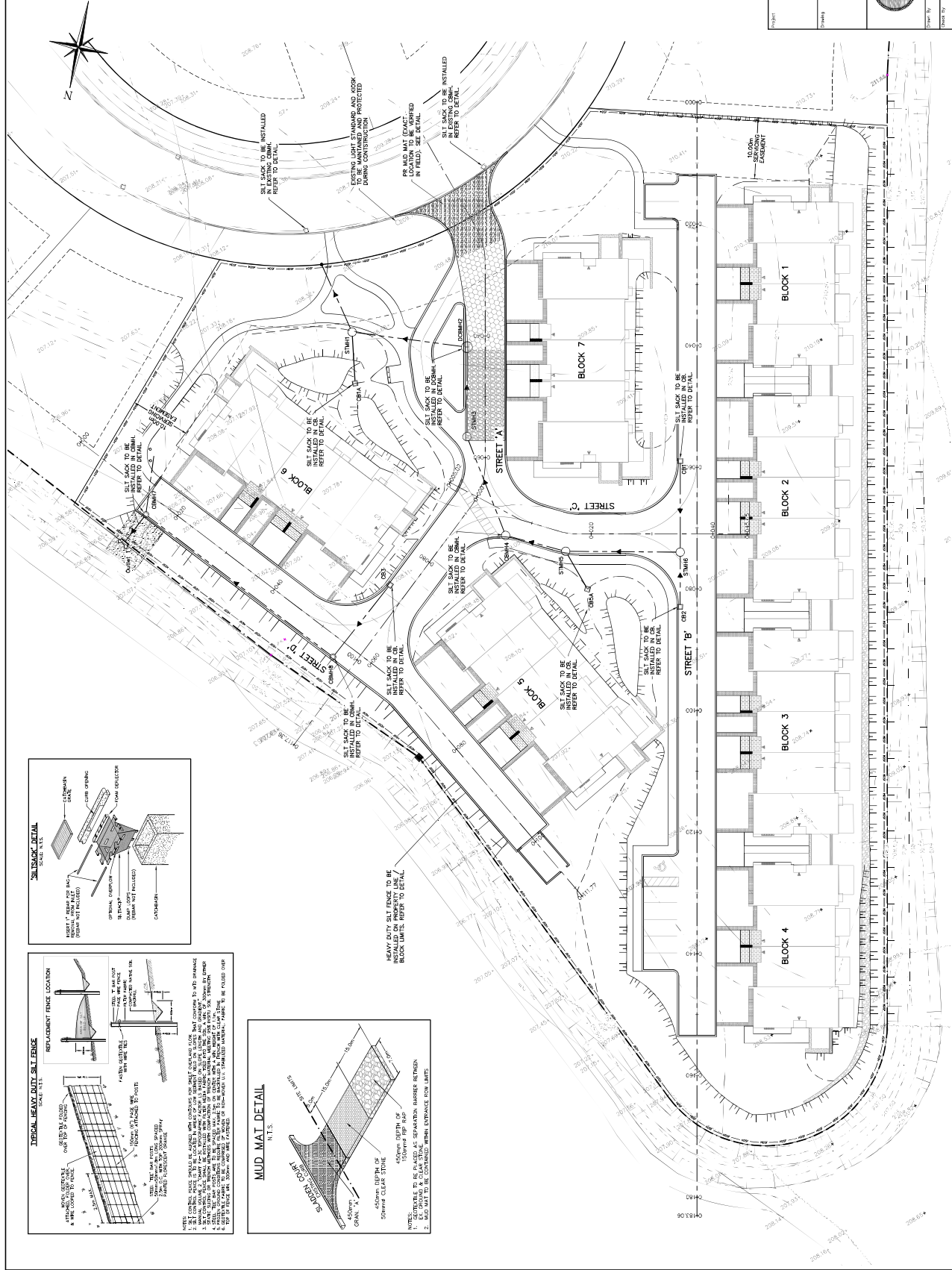
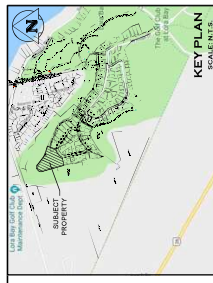


LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

PLAN & PROFILE
STREET 'C' (STA 0+000 - 0+042.65)
STREET 'D' (STA 0+000 - 0+111.80)

CROZIER CONSULTING ENGINEERS
1 FIRST STREET, SUITE 200
COLUMBIA, BC V1A 1A1
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Drawn By: L.M. Design By: L.M. Check By: A.S. Project: 183-5908 C103.C



No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	06/18/2021
1	ISSUED FOR 2nd SUBMISSION	09/29/2021
2	ISSUED FOR 3rd SUBMISSION	09/11/2022
3	ISSUED FOR FINAL APPROVAL	02/02/2022
4	RE-ISSUED FOR FINAL APPROVAL	06/30/2022
5	ISSUED FOR MATERIAL ORDERING	08/02/2022
6	ISSUED FOR APPROVED FOR CONSTRUCTION	08/22/2022

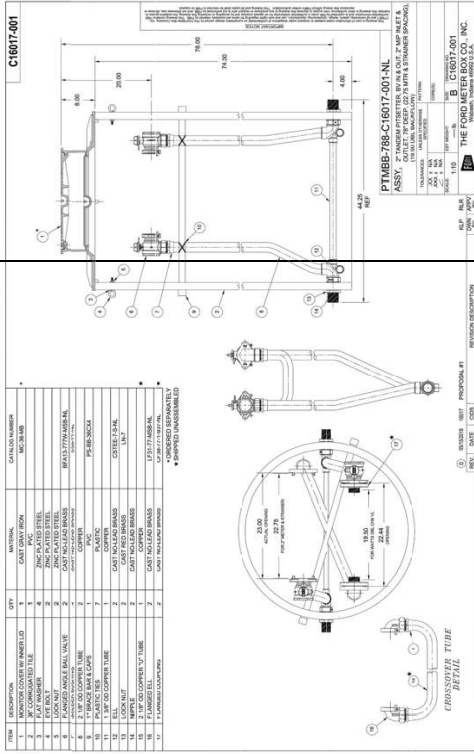
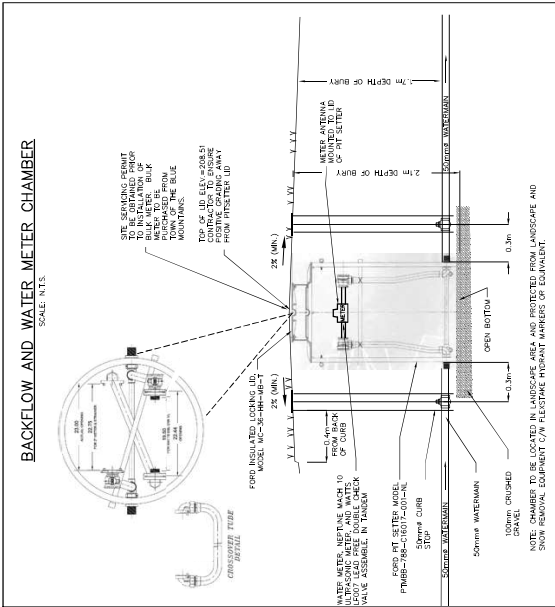
Project	LORA BAY PHASE 4 BLOCK 39 TOWN OF THE BLUE MOUNTAINS
Drawings	EROSION AND SEDIMENT CONTROL PLAN



Drawn By	L.W.	Design By	L.W.	Project	183-5908
Check By	A.S.	Check By		Scale	1:300
				Boring	C107

SCALE: N.T.S.

ITEM	DESCRIPTION	QTY	MATERIAL	MANUFACTURER
1	MONITOR COVER W/INER LIDS	1	CAT	MCALUMIN
2	3" X 6" CORRUGATED TIE	4	PVC	
3	2" JIC 90° ELBOW	2	JIC	
4	1 EYE BOLT	4	316 STAINLESS STEEL	
5	1 1/2" X 1/2" X 1/4" NUT	2	316 STAINLESS STEEL	
6	1 1/2" X 1/2" X 1/4" WASHER	2	316 STAINLESS STEEL	
7	1 1/2" X 1/2" X 1/4" NUT	2	316 STAINLESS STEEL	
8	1 1/2" X 1/2" X 1/4" WASHER	2	316 STAINLESS STEEL	
9	1 1/2" X 1/2" X 1/4" NUT	2	316 STAINLESS STEEL	
10	1 1/2" X 1/2" X 1/4" WASHER	2	316 STAINLESS STEEL	
11	1 1/2" X 1/2" X 1/4" NUT	2	316 STAINLESS STEEL	
12	1 1/2" X 1/2" X 1/4" WASHER	2	316 STAINLESS STEEL	
13	1 1/2" X 1/2" X 1/4" NUT	2	316 STAINLESS STEEL	
14	1 1/2" X 1/2" X 1/4" WASHER	2	316 STAINLESS STEEL	
15	2 1/2" OD COPPER X TUBE	1	COPPER	
16	1 1/2" X 1/2" X 1/4" NUT	2	316 STAINLESS STEEL	
17	1 1/2" X 1/2" X 1/4" WASHER	2	316 STAINLESS STEEL	



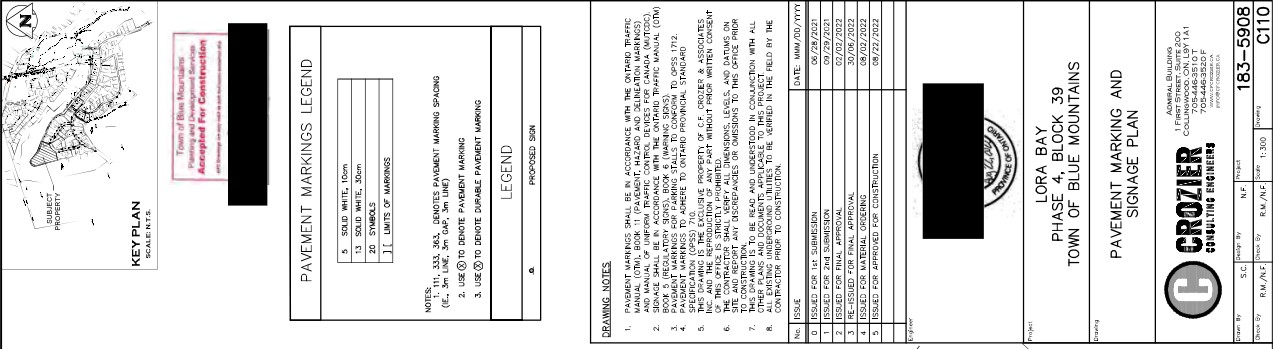
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3. ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT SHALL BE READ AND UNDERSTOOD IN CONJUNCTION WITH THIS SET OF DRAWINGS.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- | | | |
|---|--------------------------------------|------------|
| 2 | ISSUED FOR 3rd SUBMISSION | 01/11/2022 |
| 3 | ISSUED FOR FINAL APPROVAL | 02/02/2022 |
| 4 | RE-ISSUED FOR FINAL APPROVAL | 06/30/2022 |
| 5 | ISSUED FOR MATERIAL ORDERING | 08/02/2022 |
| 6 | ISSUED FOR APPROVED FOR CONSTRUCTION | 08/22/2022 |

LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

CONSTRUCTION NOTES AND
STANDARD DETAILS 2 OF 2

AS SHOWN



SIGN NAME	SIGN NUMBER	SIZE (cm)	QTY BOOK	SECTION
STOP				
	Rb-1	60x60	5	2
YIELD				
	Rb-2	22.5x44.5	5	2
MAXIMUM SPEED				
	Rb-1	60x75	5	5
DO NOT ENTER				
	Rb-19	60x60	5	7
DISABLED PARKING PERMIT				
	Rb-33	30x45	5	10
OBJECT MARKER BOTH DIRECTIONS				
	Wb-SLR	45x90	6	4
PUNCTUATIONS AHEAD				
	Wb-7	75x75	6	7
PIRE ROUTE				
	FRP	30x45	-	-



ACCESS AISLES TO BE
MARKED WITH HIGH
TONAL CONTRAST
DIAGONAL LINES PER
AOA STANDARDS
(TYP.)

DRAWING NOTES

1. PAVEMENT MARKING SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM CONTROLLED TRAFFIC SIGNALS AND MANUAL ON UNIFORM PAVEMENT MARKINGS.
2. SIGNAGE SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM CONTROLLED TRAFFIC SIGNALS AND MANUAL ON UNIFORM PAVEMENT MARKINGS.
3. PAVEMENT MARKING SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM CONTROLLED TRAFFIC SIGNALS AND MANUAL ON UNIFORM PAVEMENT MARKINGS.
4. PAVEMENT MARKING SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM CONTROLLED TRAFFIC SIGNALS AND MANUAL ON UNIFORM PAVEMENT MARKINGS.
5. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE PROJECT.
7. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE PROJECT.

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	06/28/2021
1	ISSUED FOR 2nd SUBMISSION	09/29/2021
2	ISSUED FOR FINAL APPROVAL	02/02/2022
3	RE-ISSUED FOR FINAL APPROVAL	30/06/2022
4	ISSUED FOR MATERIAL ORDERING	08/02/2022
5	ISSUED FOR APPROVED FOR CONSTRUCTION	08/02/2022

[REDACTED]

LORA BAY
PHASE 4, BLOCK 39
TOWN OF BLUE MOUNTAINS
PAVEMENT MARKING AND
SIGNAGE PLAN



ADMIRAL BUILDING
FIRST STREET, SUITE 200
DILLINGWOOD, ON, L9Y 1A1
705.446.3510 T
705.446.3520 F
WWW.CPCMODERNA
INFO@CPCMODERNA

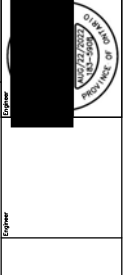
Drawn By	S.C.	Design By	N.F.	Project	183-5908	
Check By	R.M./N.F.	Check By	R.M./N.F.	Scale		1:300
					Drawing	C110

1. BOLLERS TO BE SELECTED OR CUT TO PROVIDE MAXIMUM BEARING. IRREGULARLY SHAPED BOLLERS SHALL BE REFINISHED TO AROUND SHAPE.
2. ANCHORING CAPABILITY OF TIEBARS UPON APPROVED EQUIVALENTS SHALL BE INSTALLED BEHIND THE BOLLER PRIOR TO PLACEMENT OF BACKFILL MATERIAL. GOTTESHE SHALL BE THE BOLLER USED LEADING TO THE RETAINING WALL SHALL BE FREE DRAINING GRANULAR MATERIAL (GRANULAR "X" 7) AND SHALL BE PLACED AT A MINIMUM 400mm BELOW THE BOTTOM OF THE BOLLER.
3. BACKFILL MATERIAL SHALL BE FREE DRAINING OF EXCESS MOISTURE, ORGANIC MATERIAL OR OTHER DESTRUCTIVE MATERIALS. BACKFILL SHALL BE PLACED IN LAYERS NOT GREATER THAN 150MM PER LAYER.
4. RETAINING WALLS SHALL BE PLACED ON GRANULAR "Y" FOUNDATION, 500mm DEEP (MIN) AND INSTALLED TO FIRST SMOOT. ALL TOPSOIL, GRASS OR POOR QUALITY MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO INSTALLATION OF THE BOLLER WALL AND REPLACED WITH COMPACTED GRANULAR BACKFILL.
5. THE LOCATION OF THE EXCAVATION SHOULD BE KEPT DRY DURING THE INSTALLATION OF THE STRUTS.
6. BOLLERS SHALL BE EVALUATED IN A SAFE MANNER, IN ACCORDANCE WITH ALL IOL STANDARDS.
7. THE CONNECTION SHALL BE SECURED TO THE BOLLER. THE CONNECTION SHALL BE MADE BY WELDING OR BOLTING.
8. THE REMAINING WALL IN SECTIONS TO BE EXTERIOR REPRESENTATIONS ONLY. SECTIONS OF WALLS NOT IDENTIFIED ON THE DRAWING ARE TO BE INTERPRETED AND CONSTRUCTED IN ACCORDANCE WITH THE DESIGN REQUIREMENTS.
9. BOLLERS SHALL NOT BE LOOSE OR ABLE TO BE MOVED BY A PLY BAR AFTER FINISHING WALL COMPLETION.
10. WALL COMPLETION SHALL BE INSPECTED SO THAT THERE ARE NO CONTIGUOUS CRACKS IN THE VERTICAL AXES.
11. INVESTIGATION REPORT TO BE PROVIDED TO THE CLIENT FOR RECORD PURPOSES.
12. PTO MACALAMUL INTL., DATED MAY 24, 2021, AND FEBRUARY 2, 2022, ESTABLISHED BY
13. RETAINING WALL DESIGN SPECIFICATIONS:
14. BOLLERS TO HAVE A MINIMUM DENSITY OF 20 %/m³
15. BOLLERS = 200mm/m³
16. ALLOWABLE BEARING PRESSURE (GLS): 150kPa
17. ALLOWABLE LOAD PER LINEAR FOOT (GLS): 9.8k
18. PROPOSED GRAIN LOAD PER LINEAR FOOT (GLS): 9.8k



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TEMPERARY ENDORSEMENTS		DATE: MM/DD/YYYY	
ENDORSEMENT NO.	ENDORSEMENT DESCRIPTION	DATE	BY
1	ISSUED FOR 2ND SUBMISSION	09/29/2010	
2	ISSUED FOR FINAL APPROVAL	07/27/2011	
3	RE-ISSUED FOR FINAL APPROVAL	06/10/2013	
4	APPROVED FOR CONSTRUCTION	09/27/2013	



LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

RETAINING WALL SECTION



CROZIER
CONSULTING ENGINEERS

Drawn By	G.B./M.B	Design By	J.L.M.	Project	183-5908
Check By	C.J.B.	Check By		Scale AS SHOWN	Drawing S100

