

Staff Report - REVISED

Planning and Development Services

Report To: Committee of the Whole

Date: June 2, 2020 Report Number: PDS.20.52

Subject: Towns of Thornbury Site Plan Approval

Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.20.52 entitled "Towns of Thornbury Site Plan Approval" for the lands known as RP 16R-1213, Part of Park Lot 10, Town Plot of Thornbury;

AND THAT Council grant Site Plan approval for these lands, subject to the following conditions:

- 1. That the final Plans and Drawings be received and accepted for Approved for Construction stamping by the Town;
- 2. That the Owner of the lands enter into a site plan agreement with the Town to satisfy all financial, legal, planning, engineering, and landscaping requirements; and
- 3. That this conditional approval is valid for a period of 90 days, after which, should the conditions not be met, the approval shall expire (*September 14, 2020*).

B. Overview

The purpose of this report is to make a recommendation on a Site Plan Application for a 23-unit condominium Townhouse project known as "Towns of Thornbury". The subject property is located on the corner of Lansdowne, Louisa and Beaver Streets. This Site Plan Application is required to return to Council for approval, rather than delegated to Town staff. Staff completed the review of the Site Plan Application and are now prepared to recommend approval of the Site Plan subject to conditions outlined in the recommendations section in this report.

C. Executive Summary

Application File #: P2784 (Site Plan Application)

Application Received: August 1, 2019

Application Deemed Complete: August 13, 2019

Official Plan Designation: Community Living Area (CLA)

Zoning Bylaw Category: R2-111-h33-h4a

Servicing: Town Water and Sewer services (to be extended to the property at the cost of the applicant).

Location: Part of Park Lot 10, RP 16R-1213, Geographic Town of Thornbury, Town of The Blue Mountains (corner of Lansdowne, Beaver and Louisa Streets)

The Town received a Site Plan Application for the Towns of Thornbury project on August 1, 2019. The project is for 23 townhouse units proposed through a standard condominium. A previous zoning by-law amendment application rezoned the lands from the Development (D) zone to the Residential Multiple (RM1) zone with an exception provision to limit the number of units to 23, allow Townhouse units only and provide specific lot provisions. Town Staff identified issues with the initial application and worked with the applicant's team through the Site Plan process towards resolution of these issues.

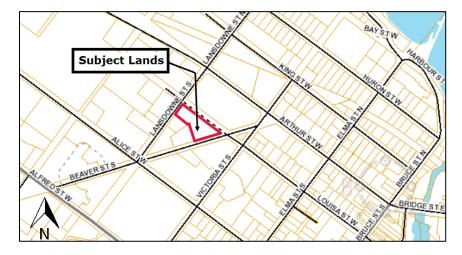
D. Background

A previous Zoning By-Law Amendment application rezoned the lands on October 9, 2018 through By-law 2018-54 to permit up to 23 Townhouses on the lands. Council at that time also required the next phase of Site Plan approvals be done through Council, rather than delegated to Town staff. Background on these matters was provided to Council through staff report PDS.20.31 Update on Towns of Thornbury Site Plan Application.

The Site Plan Application was initially received on August 1, 2019. As part of the staff review of the file, feedback provided to the applicant has resulted in several revisions.

The property is located at the corner of Lansdowne, Louisa and Beaver streets, in a transitional area, adjacent to low density residential uses, and across from medium density residential and commercial uses (Foodland and LCBO).





The following list of Site Plan drawings form the basis of this Site Plan Review:

KFA Architects and Planners:

- A001 Topographical Survey 1Nov17
- A002 Development Statistics 01Oct19
- A003 Site Plan 13May20
- A004 Axo View 1 23Apr20
- A005 Axo View 2 23Apr20
- A006 Perspectives 23Apr20

Floor Plans

- A101 Type 1 23Apr20
- A102 Type 2 23Apr20
- A103 Type 2 23Apr20

Elevations

- A201 Block A 23Apr20
- A202 Block B 23Apr20
- A203 Block C 23Apr20
- A204 Type 1 Typ. Front & Rear Elevations 23Apr20
- A205 Type 2 Typ. Front & Rear Elevations 23Apr20
- A206 Type 2 Typ. Side Elevation 23Apr20
- A207 Unit 17 Side Elevation 23Apr20

Envision Tatham:

- LP-1 Landscape Plan 25May20
- LP-2 Tree Inventory 25May20
- LD-2 Landscape Details 25May20

Tatham Engineering:

- GS-1 General Servicing Plan Apr20
- SC-1 Siltation, Erosion Control and Removals Plan Apr20
- SG-1 Site Grading Plan Apr20
- SAN-1 Sanitary Drainage Plan Apr20
- STM-1 Storm Drainage Plan Apr20
- Wat-1 Water Distribution Plan Apr20
- SWM-1 Stormwater Management Plan Apr20
- PP-1 Plan and Profile, Internal Works Apr20
- PP-2 Plan and Profile, External Works Apr20
- SP-1 Signage Plan Apr20
- CUP-1 Composite Utility Plan Apr20
- DE-1 Details and Notes Apr20
- DE-2 Details and Notes Apr20

Runge Engineering:

- o E1 Utility Design Layout 21Apr20
- o E2 Lighting Layout 21Apr20
- o E3 Photometrics 21Apr20
- E4 USF Details & Road Crossings 21Apr20
- o E5 Single Line Diagram 21Apr20
- o E6 Lighting Details 21Apr20
- E7 General Notes and Specifications 21Apr20

Current Application

This application is for a standard condominium within three townhouse Blocks. There are two entrances proposed for the development, one on Beaver Street and one on Lansdowne Road. The entrances create a through-lane on the property.

The Townhouses are ground-oriented 3-storey units, and each home has a dedicated driveway and garage. The site also has thirteen (13) visitor parking spaces, including two (2) barrier-free spaces. With the exception of the barrier-free parking spaces, the visitor parking spaces are additional parking not required by the Town's Zoning By-law.

The site will be serviced by Town Water and Sewer Services. These services will need to be extended at the cost of the developer to the property line. The Site Plan also includes on-site Stormwater Management.

After the Site Plan Application is approved, the proposal would also need to proceed by a separate application to the County of Grey to request a Condo Exemption to create a standard condominium corporation.

E. Analysis

Official Plans

County Official Plan

The property is designated Primary Settlement Area in the County's Official Plan. Within the County's Plan, a variety of urban land uses are supported on full municipal water and sewer services, including commercial, industrial, institutional and residential. The County's Official Plan defers detailed development requirements to the Town's Official Plan.

The Blue Mountains Official Plan

The property is designated **Community Living Area** in The Blue Mountains Official Plan. The Community Living Area designation allows for a variety of residential housing types. As shown in Figure 2, the property is also adjacent to the Downtown designation.





The proposed 23 units are supported by the Town's Official Plan policies. Section B3.1.5 "Infill, Intensification and Greenfield Development" deals with development within existing residential neighbourhoods. Several B3.1.5 section matters were addressed within the Zoning By-law amendment. However, the following list of matters were those most appropriately addressed through the Site Plan process and formed part of this Site Plan review:

j) retains and enhances existing trees and vegetation where possible and additional landscaping will be provided to integrate the proposed *development* with the existing neighbourhood.

A Landscaping and Tree Retention Plan was required. Staff are satisfied with the submitted revised Landscaping Plan and Tree Retention Plan, which has been prepared by a qualified Landscape Architect.

n) will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy.

Grading and Drainage are addressed within the submitted Site Grading and Storm Drainage Plans. The grading and drainage of the site meets Town requirements, it has been prepared by qualified Civil Engineer, and has been peer reviewed by the Town's in-house Civil Engineer.

Access and Circulation were addressed in the general Site Plan. Access to the properties via two driveways provides safe access to the property. Having a through lane allows for safe

movement of garbage trucks, snow plowing, and emergency vehicles. The driveways and lane have been oriented to facilitate traffic-calming and discourage and minimize external traffic.

Privacy relating to adjacent properties through a board fence proposed along the property line. This fence separates and provides privacy between the parking area and southwesterly units to two the adjacent properties.

Staff are satisfied that the proposed Site Plan conforms with the policies within the Town's Official Plan.



Figure 3: Zoning Excerpt

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

The lands are zoned Residential Two Exception (R2-111-h33-h4a) in the Town of The Blue Mountains Zoning By-law 2018-65 (Figure 3). The R2-111 exception zone permits the proposed townhouses to a maximum number of 23 units.

The other provisions are illustrated in Table 1. The Table also provides and overview of how the proposed plan conforms with the Zoning By-law.

It should be noted that the lands also have a two holding symbols: Holding symbol -h33 is site-specific and requires a Site Plan Approval and an Executed Site Plan Agreement prior to development of the lands. The h33 Holding Symbol will need to be removed by by-law enacted by Council once Site Plan Approval has been conditionally granted and the Agreement has been executed. Holding symbol -h4a relates to the Source Water Protection area. In this case, the proposed residential use is not an identified threat to source drinking water and does not limit

the development of the lands, therefore the -h4a will remain in place. The development of the property may continue to proceed as proposed while the -h4a symbol remains in place.

Table 1: Zoning Review – Residential Two Exception (R2-111-h33-h4a)

Zoning Standards	Required / Permitted	Proposed	Conforms?
Dwelling Type	Up to 23 Townhouses	23 Townhouses	Yes
Minimum Lot Area	650 sq m	(existing)	Yes
Minimum Frontage	18 m	(existing)	Yes
Minimum Front Yard	6.0 m	6.0 m	Yes
Minimum Exterior Side Yard	4.0	5.9 m	Yes
Minimum Interior Side Yard	4.0 m	4.4 m	Yes
Minimum Rear Yard	7.5 m	7.77 m	Yes
Maximum Height in Metres	11 m	9.596 m (to parapet)	Yes
Maximum Storeys	3	3	Yes
Parking – 23 units	46 spaces (plus 1 accessible)	75 (plus 2 accessible)	Yes
Maximum Driveway Width	6.1 m	6.1 m	Yes
Maximum Number of Driveways	2	2	Yes

Staff are satisfied that the Site Plan conforms with the Town's Zoning By-law.

Other matters

Community Design Guidelines

Community Design Guidelines are meant to be a design tool that provides "mid-level" guidance for design, operating between the general policies, principles and objectives of the Town of The Blue Mountains Official Plan and the specific details and plans of the development review

process. Some of the tools to create good design that were employed for this development include staggering of units, and varying the façade materials, windows and other design elements within blocks to create visual interest and avoid a "wall" effect for Townhouse blocks. End units that face the street were given similar architectural details and treatments also used on the fronts of units.

In review of the Community Design Guidelines, Town staff is satisfied that the proposal incorporates appropriate design elements and is consistent with the general intent and direction of the guidelines.

Landscaping and Tree Preservation

Landscaping Plans created by a qualified Landscape Architect were provided. These plans include existing trees that are to be protected as well as adjacent trees within the Town's Road Allowance. Initially, the landscaping along Beaver Streets included four (4) deciduous trees (two (2) Hackberry and two (2) Skyline Honeylocust).

Suggestions from adjacent property owners were for twelve (12) coniferous trees (spruce) to create better screening. The Landscape Architect considered this comment and created a revised drawing working with the other property features which included ten (10) White Spruce abutting Beaver Street South.

Staff are satisfied with the submitted Landscape Plan.

Town Roads and Infrastructure

The proposal includes the extension of services at the cost of the developer. Construction within the Town's Rights of Way is required to install the services. These areas are required to be returned to the same condition as they were prior to construction, as per Town Standards. The size and scope of the proposed development did not necessitate further upgrades to Town roads.

Conclusions

All of the engineering drawings are now final and accepted by the Town's Development Engineering Services. Staff are satisfied that this Site Plan submission conforms with the Official Plan, the Zoning By-law and is consistent with the Community Design Guidelines.

Staff recommend approval, subject to the conditions of the recommendations section above. For the consideration of Council, the Drawing Package is included as Attachment 1 and an updated Comments Response Matrix is included as Attachment 2.

F. The Blue Mountains Strategic Plan

Goal #3 - Support healthy lifestyles

Objectives:

- 1. Increase the range of housing choices and promote housing affordability and
- 2. Manage growth and promote smart growth

G. Environmental Impacts

No known adverse environmental impacts are anticipated as a result of this application.

H. Financial Impact

A Council Decision on this application can be appealed to the Local Planning Appeals Tribunal (LPAT) by the Applicant. Appealed decisions of Council are subject to the LPAT process. Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

I. In consultation with

This development was reviewed through the Development Planning Review Team Process. Trevor Houghton, Manager of Community Planning Brian Worsley, Manager of Development Engineering Nathan Westendorp, Director of Planning and Development Services.

J. Public Engagement

The Site Plan Application which is the topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither are required. The previous Zoning Bylaw Amendment was subject to a Public Meeting on March 12, 2018, and those who provided email contact information to the Town with their comments on the Zoning By-law Amendment Application were advised of this report.

Comments regarding this report should be submitted to Denise Whaley through planning@thebluemountains.ca

K. Attached

- 1. Drawings Package Site Plan, Elevation, Engineering and Landscaping
- 2. Updated Comments Response matrix

Respectfully Submitted,

Nathan Westendorp, MCIP RPP
Director of Planning and Development Services

For more information, please contact:

Denise Whaley planning@thebluemountains.ca 519-599-3131 extension 262



TOWNS OF THORNBURY

PART OF PARK LOT 10, THORNBURY, ONTARIO

RE-ISSUED FOR SITE PLAN APPROVAL MAY 12th, 2020

ARCHITECT/PLANNER:

KFA ARCHITECTS + PLANNERS INC.
197 SPADINA AVENUE
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TORONTO, ONTARIO
M5T 2C8
TEL: 416.633.6226

SITE SERVICES ENGINEER:

TATHAM ENGINEERING LIMITED 115 SANFORD FLEMING DRIVE, SUITE 200 COLLINGWOOD, ONTARIO L9Y 5A6 TEL: 705.444.2565

GEOTECHNICAL ENGINEER:

GEOPRO CONSULTING LIMITED 40 VOGELL ROAD, UNIT 57 RICHMOND HILL, ONTARIO L4B 3N6 TEL: 905.237.8336

ARCHEOLOGICAL:

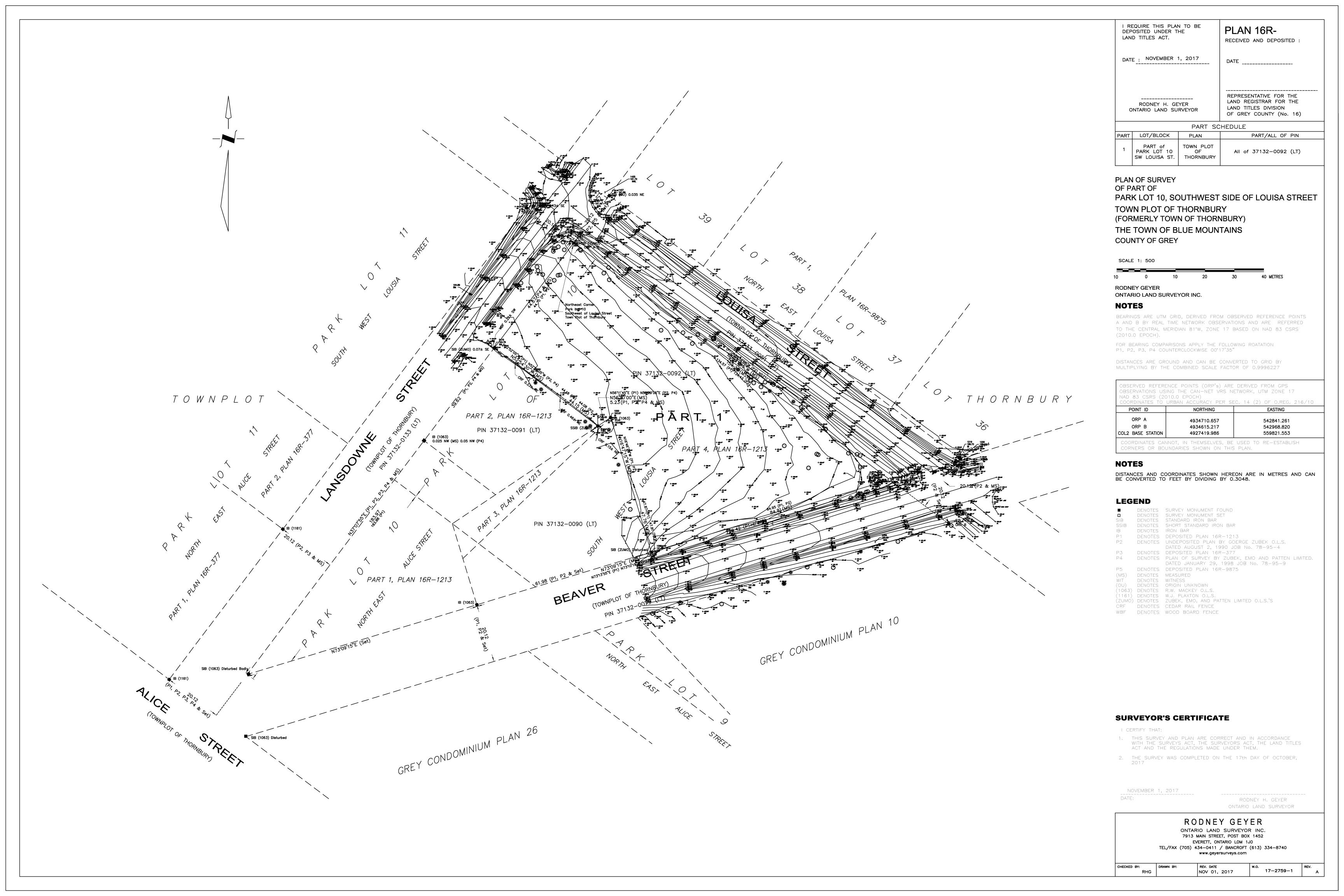
AMICK CONSULTANTS
LIMITED

380 TALBOT STREET,
PORT MCNICOLL, ONTARIO,
LOK 1R0
TEL: 519.432.4435

SURVEYOR:

GEYER SURVEYORS
7913 MAIN STREET,
POST BOX 1452, EVERETT,
ONTARIO, LOM 1J0
TEL: 705.434.0411

Sheet List - 01 - SPA				
Sheet Number	Sheet Name			
A000	Cover Page			
A001	Topographical Survey			
A002	Development Statistics			
A003	Site Plan			
A004	Axo View 1			
A005	Axo View 2			
A006	Perspectives			
A101	Type 1 - Floor Plans			
A102	Type 2 - Floor Plans			
A103	Type 2 - Floor Plans			
A201	Block A Elevations			
A202	Block B Elevations			
A203	Block C Elevations			
A204	Type 1 - Typ. Front & Rear Elevations			
A205	Type 2 - Typ. Front & Rear Elevations			
A206	Type 2 - Typ. Side Elevations			
A207	Unit 17 - Side Elevation			



Thornbury LANDSDOWNE TRIANGLE

Date: 4-Feb-2020

KFA ARCHITECTS + PLANNERS

Development Statistics

ite Area					
m ²	sq.ft	ha	acre		
5846.82 62937		0.58	1.44		
		Units/Ha	Units/Acre		
	1 3	39	16		

Total Number of Units	23
Average Unit Size (m ²)	182.27
Average Unit Size (sq ft)	1961
Total Parking Provided	75
Gross Construction Area (m ²)	4788.19

Zoning By-law 10.77	Proposed		
FSI*		0.73	
Total GFA Residential m ²		4788.19	
Total GFA Residential (sq ft)	51521		
Total GFA - Less Exclusions m ²		4260.77	
Total GFA - Less Exclusions (sq ft)		45846	
Lot Coverage	28.07%	1641.3	

Parking Provided		
Indoor (Garage)	200	
	Resident	31
Outdoor		
	Resident	44
Total Proposed Parking		75
Parking Spaces/Unit		3.3

Official Planning Designation:

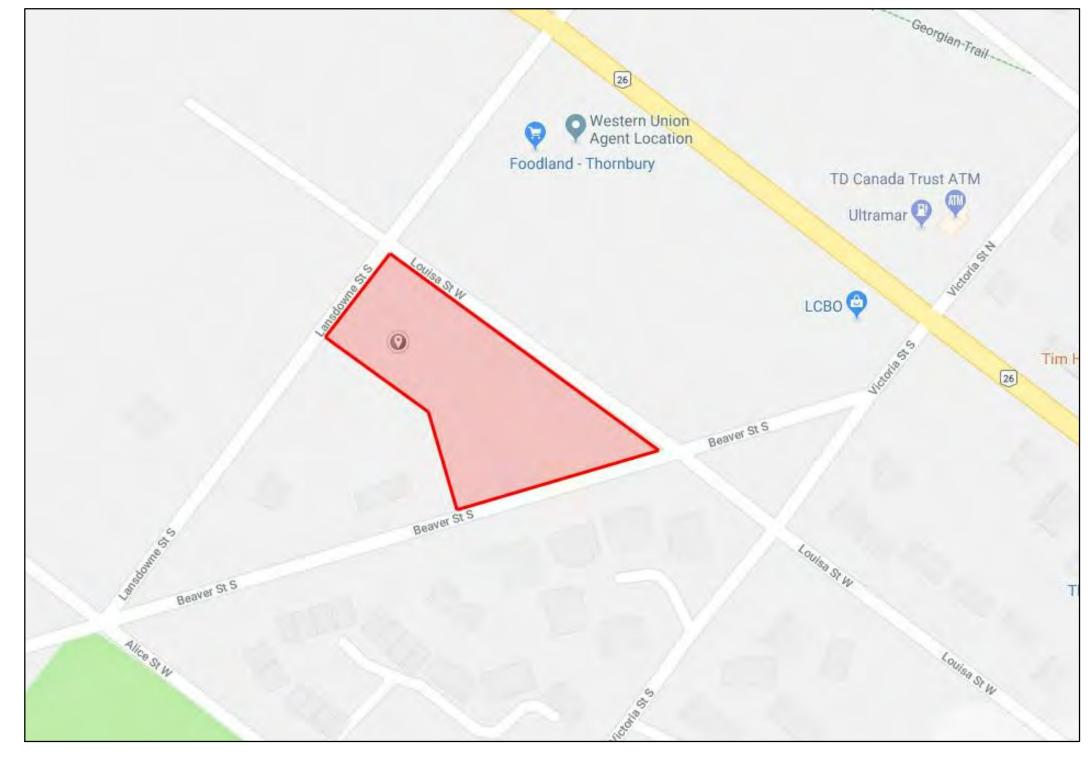
Grey County - Primary Settlement Area

Town of Blue Mountains - Community Living Area

	Tom, or Diag mountains Community Enring Files	
Zoning		
Town of Blue Mountains Zoning By	-law No. 2018-65, Development Zone R2-111-h33	

Site Area Breakdown Table (m²)	Area		
Paving	1363.28	23.32% of total site area	
Soft Landscaping Area	2610.87	44.65% of total site area	
Hard Landscape Area	231.41	3.96% of total site area	
Building Area (Combined Largest Footprints)	1641.25	28.07% of total site area	

Block A	Height:	10.39
Property Line setback:	East	6.00
Property Line Setback.	North	4.40
Block B	Height:	10.05
Property Line setback:	North	4.40
	East	7.50
Block C	Height:	10.17
Bearing Consultation	East	7.50
Property Line setback:	South	4.40





Residential Block Area Calculations and Unit Breakdown Table	Gross Construction Area (m2)	Excluions (m²)	Gross Floor Area (m2)
Block A	1		
Ground	473.33		473.33
Main	738.27		738.27
Second	679.42	E 605 127 F	679.42
Garage Area (non-habitable)	250.61	250.61	250.61
Block A Total Floor Area and Units	2141.63	250.61	1,891.02
Block B	A Total	0	
Ground	275.72		275.72
Main	420.59		420.59
Second	395.90		395.90
Garage Area (non-habitable)	136.67	136.67	136.67
Block B Total Floor Area and Units	1228.88	136.67	1,092.21
Block C			
Ground	347.78		347.78
Main	483.15		483.15
Second	446.62		446.62
Garage Area (non-habitable)	140.13	140.13	140.13
Block C Total Floor Area and Units	1417.68	140.13	1,277.55
Residential Totals Combined Blocks	4788.19	527.41	4260.77
Residential Total Floor Areas Sq. Ft.	51520.88	5674.97	45845.91

Unit No.		Unit Mix Breakdown					
	Ground	Main	Second	Excluded	Total GFA (m2)	Total GFA (sq.ft	
1	65.61	101.98	73.34	32.59	240.93	2593	
2	50.22	68.2	62.47	17.97	180.89	1947	
3	49.98	67.85	61.77	17.88	179.60	1933	
4	50.22	68.19	62.11	17.97	180.52	1943	
5	50.22	68.19	62.11	17.97	180.52	1943	
6	50.38	68.26	62.06	17.88	180.70	1945	
7	39.31	73.53	73.53	31.94	186.37	2006	
8	40.47	74.58	74.58	32.01	189.63	2041	
9	39.99	74.11	74.11	32.03	188.21	2026	
10	36.92	73.38	73.34	32.37	183.64	1977	
11	36.88	73.34	73.34	32.37	183.56	1976	
12	50.87	68.99	62.74	18.12	182.60	1965	
13	50.07	67.96	61.87	17.88	179.90	1936	
14	50.23	68.2	62.11	17.97	180.54	1943	
15	50.75	68.72	62.46	17.97	181.93	1958	
16	36.92	73.379	73.379	32.36	183.68	1977	
17	49.98	67.85	61.76	17.88	179.59	1933	
18	50.19	68.18	62.08	17.98	180.45	1942	
19	50.30	68.27	62.17	17.96	180.74	1945	
20	50.04	68	61.95	17.97	179.99	1937	
21	50.59	68.57	62.47	17.98	181.63	1955	
22	51.01	68.98	62.89	17.97	182.88	1969	
23	45.67	73.3	73.3	32.38	192.27	2070	





Towns of

Thornbury

THORNBURY, ON

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2019-04-12

2019-08-01

2019-10-28

2019-11-14 2020-02-14

2020-05-12

Description

Issued for Review

2 Issued for SPA

4 Issued for SPA

5 Re-Issued for SPA

7 Re-Issued for SPA9 Re-Issued for SPA

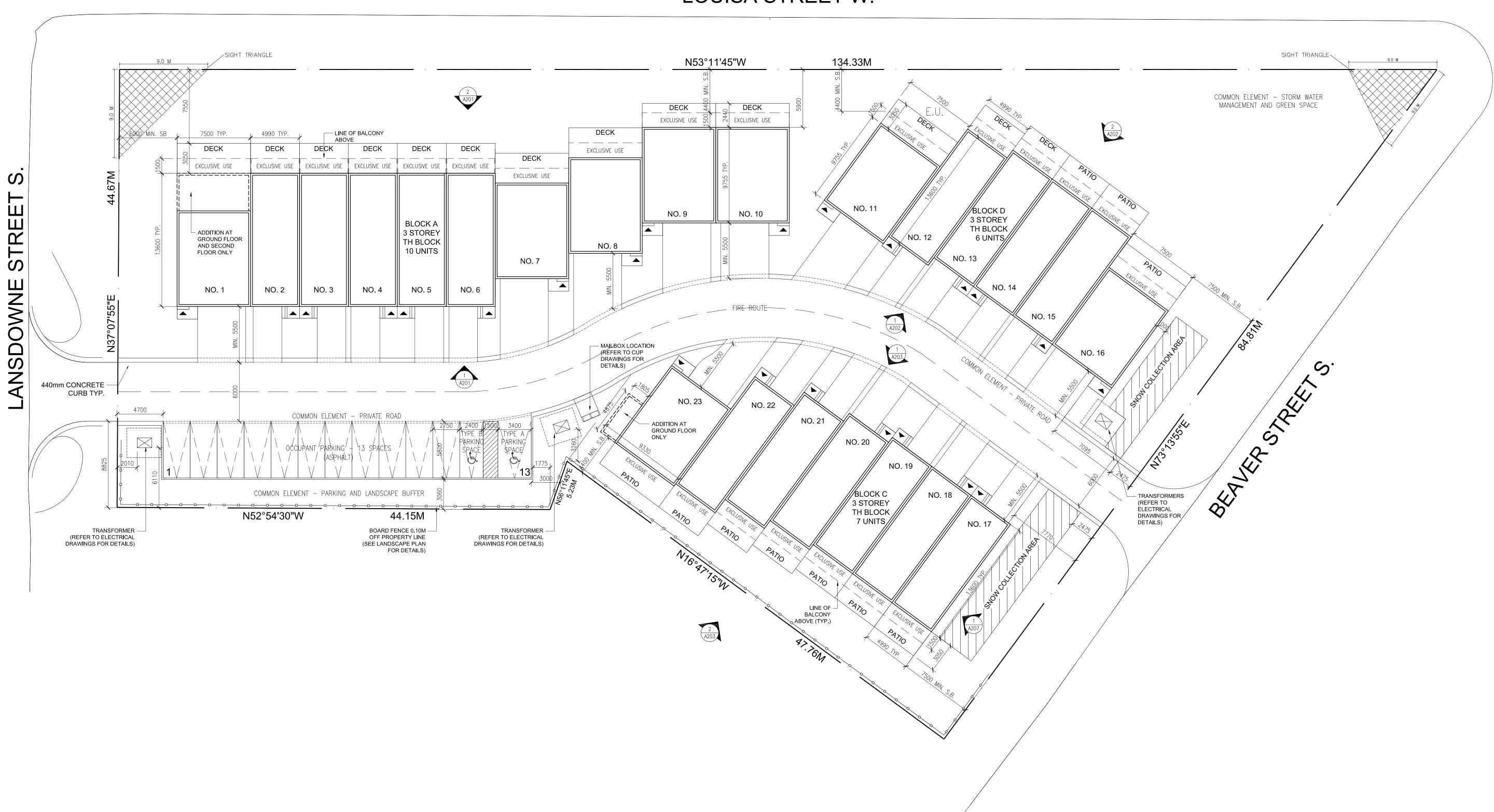


Project No:	17061
Scale:	
Date:	2019-10-01
Drawn by:	AC

Development Statistics

Drawing Number

LOUISA STREET W.

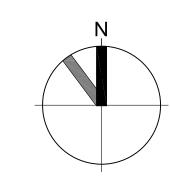


Towns of Thornbury, ON

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No.	Description	Date
2	Issued For SPA	2019-08-01
3	Issued For Coordination	2019-09-17
4	Issued For SPA	2019-10-28
5	Re-Issued For SPA	2019-11-14
6	Issued for Review	2020-01-31
7	Re-Issued for SPA	2020-02-14
8	Re-Issued for SPA	2020-04-23
9	Re-Issued for SPA	2020-05-13





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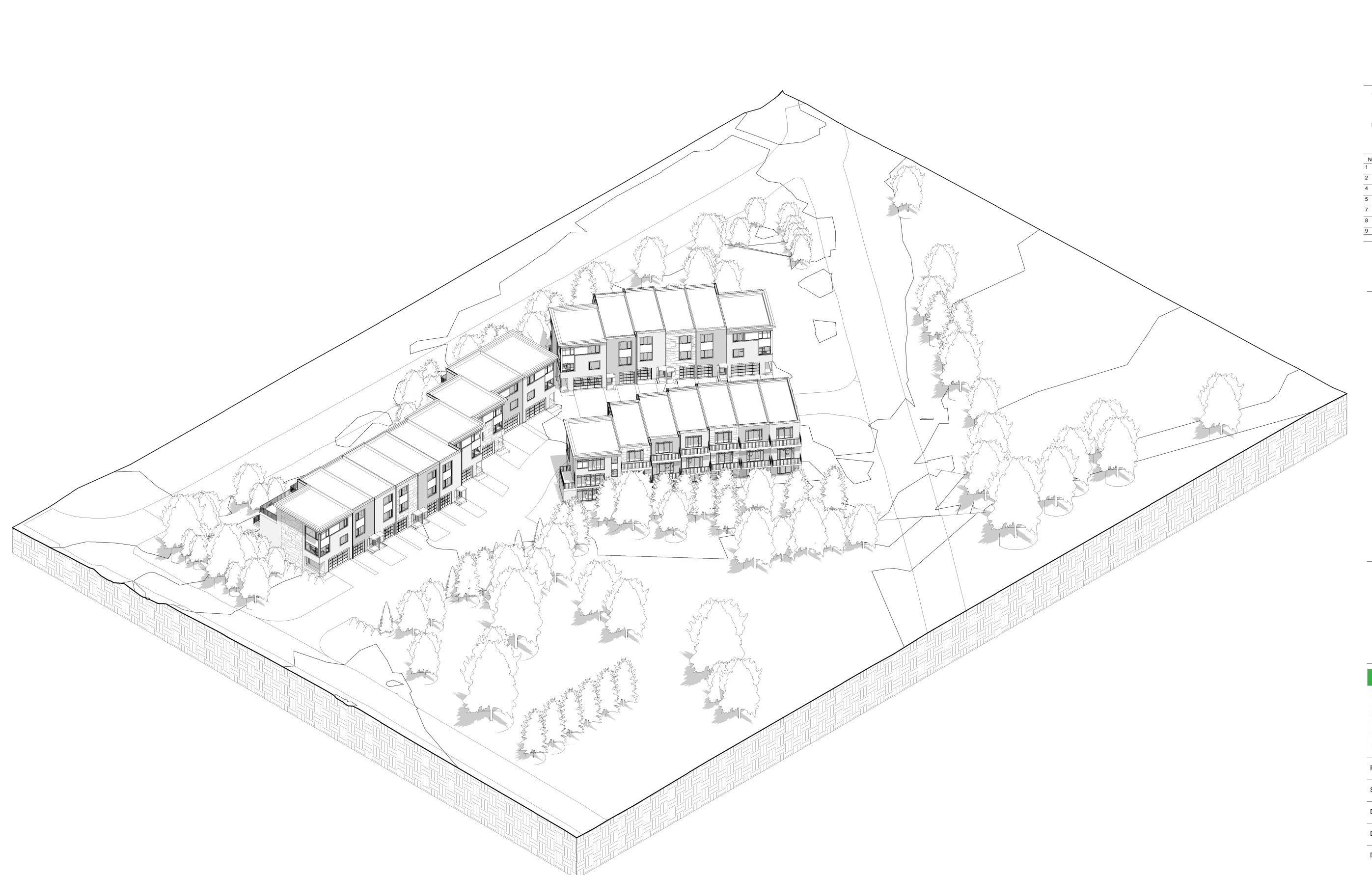


Project No:	17061
Scale:	1:200
Date:	2017-08-01
Drawn by:	AC

Drawing Title

Site Plan

Drawing Number



1 Axo View 1

Towns of Thornbury THORNBURY, ON

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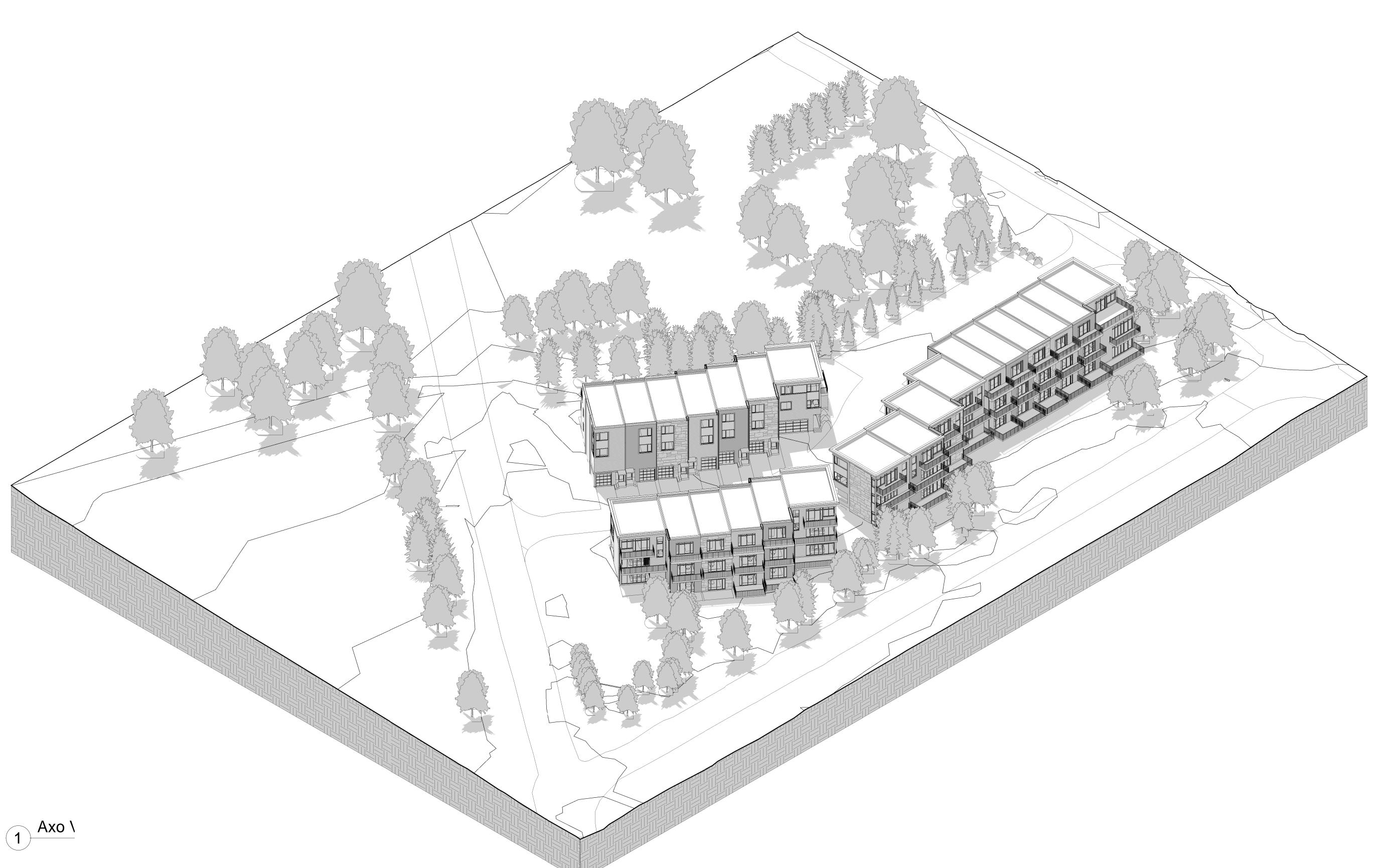
No.	Description	Date
1	Issued for Review	2019-04-12
2	Issued for SPA	2019-08-01
4	Issued for SPA	2019-10-28
5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14
8	Re-Issued for SPA	2020-04-23
9	Re-Issued for SPA	2020-05-12





Project No:	17061
Scale:	
Date:	2019-10-01
Drawn by:	AC
Drawing Title	

Axo View 1



Towns of Thornbury THORNBURY, ON

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1	Leave d'Con Decidence	
	Issued for Review	2019-04-12
2	Issued for SPA	2019-08-01
4	Issued for SPA	2019-10-28
5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14
8	Re-Issued for SPA	2020-04-23
9	Re-Issued for SPA	2020-05-12





Project No:	1706
Scale:	
Date:	2019-10-0 ²
Drawn by:	AC

Drawing Title

Axo View 2





Towns of Thornbury

THORNBURY, ON

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Description	Date
Issued for Review	2019-04-12
Issued for SPA	2019-08-01
Issued for SPA	2019-10-28
Re-Issued for SPA	2019-11-14
Re-Issued for SPA	2020-02-14
Re-Issued for SPA	2020-05-12
	Issued for Review Issued for SPA Issued for SPA Re-Issued for SPA Re-Issued for SPA

Perspective 2









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Project No:	17061
Scale:	
Date:	2019-10-01
Drawn by:	AC

Drawing Title

Perspectives

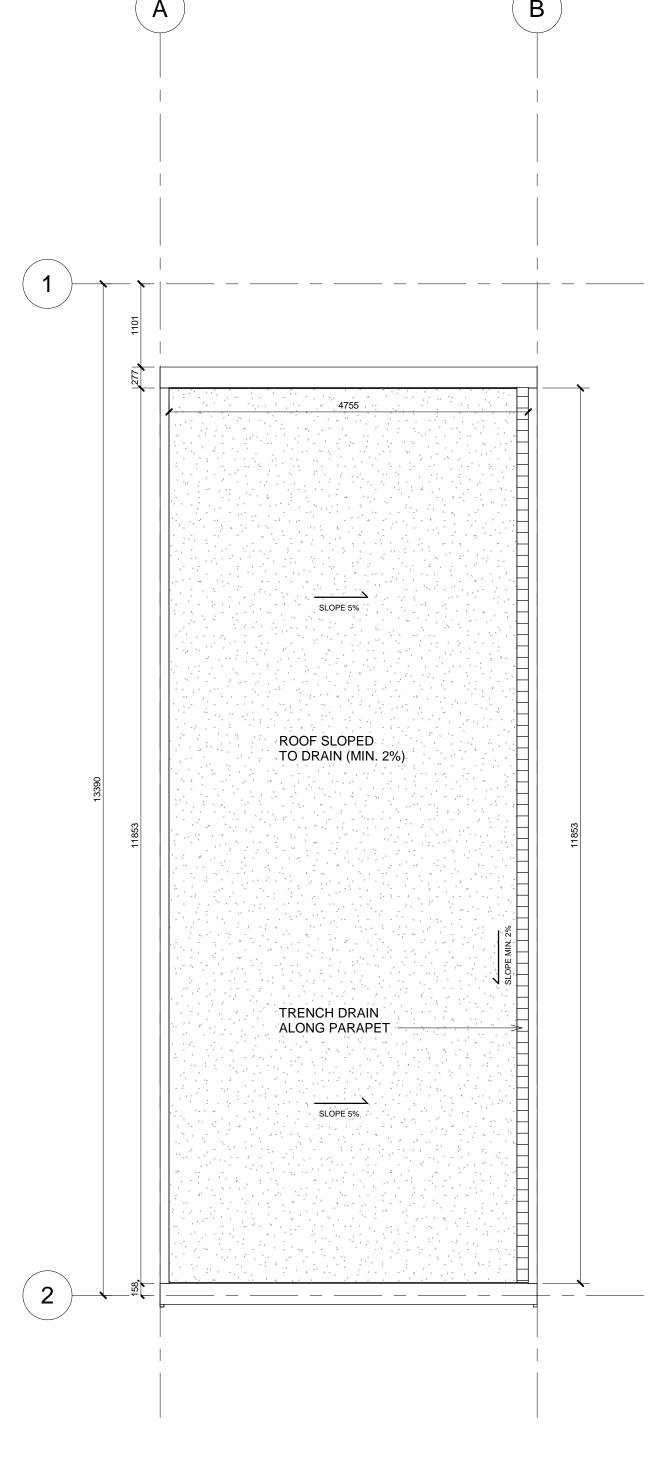
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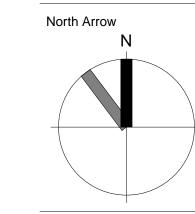
Towns of Thornbury

THORNBURY, ON

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2	Issued for SPA	2019-08-01
3	Issued for Review	2019-08-30
4	Issued for SPA	2019-10-28
5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14
8	Re-Issued for SPA	2020-04-23
9	Re-Issued for SPA	2020-05-12







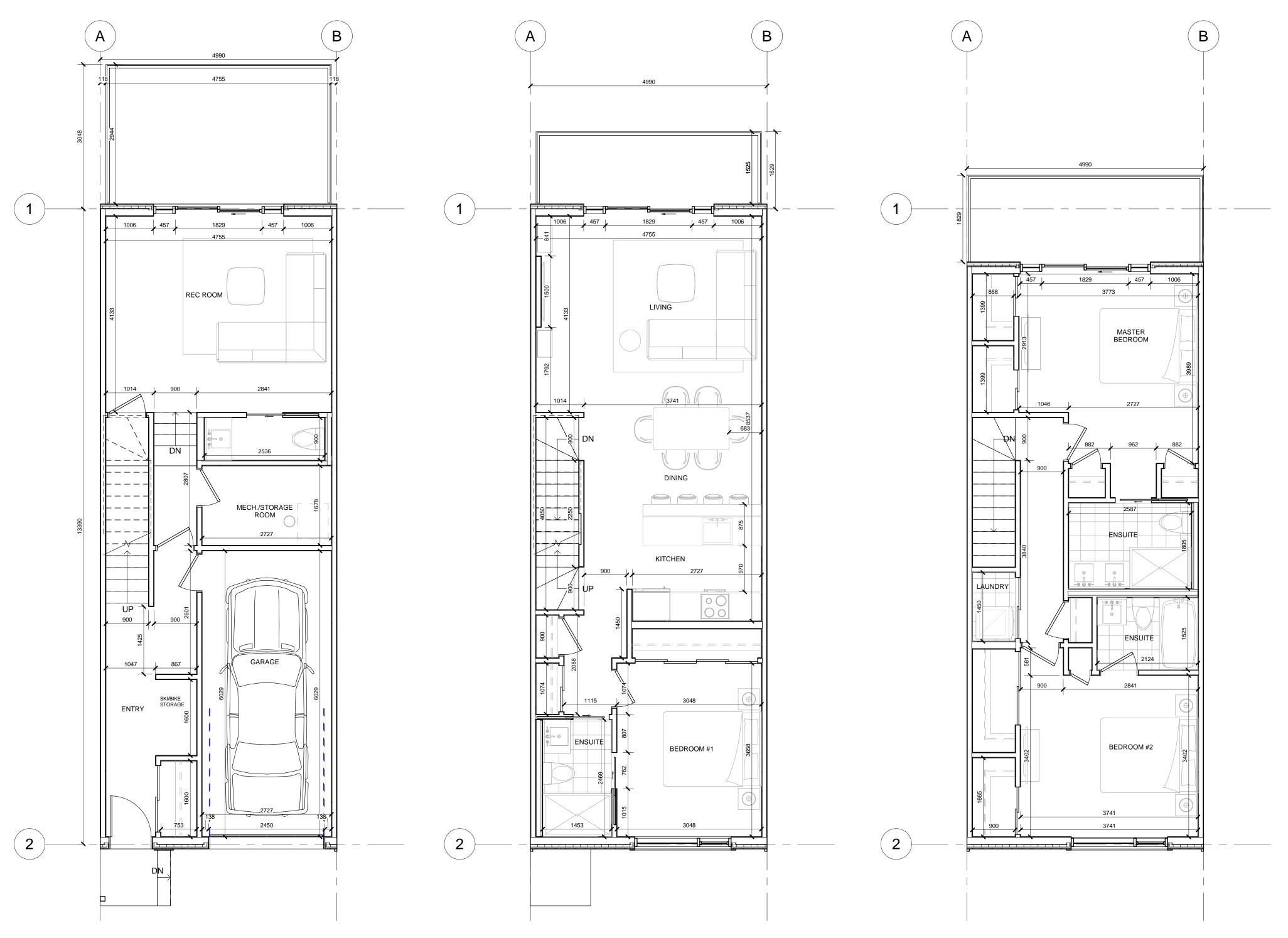
Project No:	17061
Scale:	1 : 50
Date:	2019-09-09
Drawn by:	AC

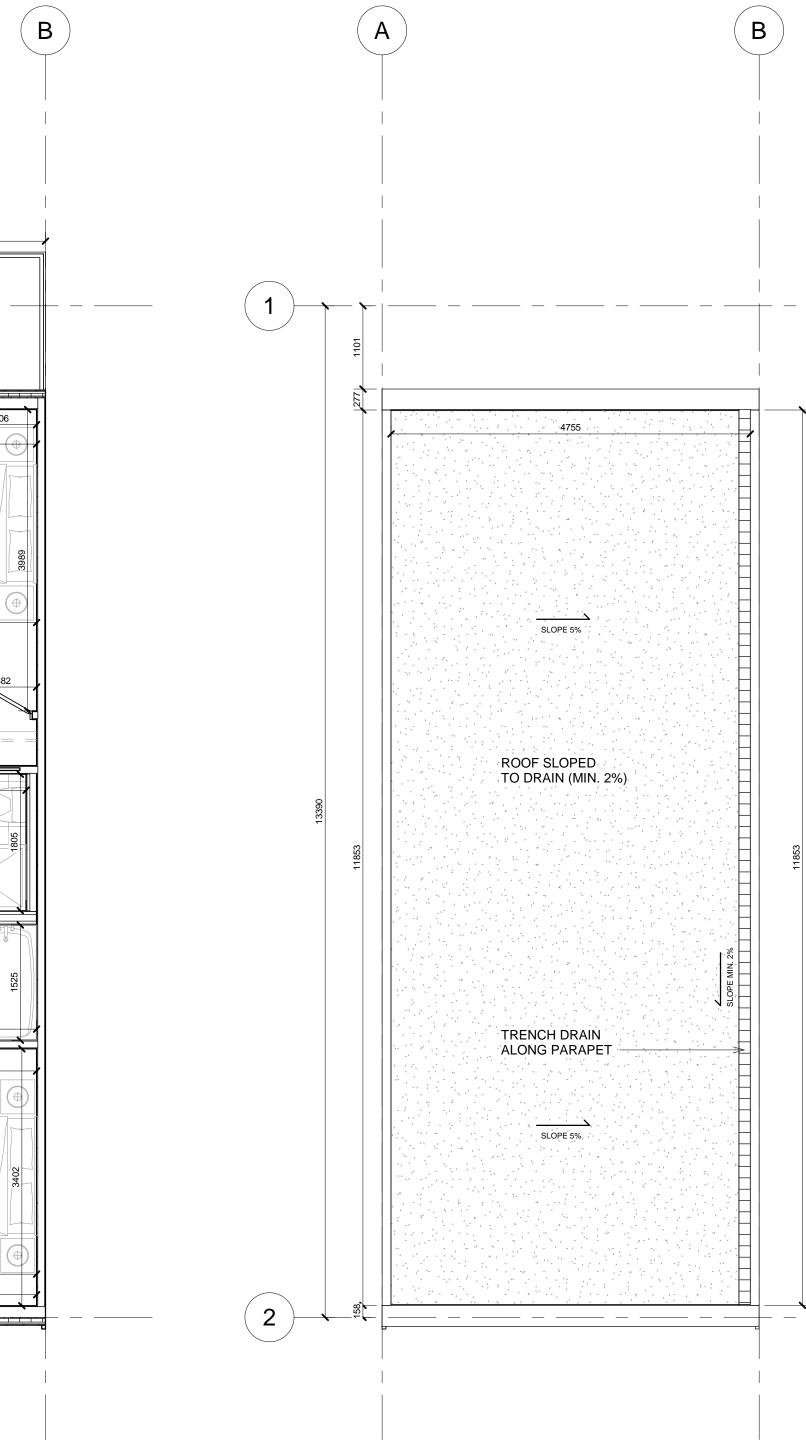
Drawing Title

Type 1 - Floor Plans

Drawing Number

A101



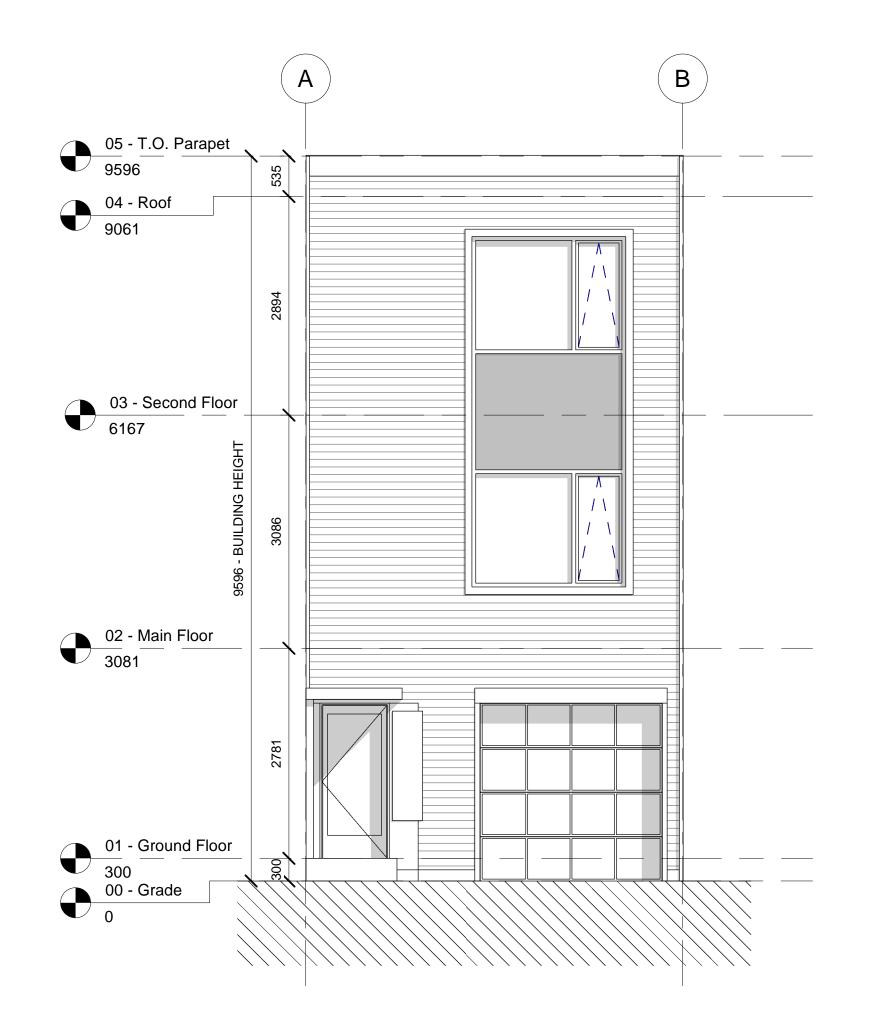


1 01 - Ground Floor 1:50

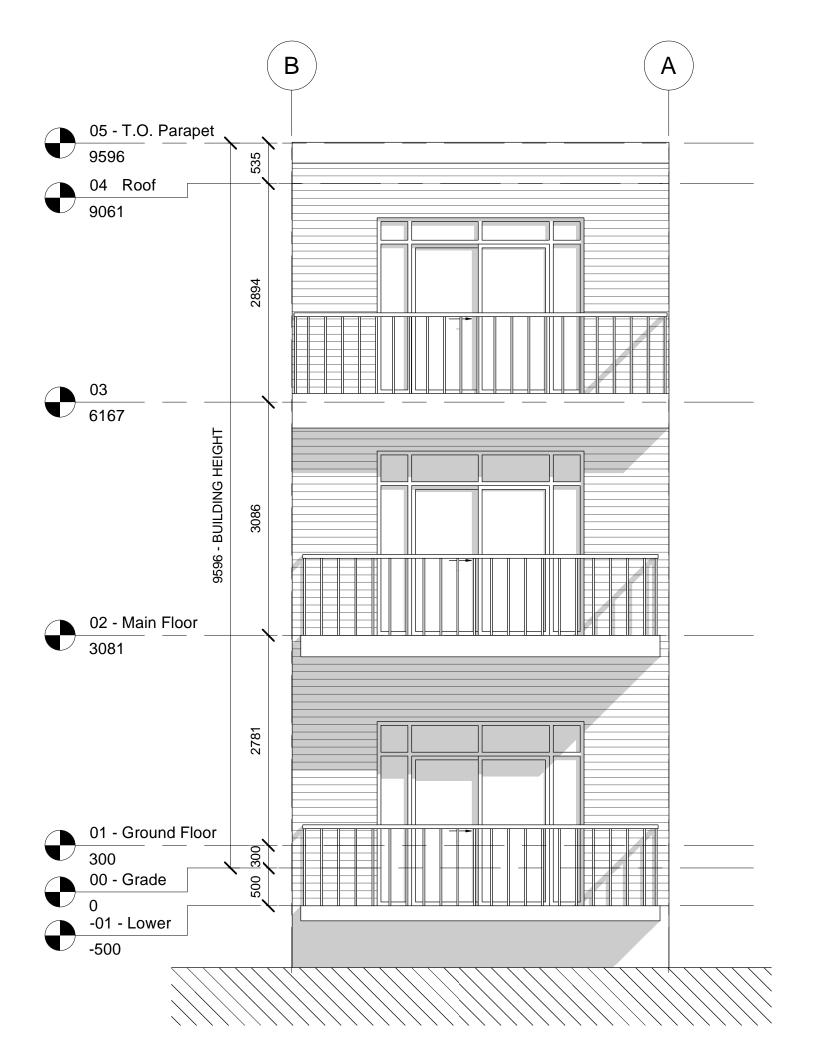
2 02 - Main Floor 1:50

3 O3 - Second Floor
1:50

4 04 - Roof 1:50



1 Front Elevation
1:50



Rear Elevation

1:50

Towns of Thornbury

THORNBURY, ON

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No.	Description	Date
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2	Issued for SPA	2019-08-01
3	Issued for Review	2019-08-30
4	Issued for SPA	2019-10-28
5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14
8	Re-Issued for SPA	2020-04-23
9	Re-Issued for SPA	2020-05-12





17061 1:50

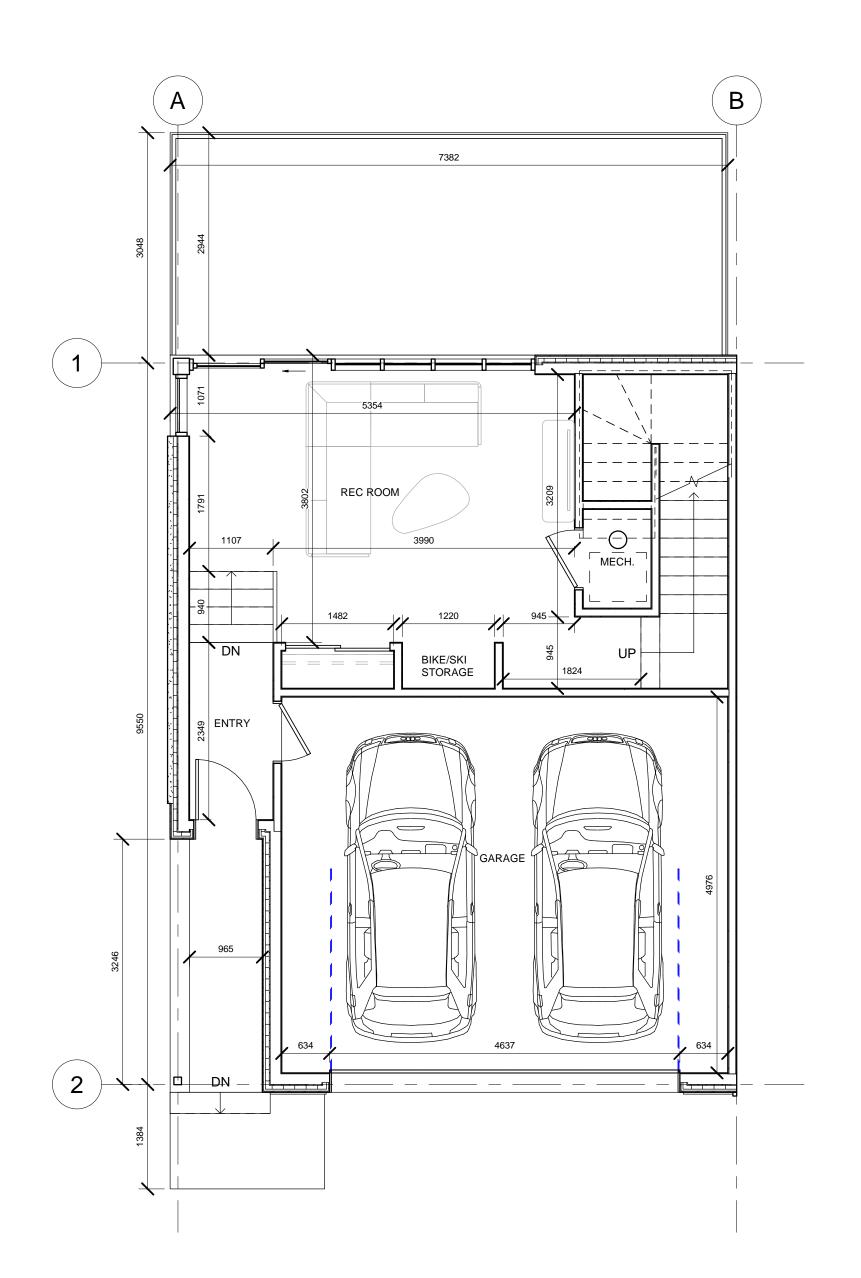
2019-09-09 Drawn by:

Project No:

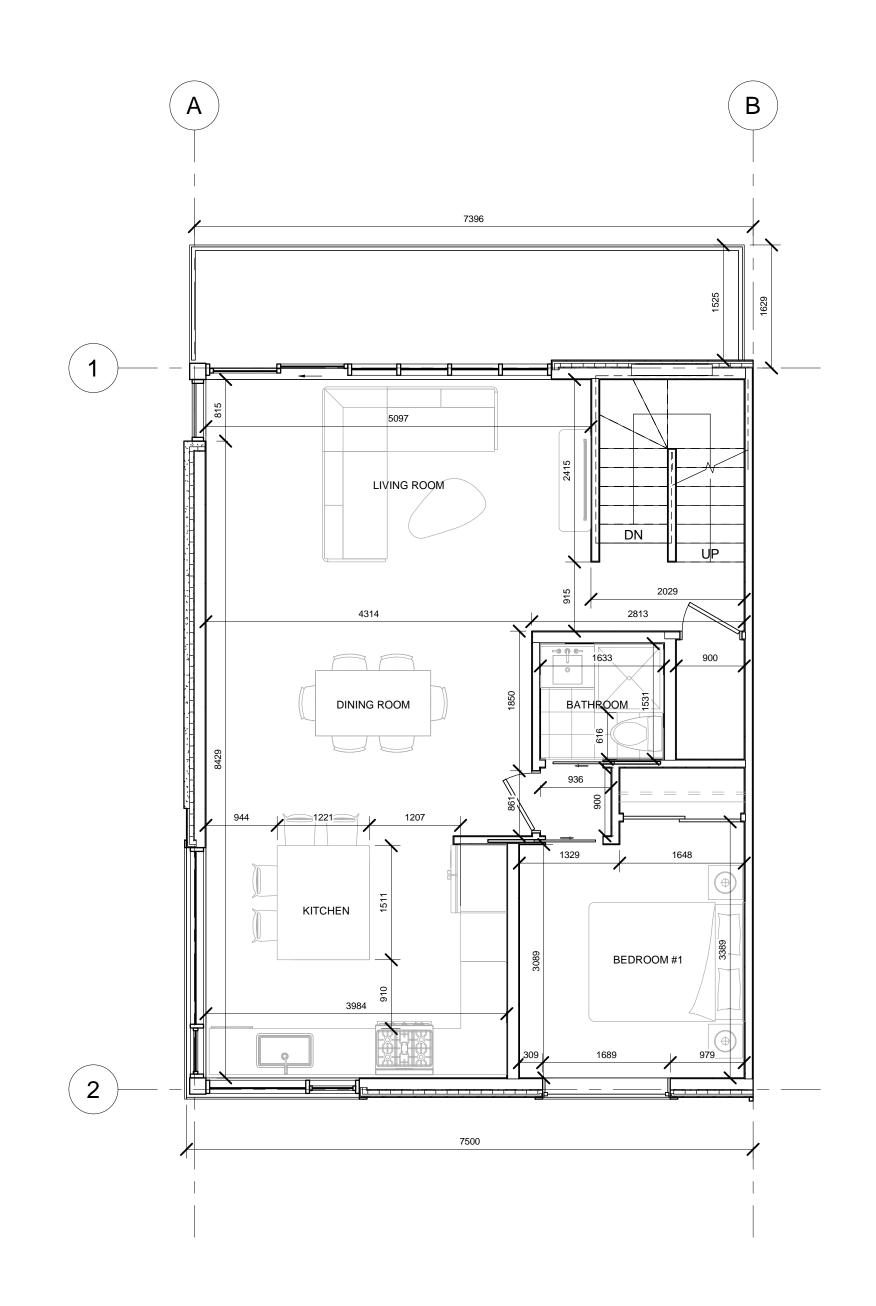
Scale:

Type 1 - Typ. Front & Rear Elevations

Drawing Number



1 01 - Ground 1:50



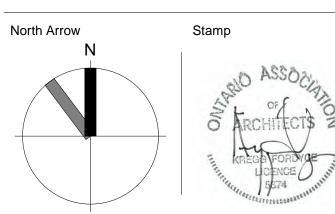
2 02 - Main 1:50

Towns of Thornbury

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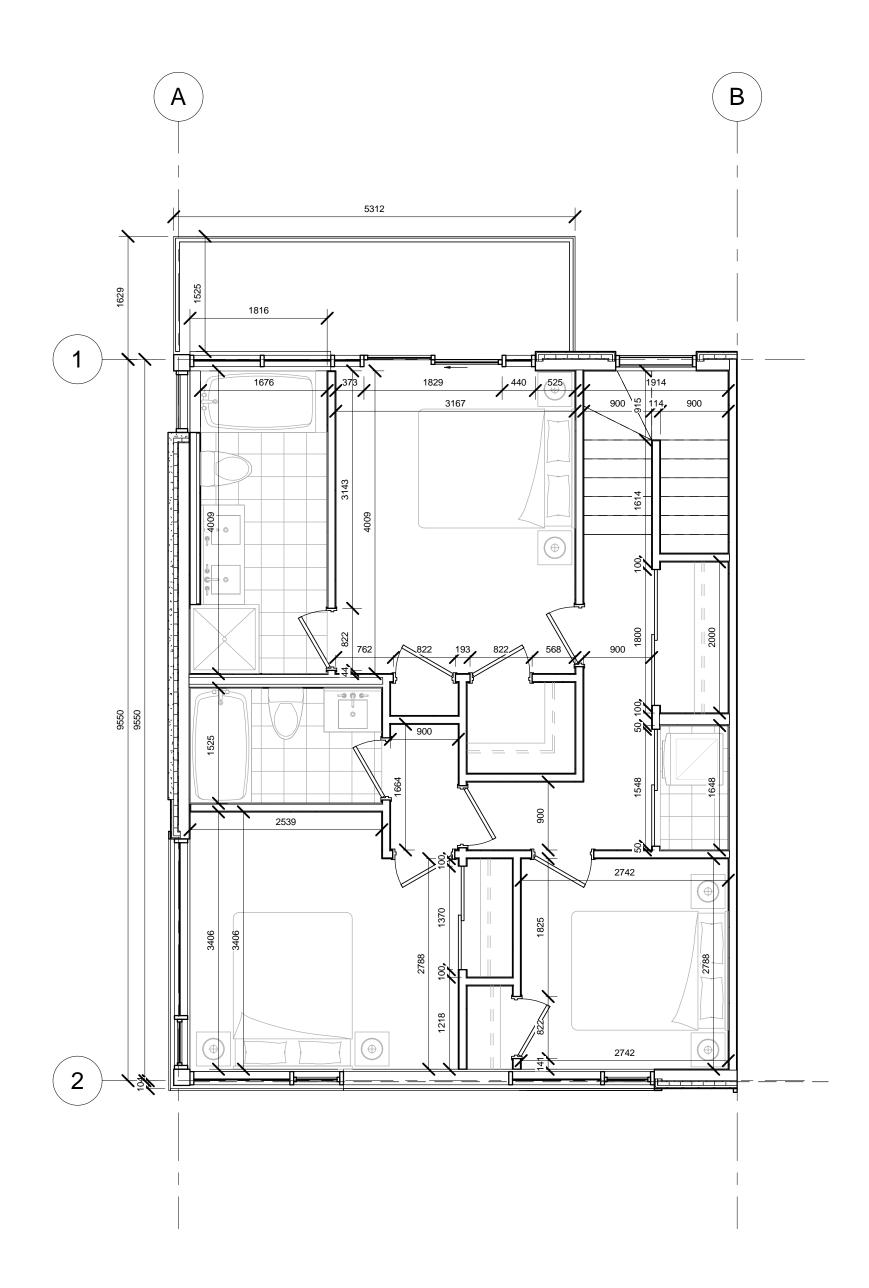
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Project No:	1706
Scale:	1 : 5
Date:	2019-10-0
Drawn by:	A

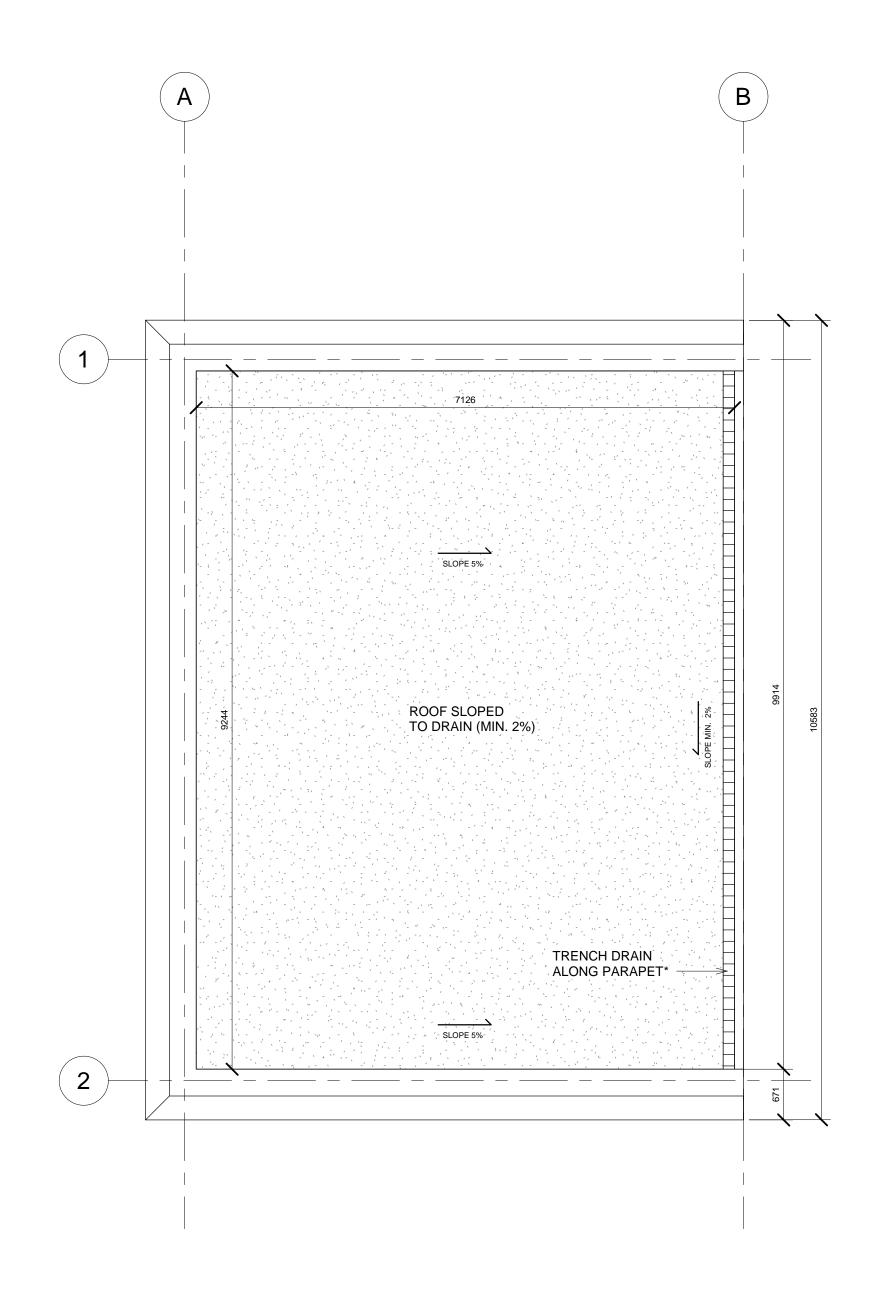
Drawing

Type 2 - Floor plans

Drawing Number



1 03 - Second 1:50



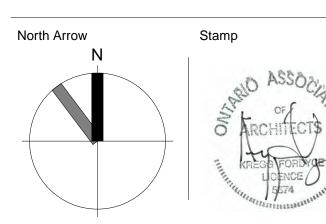
2 04 - Roof 1:50

Towns of Thornbury

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 Project No:
 17061

 Scale:
 1 : 50

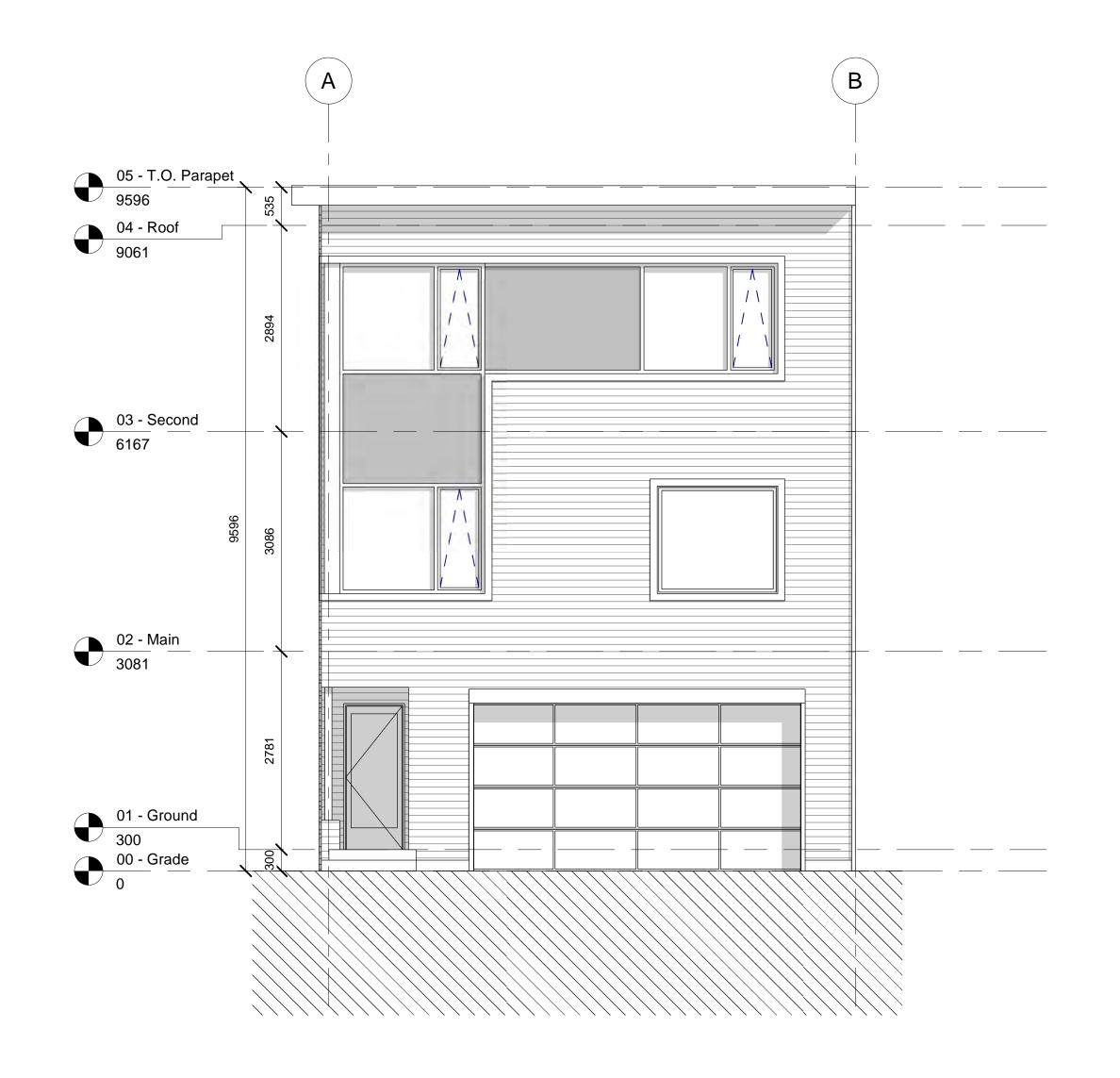
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 2019-10-01

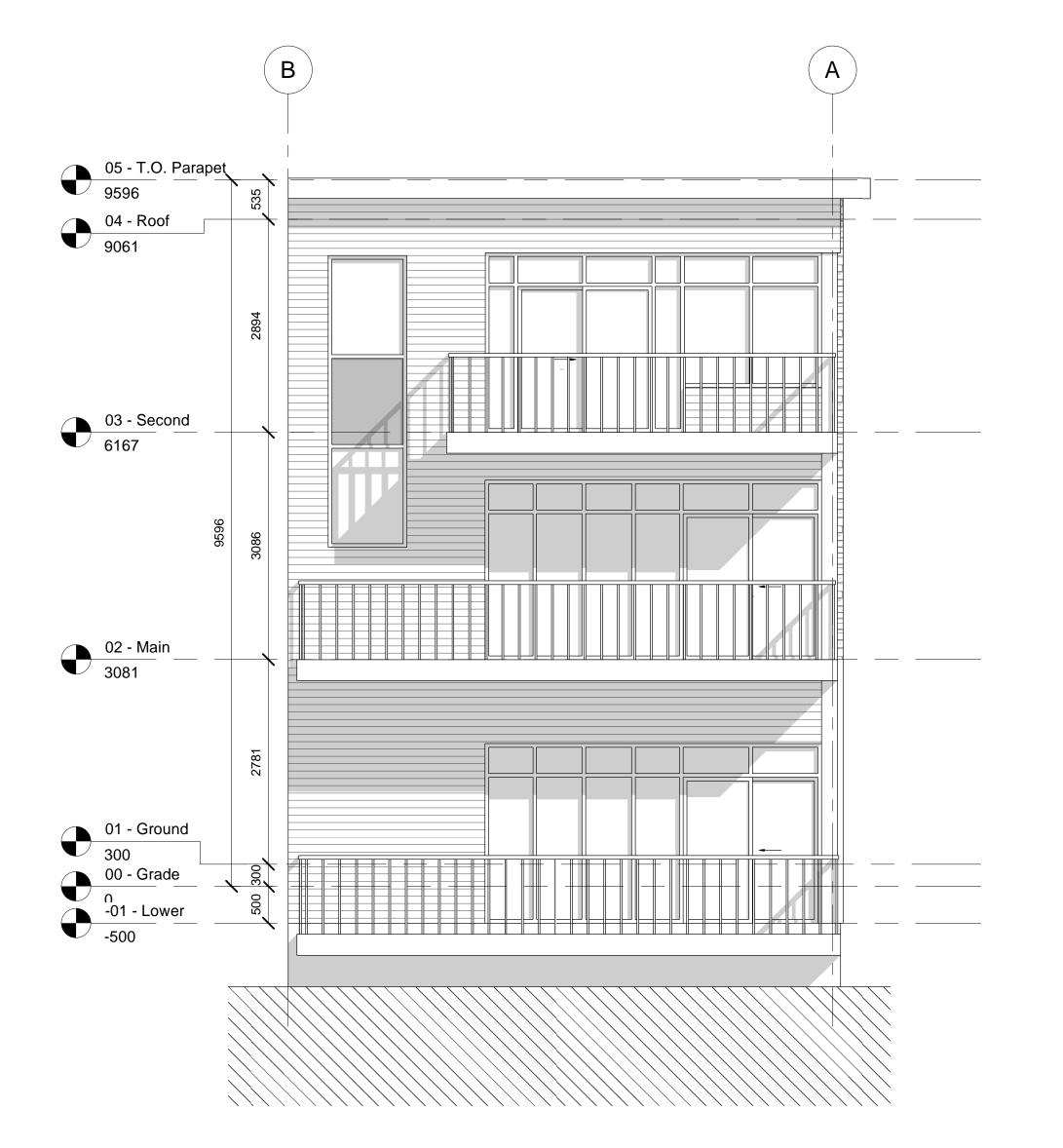
 Drawn by:
 AC

Drawing Title

Type 2 - Floor plans

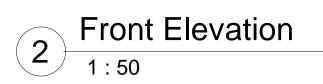
Drav





Rear Elevation

1:50



Towns of Thornbury

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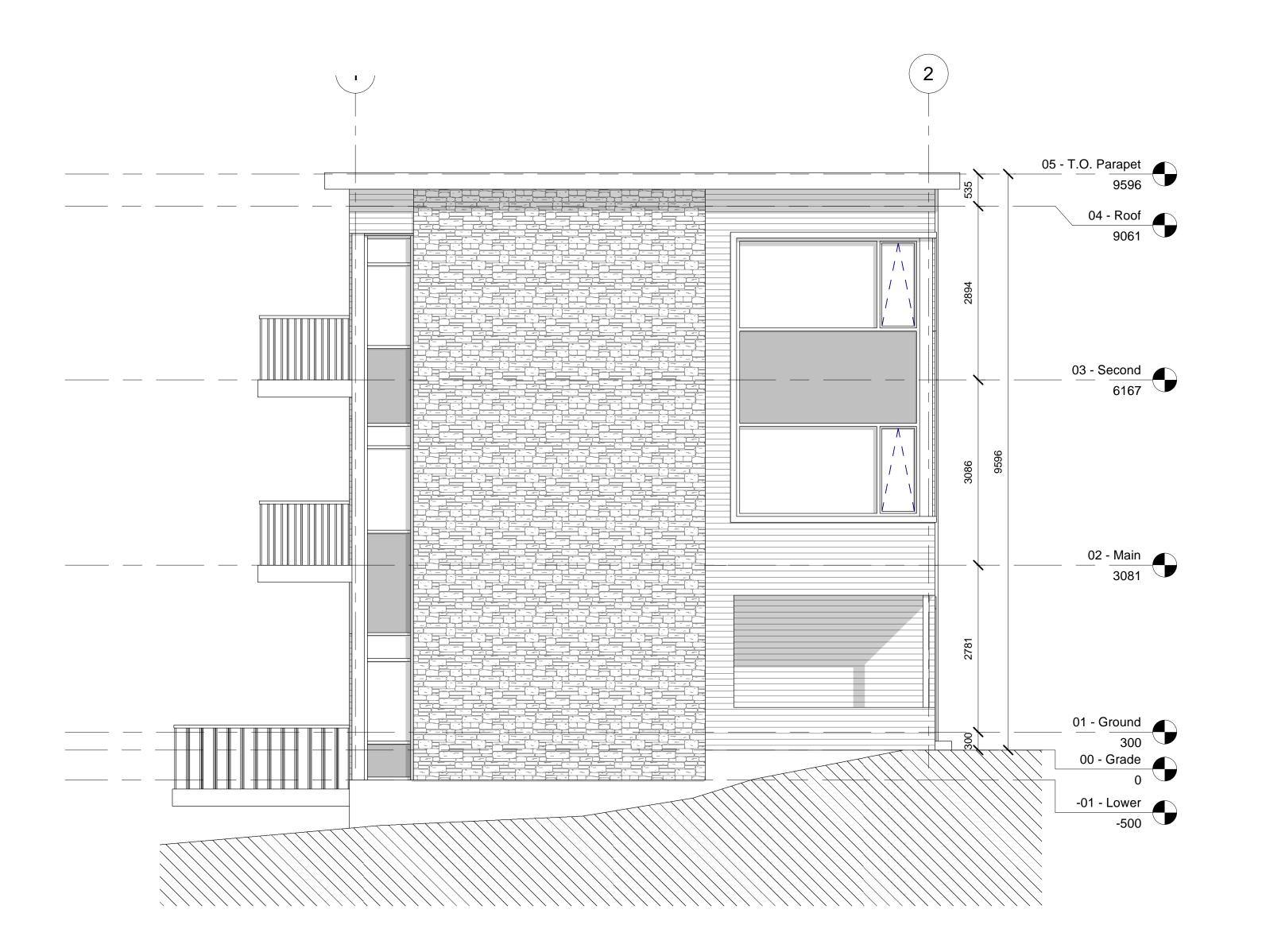




Project No:	17061
Scale:	1 : 50
Date:	2019-10-01
Drawn by:	AC

Type 2 - Typ. Front & Rear Elevations

Drawing Number



Typ. Side Elevation

1:50

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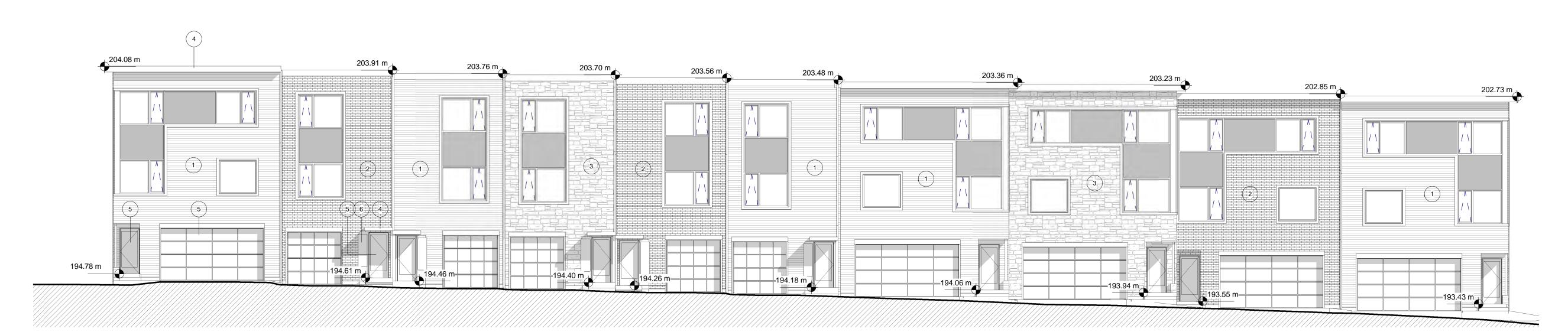




Project No:	170
Scale:	1:5
Date:	2019-10-0
Drawn by:	A

Type 2 - Typ. Side Elevations

Drawing Number



Block A - Front Elevation
1:100

Block A - Rear Elevation
1:100

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5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14
9	Re-Issued for SPA	2020-05-12

Material Legend

1 Horizontal Wood Siding

(2) Common Brick - Dark Grey

3 Stone Veneer - Light Grey

4 Aluminum - Black Finish

5 Glass Panelling

6 Wood Veneer Panel





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Project No: 17061

Scale: As indicated

Date: 2019-10-01

Drawn by: AC

Drawing Title

Block A Elevations

Drawing Number



Block B - Front Elevation
1:100



Block B - Rear Elevation

1:100

Towns of Thornbury

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7	Re-Issued for SPA	2020-02-14
9	Re-Issued for SPA	2020-05-12

Material Legend

- 1 Horizontal Wood Siding
- 2 Common Brick Dark Grey
- 3 Stone Veneer Light Grey
- 4 Aluminum Black Finish
- 5 Glass Panelling
- 6 Wood Veneer Panel





17061 Project No: As indicated 2019-10-01 Drawn by:

Drawing Title

Block B Elevations

Drawing Number



1 Block C - Front Elevation
1: 100



Block C - Rear Elevation
1:100

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7	Re-Issued for SPA	2020-02-14
8	Re-Issued for SPA	2020-04-23
9	Re-Issued for SPA	2020-05-12

Material Legend

- 1 Horizontal Wood Siding
- 2 Common Brick Dark Grey
- 3 Stone Veneer Light Grey
- 4 Aluminum Black Finish
- 5 Glass Panelling
- 6 Wood Veneer Panel





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Project No:	17061
Scale:	As indicated
Date:	2019-10-01
Drawn by:	AC

Block C Elevations

Drawing Number

Drawing Title

Unit 17 - Side Elevation

1:50

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Date	Description	No.
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0-05-12	Re-Issued for SPA	
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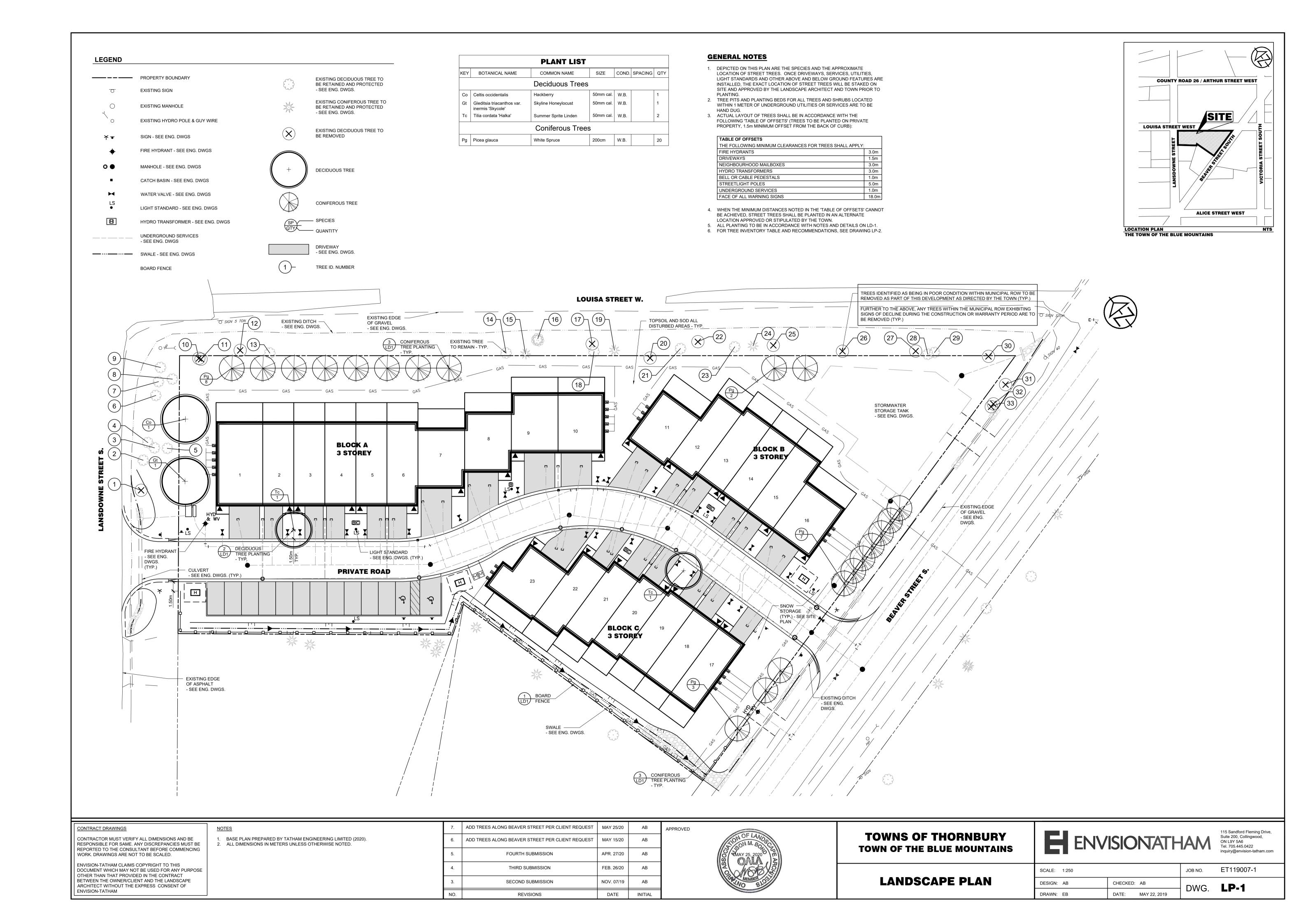




Project No:	•
Scale:	
Date:	2019-
Drawn by:	

Unit 17 - Side Elevation

Drawing Number



ID No	Latin Name	Common Name	dbh (mm)	Canopy Radius (m)	Condition	Remove/Retain	Comments
1	Robinia pseudoacacia	Black Locust	230/254	4.0	Good	Remove	Multistem (2), splitting
2	Robinia pseudoacacia	Black Locust	240/200/170	6.0	Fair	Retain	Codominant at base, splitting, dieback in canopy
3	Robinia pseudoacacia	Black Locust	220	4.0	Very Good	Retain	Minor dieback
4	Robinia pseudoacacia	Black Locust	200	3.0	Fair	Retain	Significant dieback in lower branches, decay at base, leaning
5	Robinia pseudoacacia	Black Locust	160/180	4.0	Good	Retain	Codominant, splitting
6	Robinia pseudoacacia	Black Locust	110	3.0	Good	Retain	
7	Robinia pseudoacacia	Black Locust	150/200/150	5.0	Good	Retain	Codominant, splitting
8	Robinia pseudoacacia	Black Locust	150	3.0	Fair	Retain	Narrow canopy, leaning, not vigorous
9	Robinia pseudoacacia	Black Locust	180	4.0	Fair	Retain	Asymmetrical canopy, codominant, not vigorous
10	Fraxinus sp.	Ash	100	3.0	Fair	Remove	Intertwined with Black Locust (11,) no observed signs/symptoms of Emerald Ash Borer
11	Robinia pseudoacacia	Black Locust	160/130/160/100	6.0	Fair-Poor	Remove	Multistem, mixed with Ash (10), dieback and decay
12	Fraxinus sp.	Ash	100	2.5	Fair	Remove	Codominant, splitting
13	Robinia pseudoacacia	Black Locust	180		Very Good	Retain	Codominant, lean towards road
14	Populus balsamifera	Balsam Poplar	160	3.5	Very Good	Retain	Minor canopy dieback
15	Thuja occidentalis	Eastern White Cedar	150	1.5	Very Good	Retain	
16	Fraxinus sp.	Ash	120/100/75	2.5	Good	Retain	Multistem, no observed signs/symptoms of Emerald Ash Borer
17	Populus balsamifera	Balsam Poplar	75	2.0	Poor	Remove	Decay in leader
18	Populus balsamifera	Balsam Poplar	100	2.5	Good	Retain	
19	Thuja occidentalis	Eastern White Cedar	100/200/180/180	3.0	Good	Retain	Multistem, some decay at base
20	Populus balsamifera	Balsam Poplar	210	4.0	Very Good	Remove	
21	Populus balsamifera	Balsam Poplar	180	4.0	Very Good	Retain	
22	Populus balsamifera	Balsam Poplar	250	5.0	Poor	Remove	Significant decay in trunk
23	Fraxinus sp.	Ash	185	3.0	Very Good	Retain	No observed signs/symptoms of Emerald Ash Borer
24	Thuja occidentalis	Eastern White Cedar	50	1.0	Good	Retain	Asymmetrical canopy
25	Malus sp.	Apple	150/100	3.0	Fair-Poor	Remove	Decay/injury at base, codominant, splitting, grapevine in canopy, vigorous sprouts
26	Robinia pseudoacacia	Black Locust	90/110	3.0	Poor	Remove	Codominant, splitting, decay, grapevine in canopy
27	Acer negundo	Manitoba Maple	150	5.0	Poor	Remove	Injury at base, decay and dieback, lean over roadway
28	Robinia pseudoacacia	Black Locust	300	5.0	Fair	Retain	Codominant, dieback and decay throughout canopy
29	Acer negundo	Manitoba Maple	200	4.0	Good	Retain	Strong lean, located in cattails, codominant, some dieback
30	Robinia pseudoacacia	Black Locust	100	3.0	Very Good	Remove	In Dogwood thicket
31	Robinia pseudoacacia	Black Locust	100	2.0	Good	Remove	Grapevine in lower canopy
32	Robinia pseudoacacia	Black Locust	100	3.0	Good	Remove	Grapevine in canopy, at edge of ditch
33	Robinia pseudoacacia	Black Locust	130	3.0	Good	Remove	Some grapevine in canopy, at edge of ditch

NOTES

- 1. TREES WERE INVENTORIED AND VISUALLY ASSESSED FOR GENERAL HEALTH ON FEBRUARY 24, 2020.
- 2. THE RATING OF THE TREE DOES NOT CONSTITUTE A GUARANTEE OF THE LONGEVITY OF THE TREE.
- 3. AT THE TIME OF CONSTRUCTION, ALL TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR AND CONFIRMED BY THE OWNER OR ARBORIST PRIOR TO REMOVAL.

CONTRACT DRAWINGS	7.	ADD TREES ALONG BEAVER STREET PER CLIENT REQUEST	MAY 25/20	AB
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE LESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE	6.	ADD TREES ALONG BEAVER STREET PER CLIENT REQUEST	MAY 15/20	AB
EPORTED TO THE CONSULTANT BEFORE COMMENCING VORK. DRAWINGS ARE NOT TO BE SCALED.	5.	FOURTH SUBMISSION	APR. 27/20	AB
NVISION-TATHAM CLAIMS COPYRIGHT TO THIS OCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT	4.	THIRD SUBMISSION	FEB. 26/20	AB
ETWEEN THE OWNER/CLIENT AND THE LANDSCAPE RCHITECT WITHOUT THE EXPRESS CONSENT OF	3.	SECOND SUBMISSION	NOV. 07/19	AB
NVISION-TATHAM	NO.	REVISIONS	DATE	INITIAL

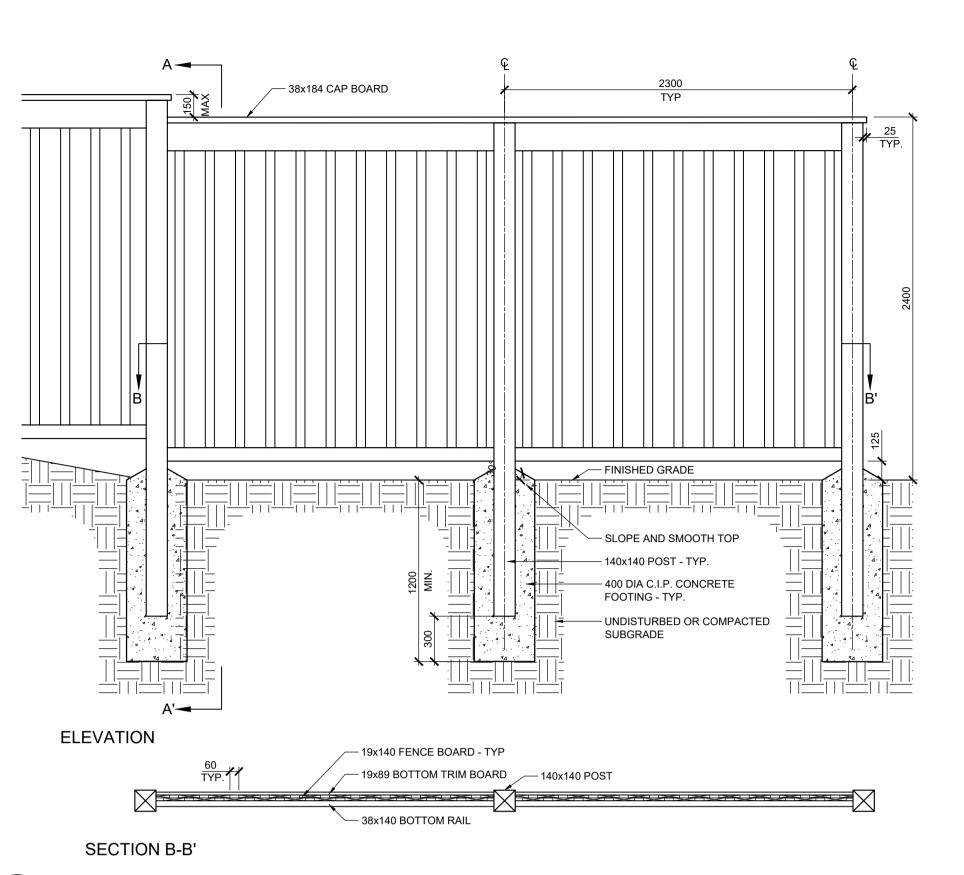






TREE INVENTORY

SCALE: N/A		JOB NO.	ET119007-1	
DESIGN: AB	CHECKED: AB	DWG.	LP-2	
DRAWN: EB	DATE: FEB 26, 2020	DVVG.	LP-Z	



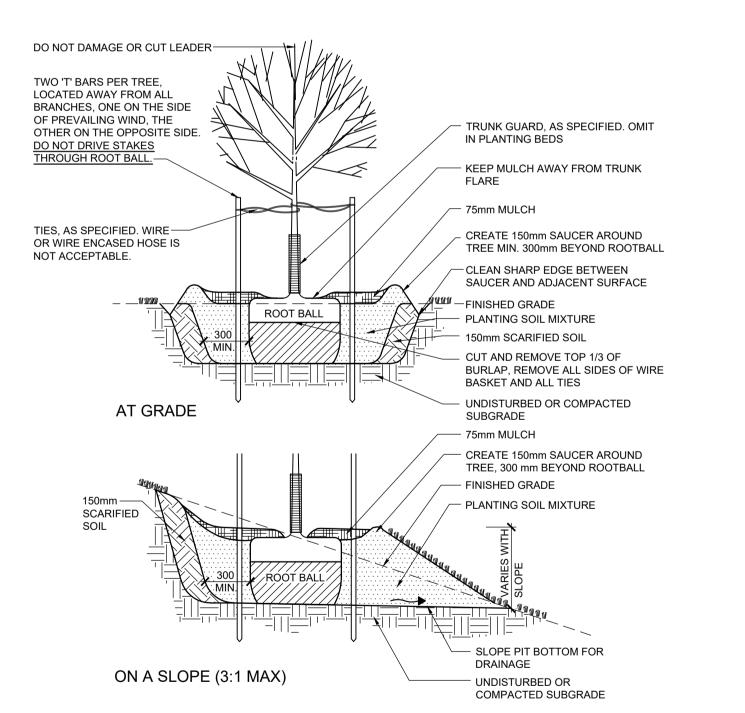
- 38x184 CAP BOARD — 38x140 TOP RAIL - 19x184 TOP TRIM BOARD - 3x20x125 ANGLE IRONS WITH 50mm #12 ROUND HEAD ROBERTSON WOOD SCREWS - TYP. - 140x140 POST — 19x140 FENCE BOARDS - 19x89 BOTTOM TRIM - 38x140 BOTTOM RAIL - FINISHED GRADE

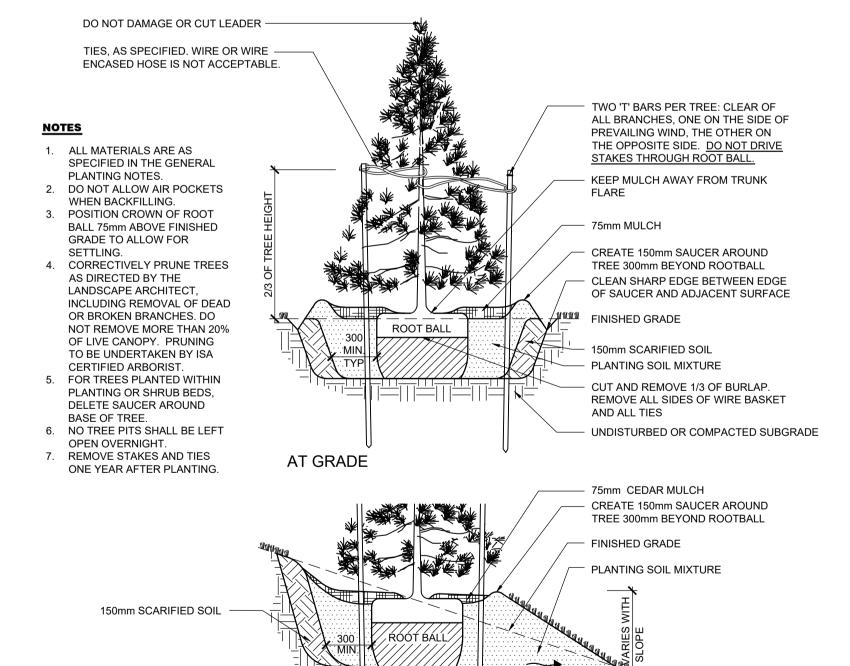
SECTION A-A'

- 1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM WITH LOCAL BY-LAWS.
- 2. CONSTRUCT WOOD FENCING AND ENCLOSURES IN ACCORDANCE WITH CAN3-086-M80 EXCEPT WHERE SPECIFIED.
- 3. LUMBER IDENTIFICATION: BY GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD.
- 4. WOOD FENCING AND ENCLOSURES TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER 2014 EDITION.
- 5. KILN-DRIED WOOD TO HAVE MAXIMUM 15% MOISTURE
- 6. ALL WOOD MEMBERS TO BE PRESSURE TREATED MICRO PRO 'SIENNA'.
- 7. ALL CUT ENDS SHALL BE TREATED AS PER
- MANUFACTURER'S RECOMMENDATIONS.
- 8. METAL FASTENERS: TO CSA B111-1974 R(2003), TABLE 22, GALVANIZED FINISH; SIZES AS RECOMMENDED IN CSA 086-09, UNLESS SPECIFIED OTHERWISE.
- 9. THE WORK SHALL BE LAID OUT TRUE TO LINE AND LEVEL, PLUMB AND TRUE, STRUCTURAL SUPPORTS AND MEMBERS SHALL BE ACCURATELY PLACED IN POSITION AND SECURELY BRACED TO REMAIN PLUMB AND TRUE UNTIL PERMANENTLY FIXED.
- 10. FASTENING SHALL BE BY NAILS, SPIKES, BOLTS, ANGLE IRONS OR FRAMING ANCHORS AS DETAILED. ALL NUTS AND BOLTS SHALL BE COUNTERSUNK WHERE EXPOSED.
- 11. SELECT BOARDS FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANES AND BARK. ALL TORN GRAIN SHALL BE PLANED OR SANDED SMOOTH. MEMBERS EXHIBITING MODERATE OR HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE FENCE
- 12. STEP FENCE PANELS TO A MAXIMUM OF 150MM AT POSTS AS REQUIRED TO MEET GRADE.
- 13. CONCRETE FOOTINGS SHALL CONFORM TO CAN/CSA-A23.1, BE READY MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPA AT 28

BOARD FENCE

1:25





NOTES

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE

WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS

RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE

REPORTED TO THE CONSULTANT BEFORE COMMENCING

DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT

BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF

CONTRACT DRAWINGS

ENVISION-TATHAM

- 1. ALL MATERIALS ARE SPECIFIED IN THE GENERAL PLANTING NOTES.
- 2. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING. 3. POSITION CROWN OF ROOT BALL 75mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- 4. CORRECTIVE PRUNE TO RETAIN NATURAL FORM OF TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT, INCLUDING
- REMOVAL OF DEAD, BROKEN, OR CROSSING BRANCHES. DO NOT REMOVE MORE THAN 20% OF LIVE CANOPY. 5. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.

NOTES

- 6. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT. 7. STAKES AND TIES TO BE REMOVED ONE YEAR AFTER PLANTING.
- DECIDUOUS TREE PLANTING LD1

CONIFEROUS TREE PLANTING LD1

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

NTS

7.	ADD TREES ALONG BEAVER STREET PER CLIENT REQUEST	MAY 25/20	AB
6.	ADD TREES ALONG BEAVER STREET PER CLIENT REQUEST	MAY 15/20	AB
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4.	THIRD SUBMISSION	FEB. 26/20	AB
3.	SECOND SUBMISSION	NOV. 07/19	АВ
NO.	REVISIONS	DATE	INITIA

ON A SLOPE



SLOPE PIT BOTTOM FOR DRAINAGE

UNDISTURBED OR COMPACTED

APPROVED

SUBGRADE

TOWNS OF THORNBURY TOWN OF THE BLUE MOUNTAINS

GENERAL NOTES:

PRIOR TO INSTALLATION.

COMMENCING WORK.

PLASTIC TREE GUARD.

WARRANTY PERIOD.

UNLESS OTHERWISE SPECIFIED.

PLANTING.

2.0 SODDING

REJECTED.

SLOPE.

SURFACE OF SOD SECTIONS.

200mm, OR APPROVED EQUAL.

CHEMICALS, OR APPROVED EQUAL.

1. PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (LATEST EDITION),

PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE CANADIAN SOCIETY OF LANDSCAPE

ARCHITECTS, EXCEPT WHERE SPECIFIED OTHERWISE.

2. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT

LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS

APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

3. ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT

4. MULCH TO BE SHREDDED CEDAR BARK FREE OF DYES AND

5. PLANTING SOIL MIXTURE SHALL BE 50% SCREENED TOPSOIL, 20% COARSE SAND, AND 30% COMPOST, AS SPECIFIED.

MIXTURE, AS SPECIFIED, FOR APPROVAL PRIOR TO

THAT REMAINS FLEXIBLE DURING WINTER MONTHS.

9. STAKES AND TIES SHALL BE REMOVED 1 YEAR AFTER

8. TRUNK PROTECTION TO BE 100mm DIA. HDPE PIPE, 500mm

CONTRACTOR SHALL PROVIDE SOURCE AND SAMPLE OF SOIL

6. TREE STAKES TO BE 40 x 40 x 5mm x 1800mm LONG HEAVY DUTY

7. TIES SHALL BE 50mm WIDE BURLAP STRIPS LOOPED IN A LOOSE

LONG OR TO LOWEST BRANCH, EXCEPT IN SWM PONDS AND

NATURALIZATION AREAS WHERE IT IS TO BE WHITE SPIRAL

10. TRUNK PROTECTION SHALL BE REMOVED AT COMPLETION OF

11. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE

DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED

CONSTRUCTION AND TREE/SHRUB PIT EXCAVATION.

1. SODDING SHALL BE IN ACCORDANCE WITH OPSS.MUNI 803,

2. SOD SHALL BE NUMBER ONE GRADE TURFGRASS NURSERY

SOD WITH A KENTUCKY BLUEGRASS SOD CLASSIFICATION.

3. SOD ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.

4. SOD SHALL BE GROWN AND SOLD IN ACCORDANCE WITH THE

PUBLISHED BY THE NURSERY SOD GROWERS ASSOCIATION (N.S.G.A.) AND SHALL BE ESPECIALLY SOWN AND CULTIVATED

5. SODDING MAY BE PERFORMED AT ANY TIME BETWEEN APRIL 30 AND NOVEMBER 1. IF SOD IS LAID FOLLOWING NOVEMBER

1, ACCEPTANCE WILL BE DEFERRED UNTIL ONE MONTH AFTER

PLACEMENT AND FINISHED GRADING. THE CONTRACTOR WILL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO

8. DURING WET WEATHER ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.

9. DURING DRY WEATHER, PROTECT SOD FROM DRYING OUT AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND

PREVENT DROPPING OF SOIL IN HANDLING. DRY SOD WILL BE

CONTOURS AND START LAYING SOD AT THE BOTTOM OF THE

12.PEG SOD ON SLOPES STEEPER THAN 10%, 100mm BELOW TOP

SQUARE METER WITH PEGS DRIVEN TO 50mm ABOVE SOIL

13. SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 X 8 X

15.PROVIDE CLOSE CONTACT BETWEEN THE SOD AND THE

UNDERLYING ROOT ZONE MIX BY ROLLING WITH A LIGHT

CORRECT GRADE IRREGULARITIES IS NOT PERMITTED.

A DEPTH OF 75-100mm, ROLLING TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES, WEED CONTROL TO

ENSURE THAT NON-SPECIFIED VEGETATION SHALL NOT

EXCEED 5% AND MOWING AT LEAST TWICE TO MAINTAIN

GRASS AT 40MM HEIGHT (AFTER GRASS REACHED 60MM

17. REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED

WITH APPROVAL OF THE CONSULTANT.

16. MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL

QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN

PENETRATION INTO TOP 100mm OF TOPSOIL.

EDGE AT 200mm ON CENTER FOR FIRST SOD SECTIONS ALONG CONTOURS OF SLOPES AND NOT LESS THAN 4 PEGS PER

14. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE

ROLLER. IMPERFECTIONS IN THE SURFACE LEVEL SHOULD BE

CORRECTED PRIOR TO THE LAYING OF THE SOD AND NOT BY ROLLING WITH A HEAVY ROLLER. USE OF HEAVY ROLLER TO

CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT

CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER SOD TO

10.ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING

GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.

11.ON SLOPES, LAY SOD SECTIONS LONGITUDINALLY ALONG

'SPECIFICATIONS FOR TURFGRASS SOD FOR ONTARIO'

6. LAY SOD WITHIN 36 HOURS OF BEING LIFTED OR WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20°. 7. ALL SODDING SHALL OCCUR WITHIN A WEEK OF TOPSOIL

PLACE THE SPECIFIED SOD WITHIN THIS PERIOD.

IN NURSERY FIELDS AS TURFGRASS CROP.

START OF GROWING SEASON, PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.

FIGURE 8 OR ANOTHER WOVEN BIODEGRADABLE TIE SYSTEM

GAUGE T-BARS, DRIVEN SECURELY INTO THE SUB-GRADE.

1.0 PLANTING

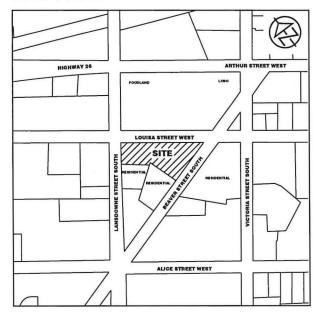
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LANDSCAPE DETAILS

TOWN OF THE BLUE MOUNTAINS TOWNS OF THORNBURY

KEY PLAN



INDEX

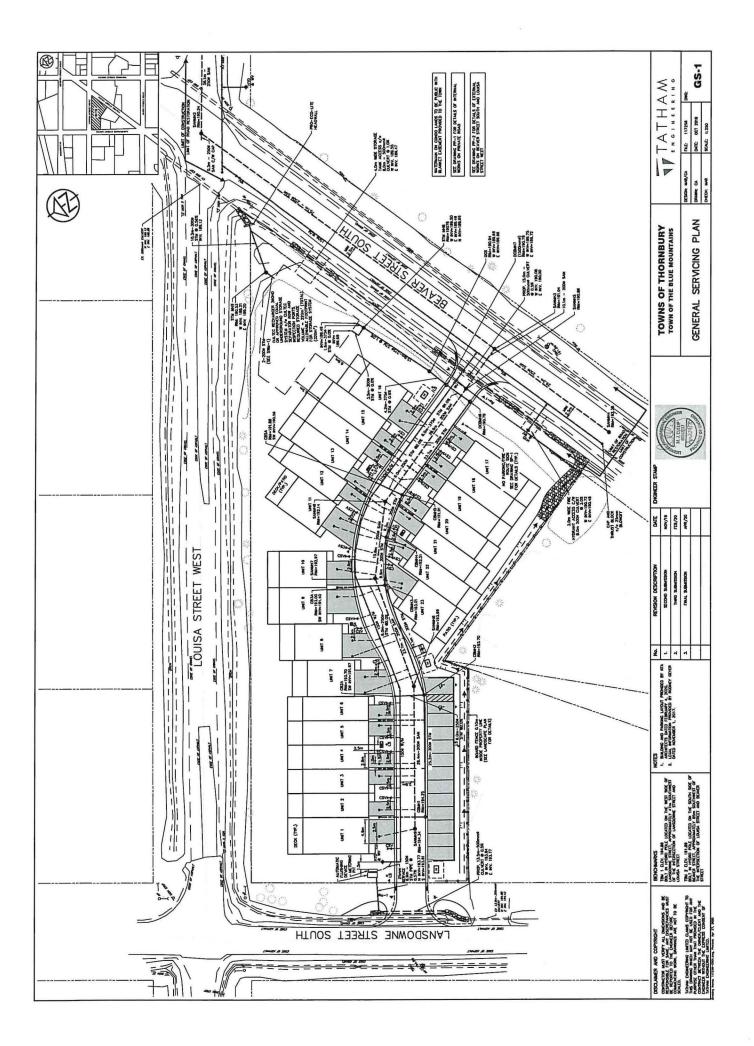
Dwg.	Description
	TITLE PAGE
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117258-SC-1	SILTATION, EROSION CONTROL AND REMOVALS PLAN
117258-SG-1	SITE GRADING PLAN
117258-SAN-1	SANITARY DRAINAGE PLAN
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117258-SP-1	SIGNAGE PLAN
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19106T-E6 (RUNGE)	LIGHTING DETAILS
19106T-E7 (RUNGE)	GENERAL NOTES AND SPECIFICATIONS

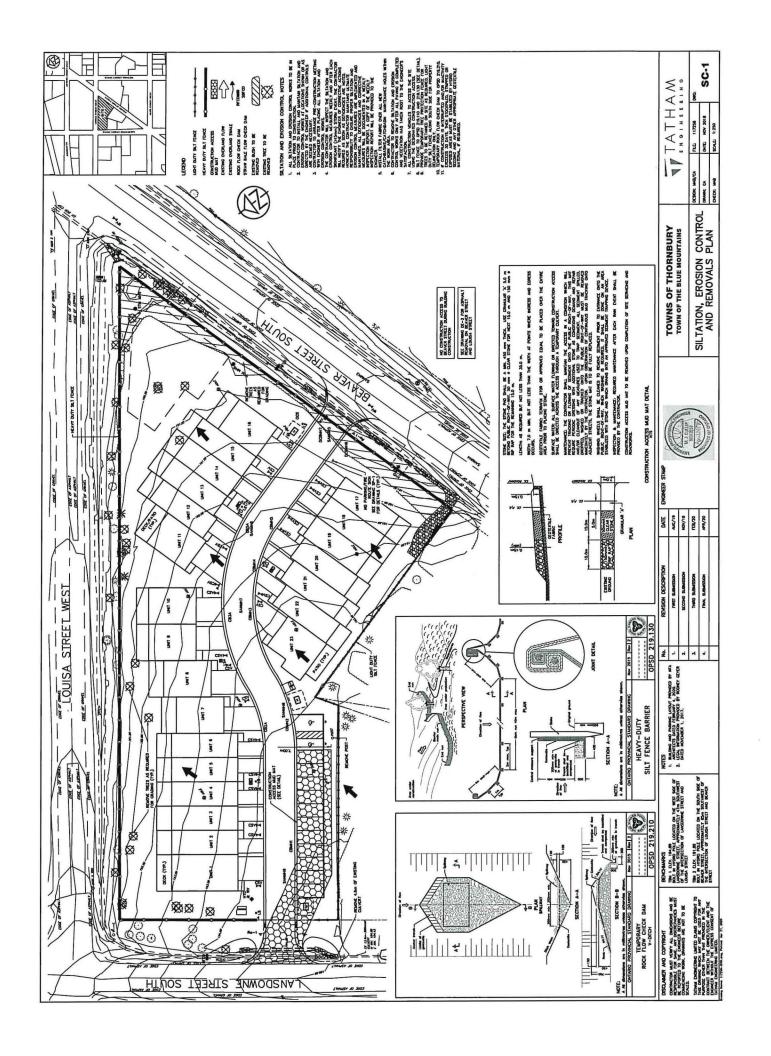


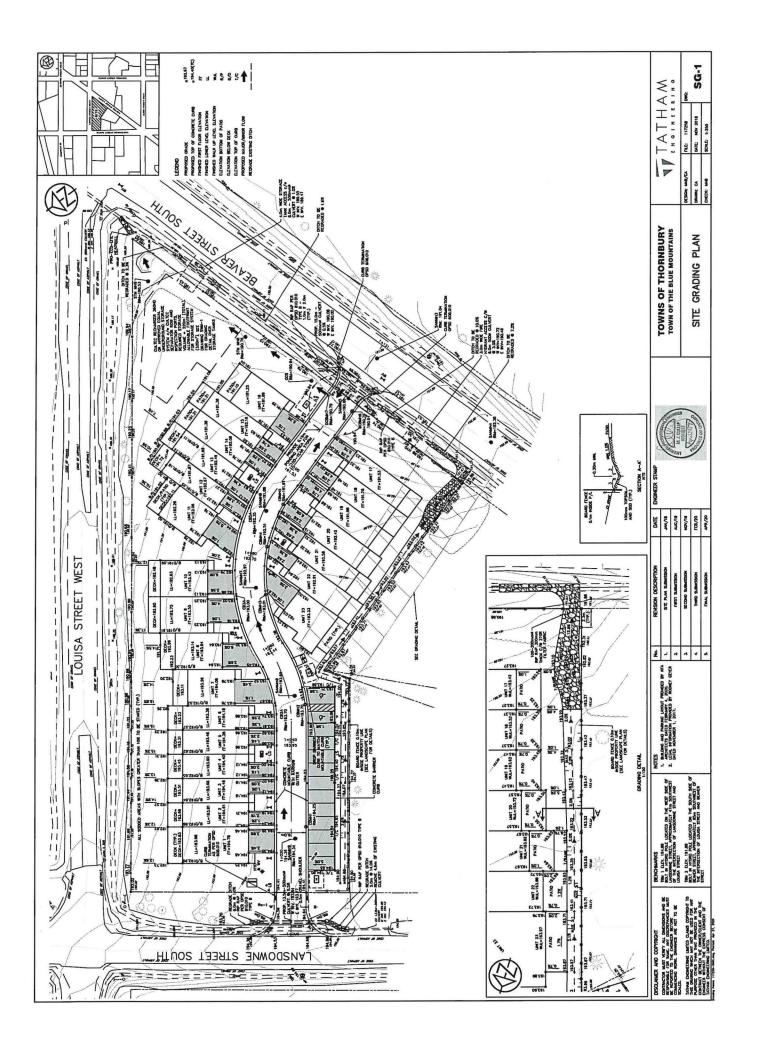
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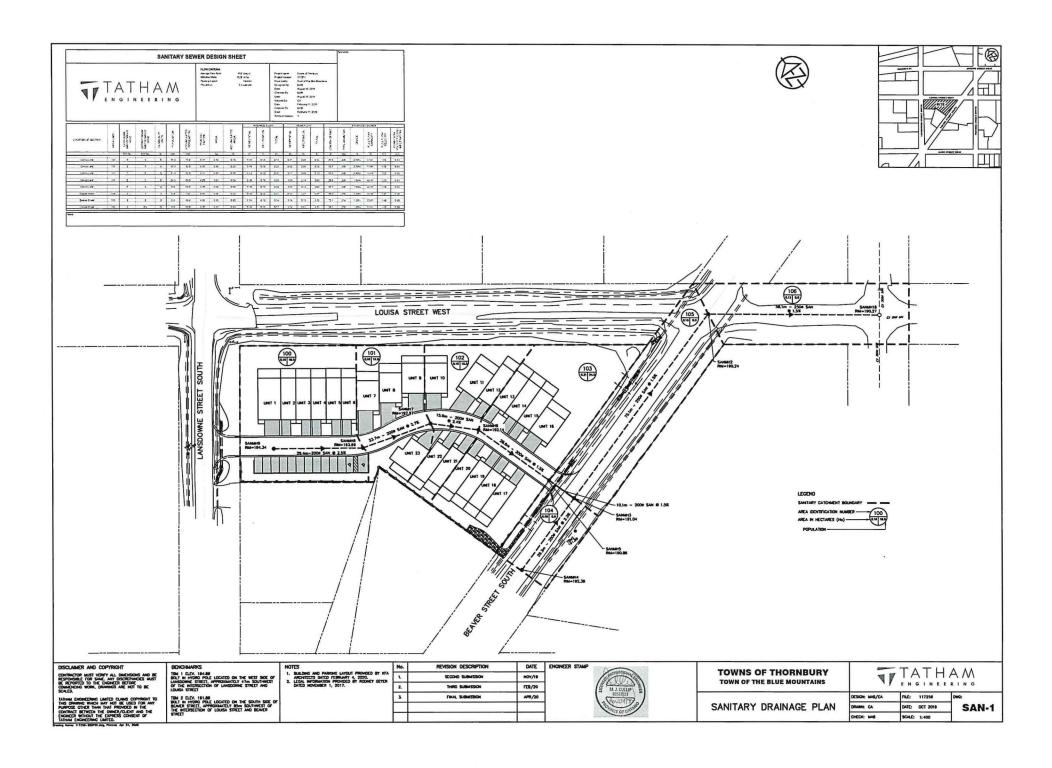
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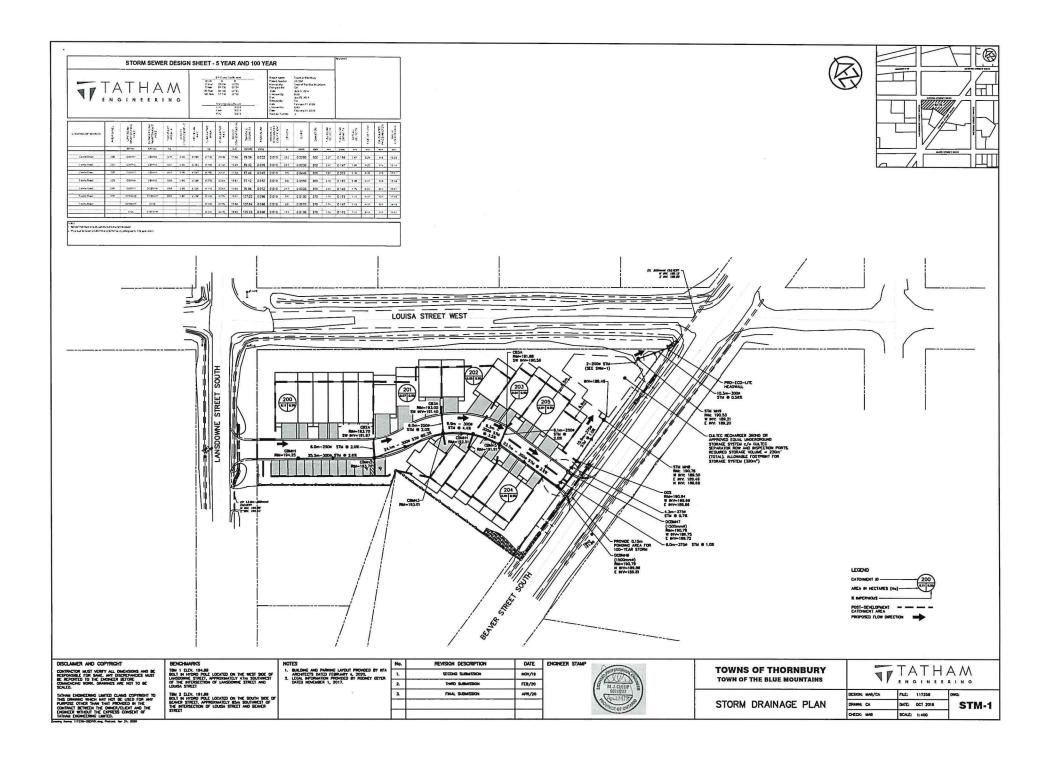
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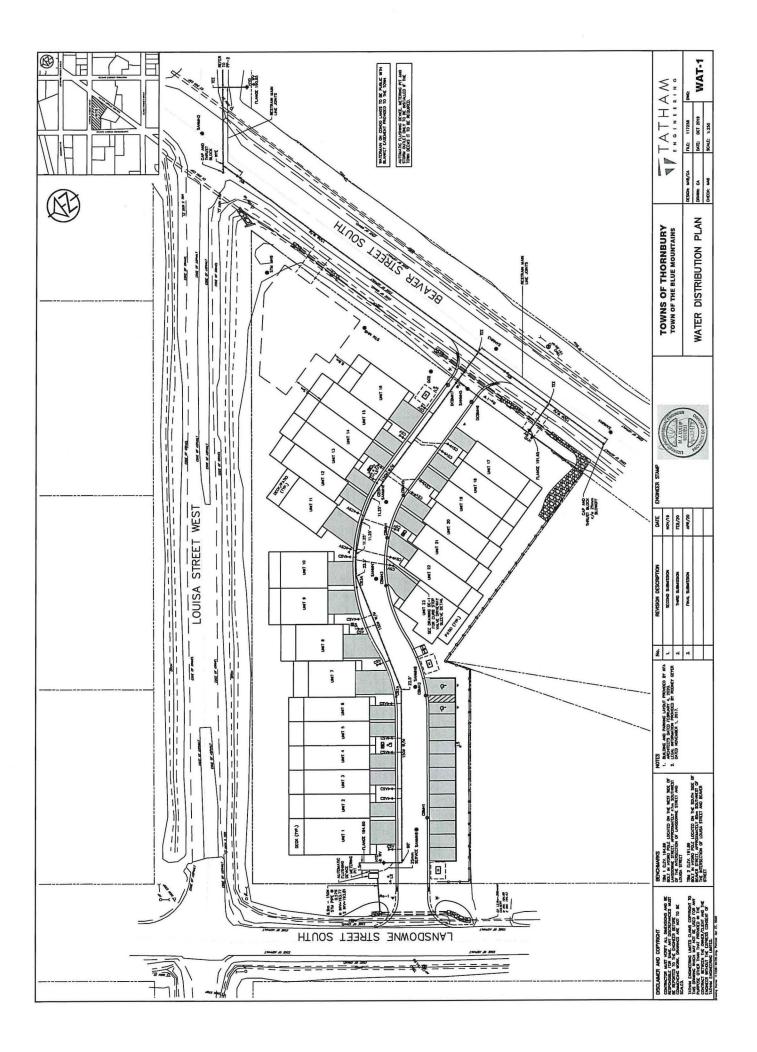


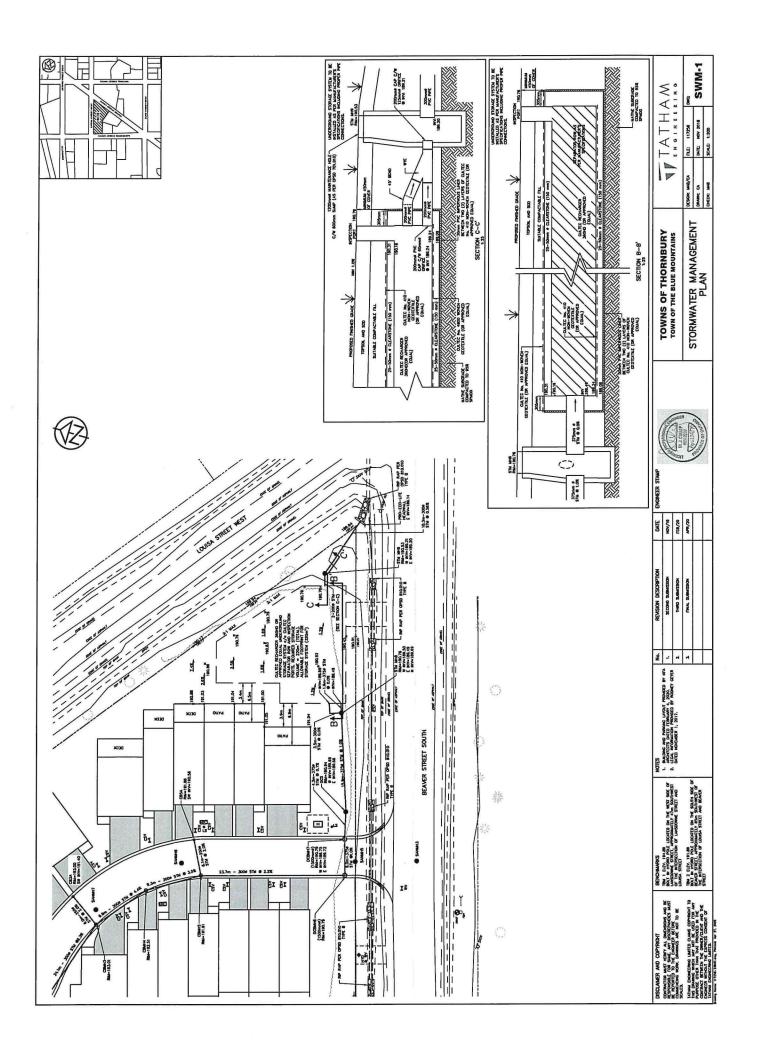


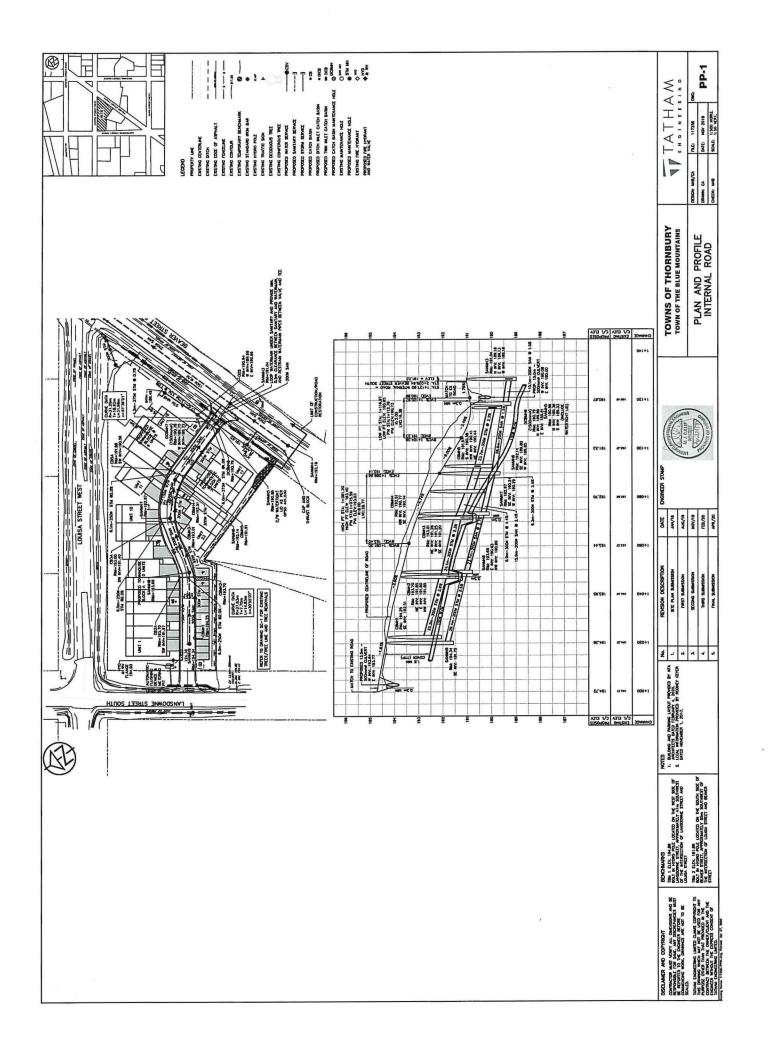


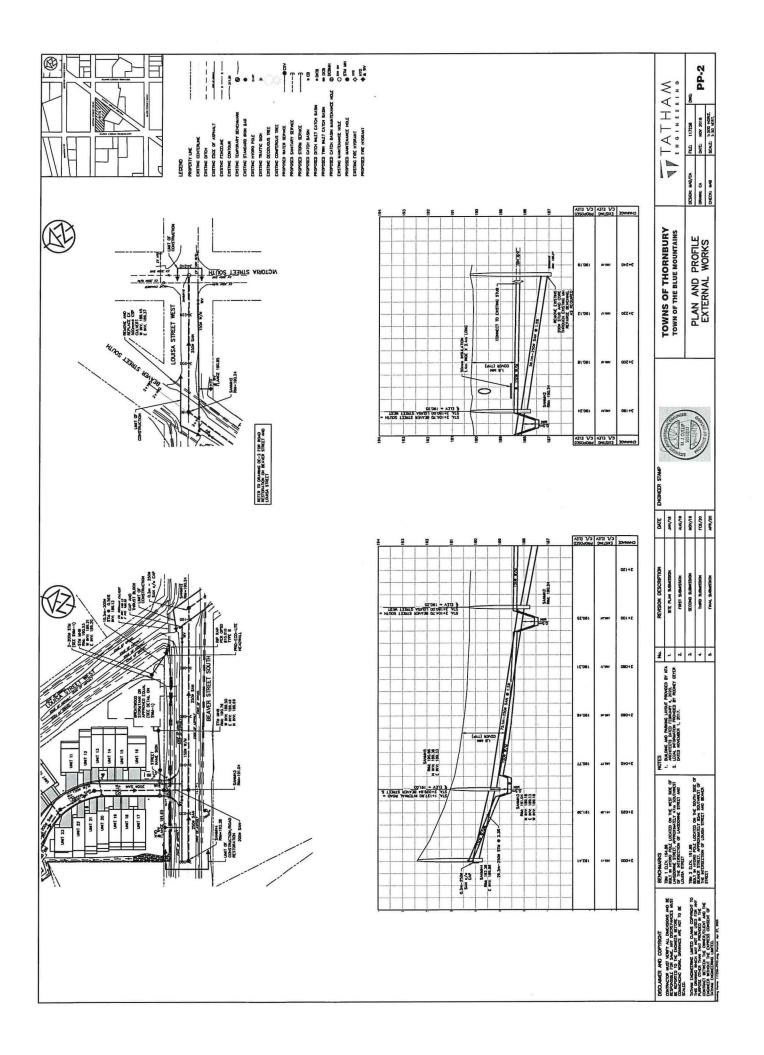


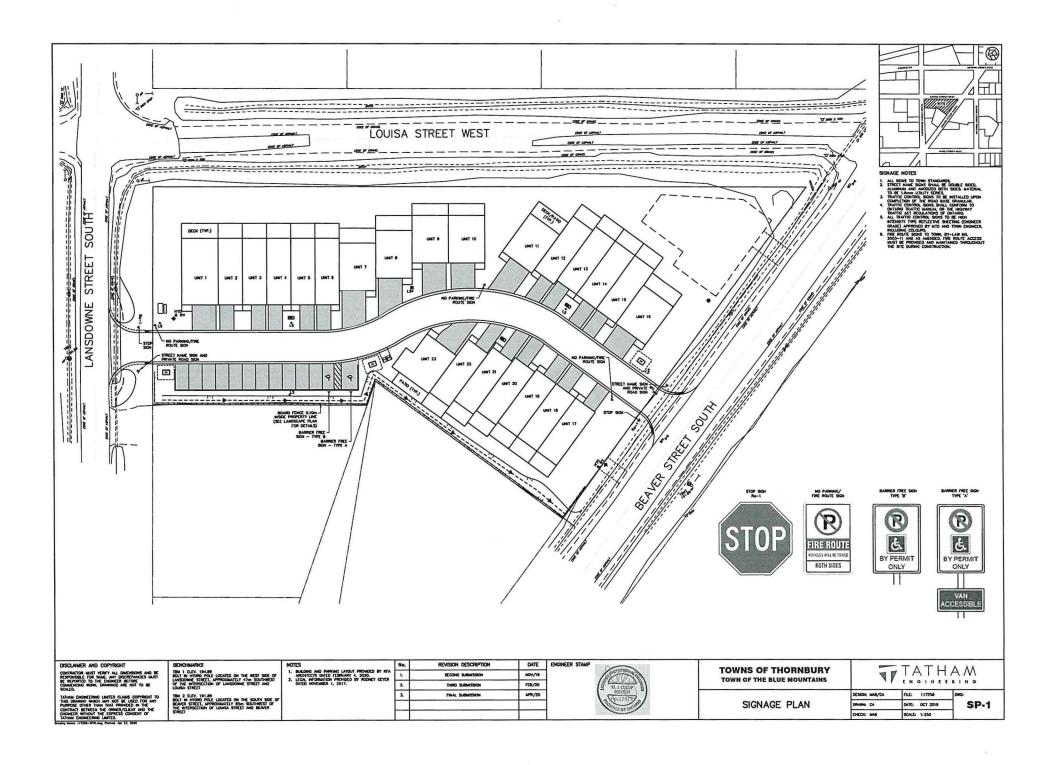


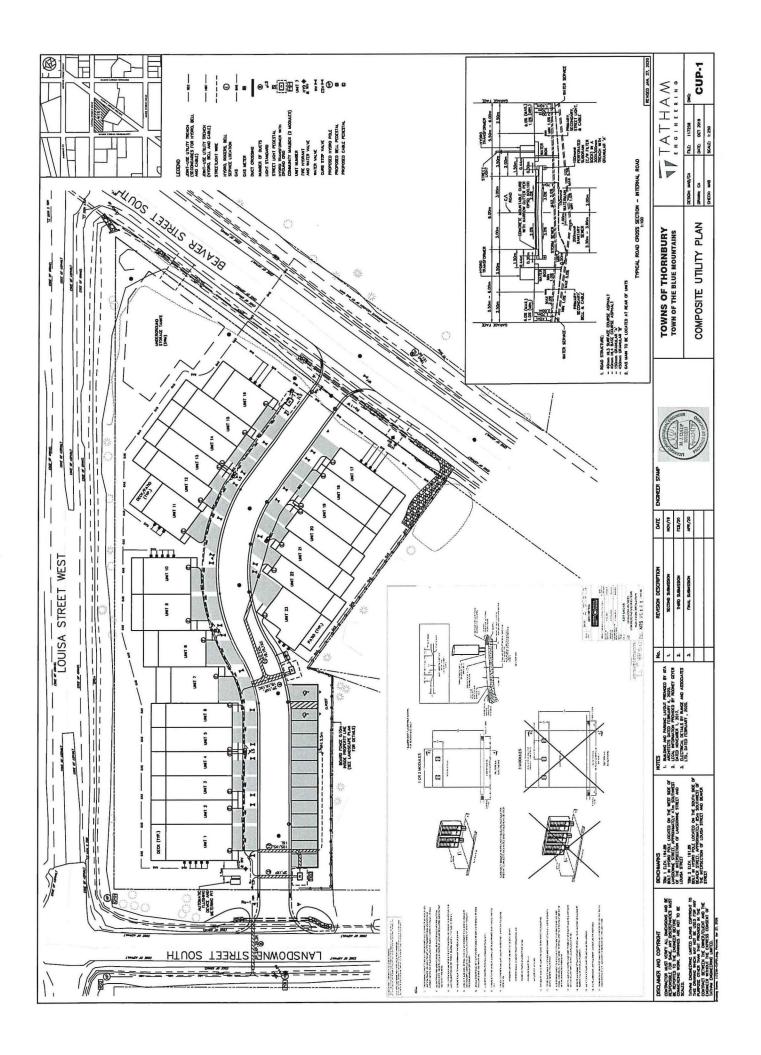












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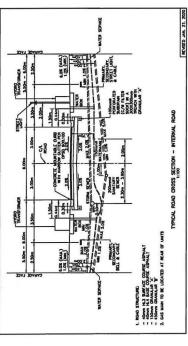
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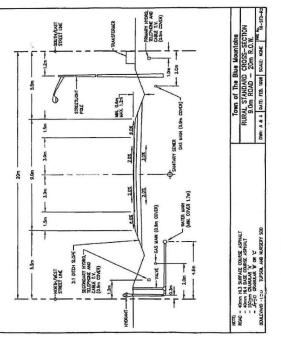
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ors. shows etc.	2.5	On each Sithe for 200mm - 300mm pipe

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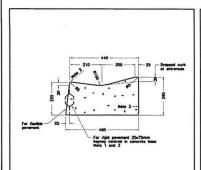
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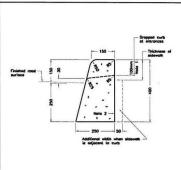
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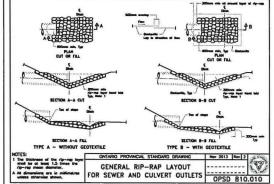
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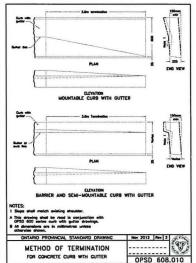


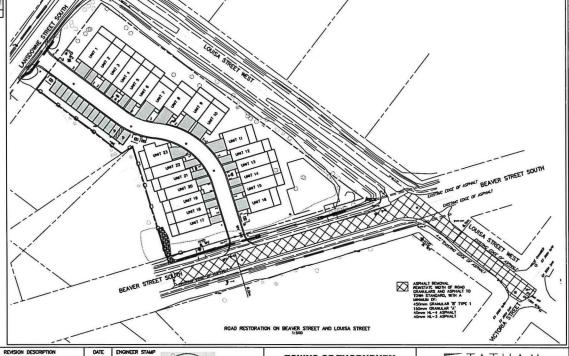
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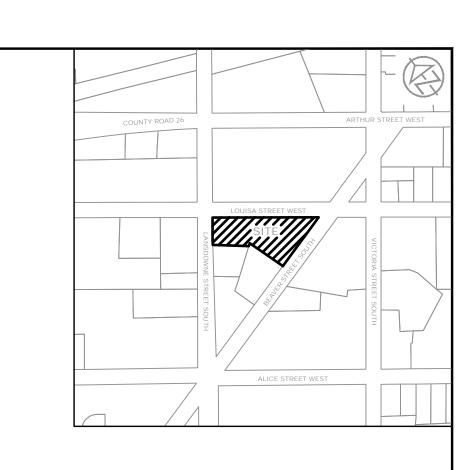
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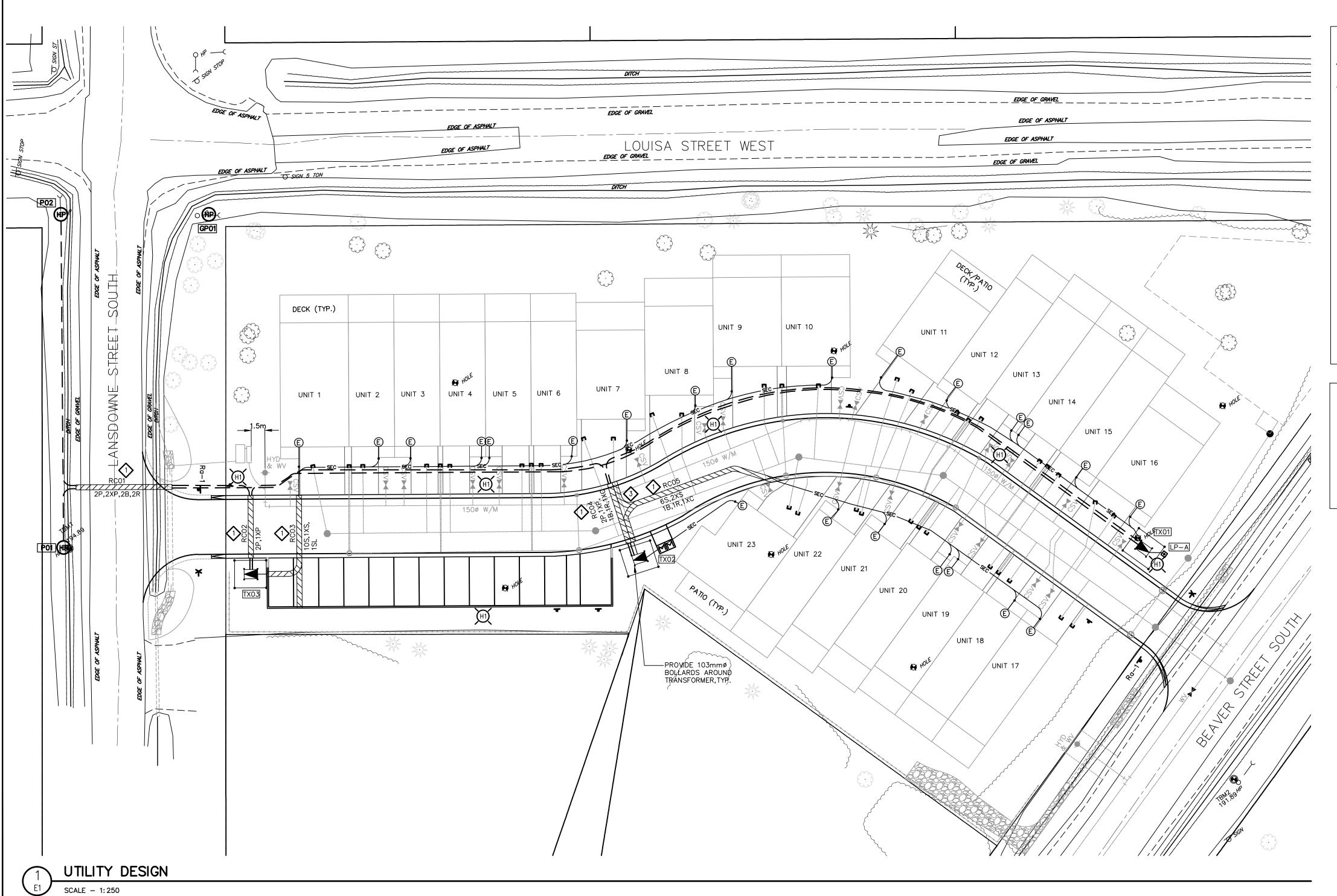
TOWNS OF THORNBURY TOWN OF THE BLUE MOUNTAINS

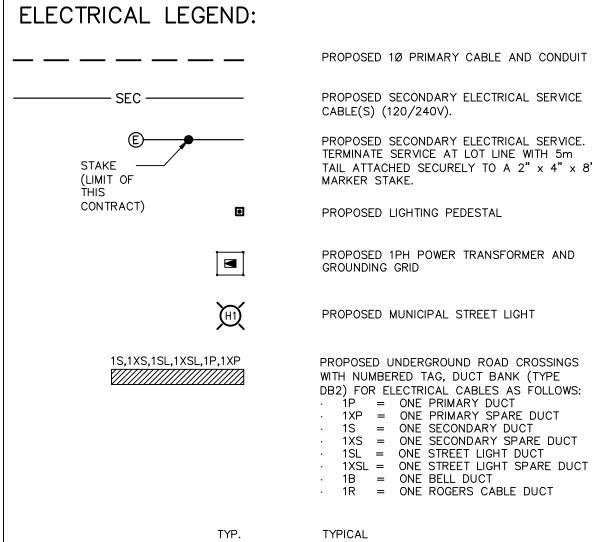
TATHAM 77 ENGINEERING

DETAILS AND NOTES

DESIGN: MAB/CA FILC: 117258 DATE: MOV 2018 DE-2 SCALE: AS MOTED







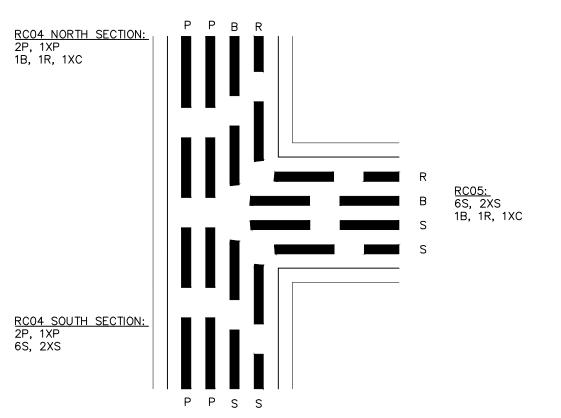
ELECTRICAL LAYOUT NOTES:

- ROAD CROSSING DUCT BANKS:

 DUCT BANKS TO COMPLY WITH EPCOR USF STANDARDS 12-401 & 12-404

 PROVIDE FISH ROPE IN EACH EMPTY DUCT

 INSTALL SPACERS EVERY 1524mm TO ASSEMBLY DUCTBANK. OFFSET OR STAGGER SPACERS. PROVIDE LARGE UTILITY "SWEEP" FITTINGS FOR ALL DUCT BENDS AS FOLLOWS: 1220mm RADIUS FOR PRIMARY LOOOP AND EXPRESS FEEDERS.
- 915mm RADIUS FOR SECONDARY SERVICES AND STREETLIGHTING
- BELL AND ROGERS DUCTS ARE BETWEEN NORTH CURB AND TURN TOWARDS UNIT 22. PRIMARY HYDRO DUCTS ARE BETWEEN NORTH AND SOUTH CURB. SECONDARY HYDRO DUCTS ARE BETWEEN SOUTH CURB AND TURN TOWARDS UNIT 22. SEE HYDRO DUCTS ARE BETWEEN SOUTH CURB AND TURN TOWARDS UNIT 22. SEE



RC04 % RC05 PLAN VIEW DETAIL

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conjunction with all other plans and documents

4. Drawing revision must be note "Issued For

Construction" before any work commences

applicable to this project.

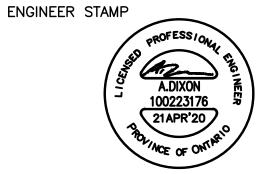
BENCHMARKS TBM 1 ELEV. 194.89

IN HYDRO POLE LOCATED ON THE WEST SIDE OF LANSDOWNE STREET, APPROXIMATELY 47m SOUTHWEST OF THE INTERSECTION OF LANSDOWNE STREET AND LOUISA STREET

IN HYDRO POLE LOCATED ON THE SOUTH SIDE OF BEAVER STREET, APPROXIMATELY 85m SOUTHWEST OF THE INTERSECTION OF LOUISA STREET AND BEAVER STREET

ACCEPTED FOR CONSTRUCTION **EPCOR**

REVISION DESCRIPTION 01/11/19 REVISED PRELIMINARY ISSUE FOR COORDINATION ISSUED FOR EPCOR APPROVAL 01/11/19 REISSUED FOR APPROVAL 11/02/20 UPDATED WITH EPCOR COMMENTS 09/03/20 UPDATED WITH ROGERS COMMENTS 21/04/20

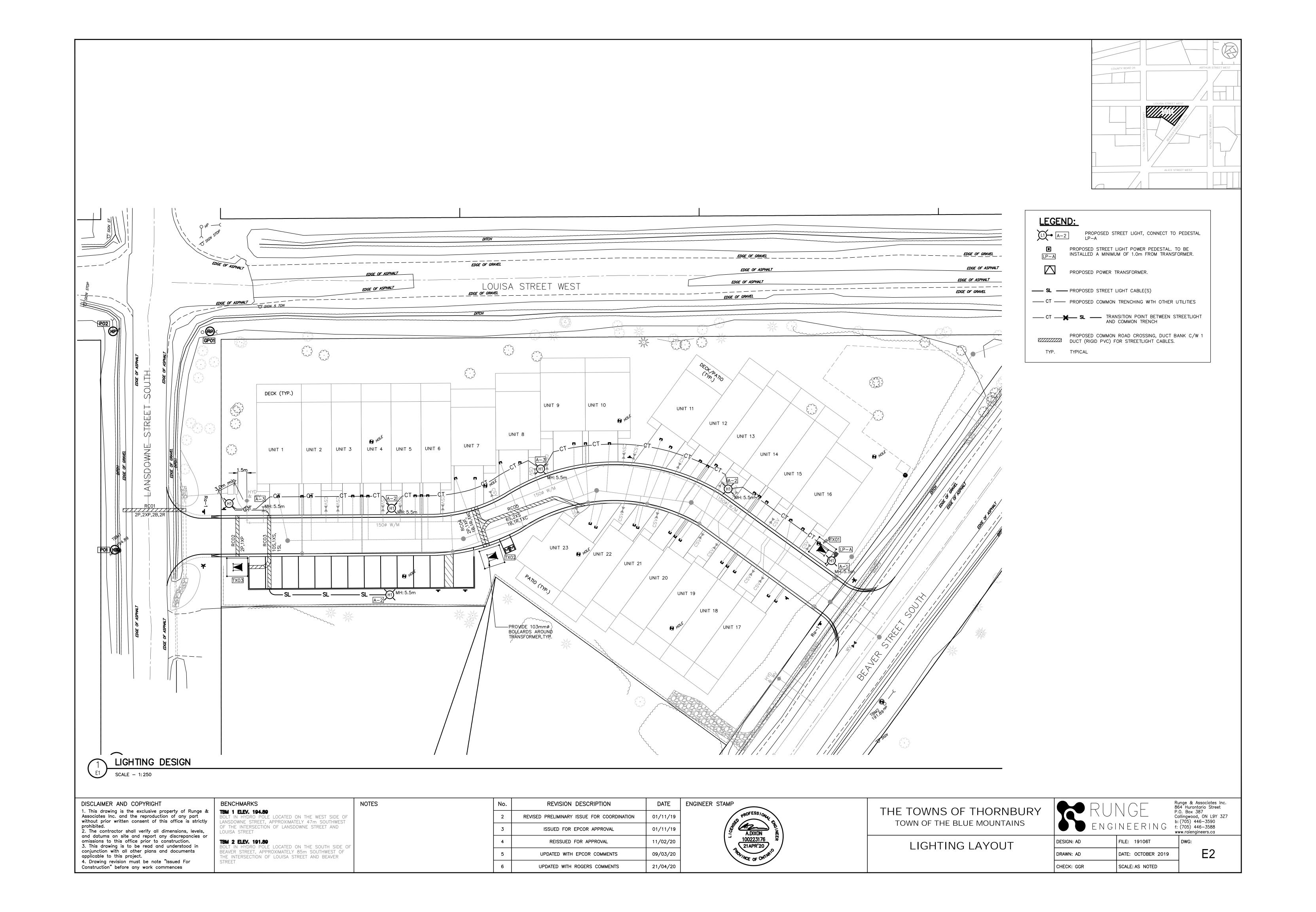


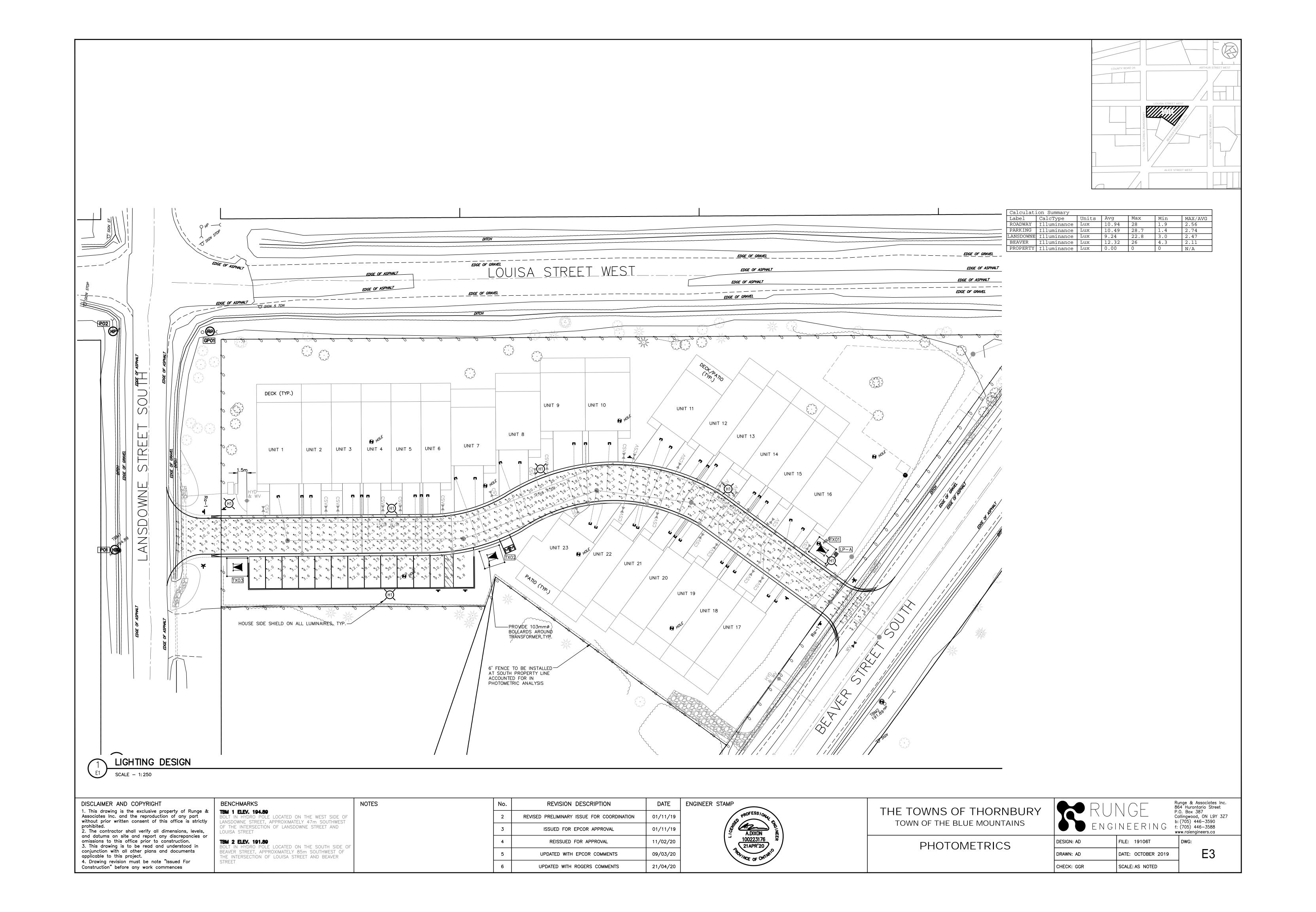
THE TOWNS OF THORNBURY TOWN OF THE BLUE MOUNTAINS

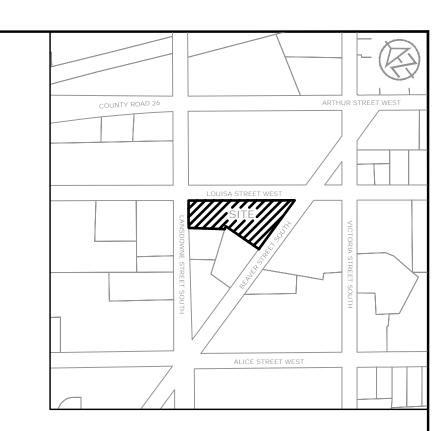
Runge & Associates Inc. 864 Hurontario Street P.O. Box 387 Collingwood, ON L9Y 3Z7 b: (705) 446-3590 f: (705) 446-3588 www.raiengineers.ca

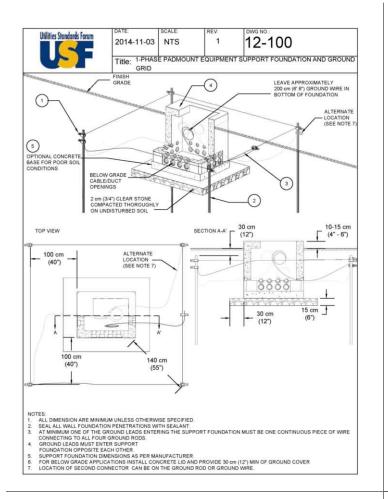
UTILITY DESIGN LAYOUT

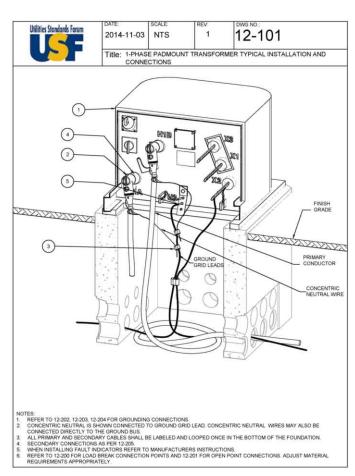
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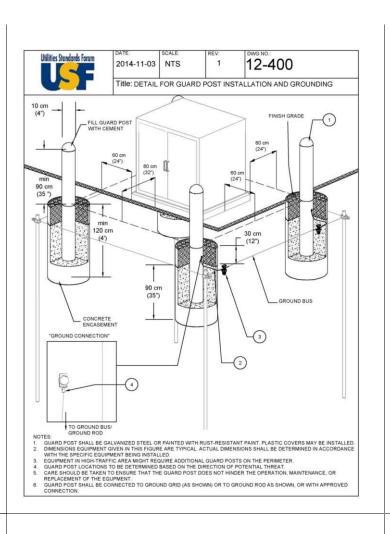


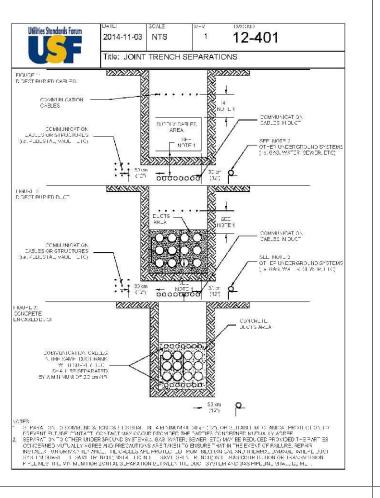




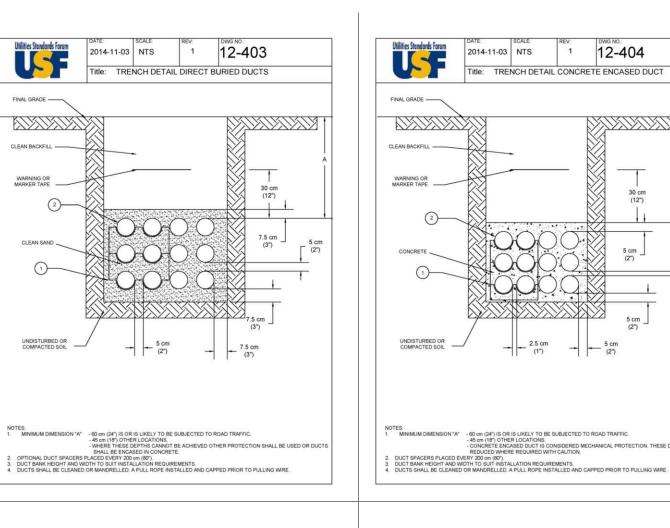








Not Applicable



MATERIAL LIST 12-100			
Part#	City.	Description	Part Number
1	6	Connector, Ground Rod	U01144, U08024, U08340
2	4	Ground Rod	U05812, U00484, U06001
3	as myq'd	Ground Wire 2/0 AWG Cu	U10650
4	1	Foundation	U11200
5	Optional	Concrete Base	U06952

- T -√DS

Part#	Oty.	Description	Part Number
1	1	Transformer, 1-Phese Padmount	U10700
2	2	Elbow, Load Break	U06511
3	es redid	Connector	U01144, U05284- U05286
	as regid	Bushing Insert	U06350
5	as req'd	Connector, Lug	U05610
Optional	as red'd	Feed Thru Insert	U05476-U05478
Optional	as req'd	Bushing Arrester	U10750
Optional	as reqid	Parting Stand	U10800
Optional	as regid	Feed Thru Parking Stand	U05467
Optional	as req'd	Parking Stand Arrester	U05185-U05187
Optional	as red'd	Elbow Arrester	U11800
Optional	as regid	Fault Indicators	U05465

Part# City. Dee		Description	Part Number
1	as regid	Guard Post	U11100
2	as req'd	Ground Wire 2/0 AWG Cu	U10650
3	es req'd	Connector	U05585
4	as regid	Connector, Lug	U06610

	MATERIAL LIST 12-403		
Part#	City.	Description	Part Number
1	as regid	Duct spacers	U11250
2	as redid	Duct	To Duct Diameter To Suite the Application

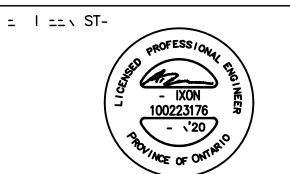
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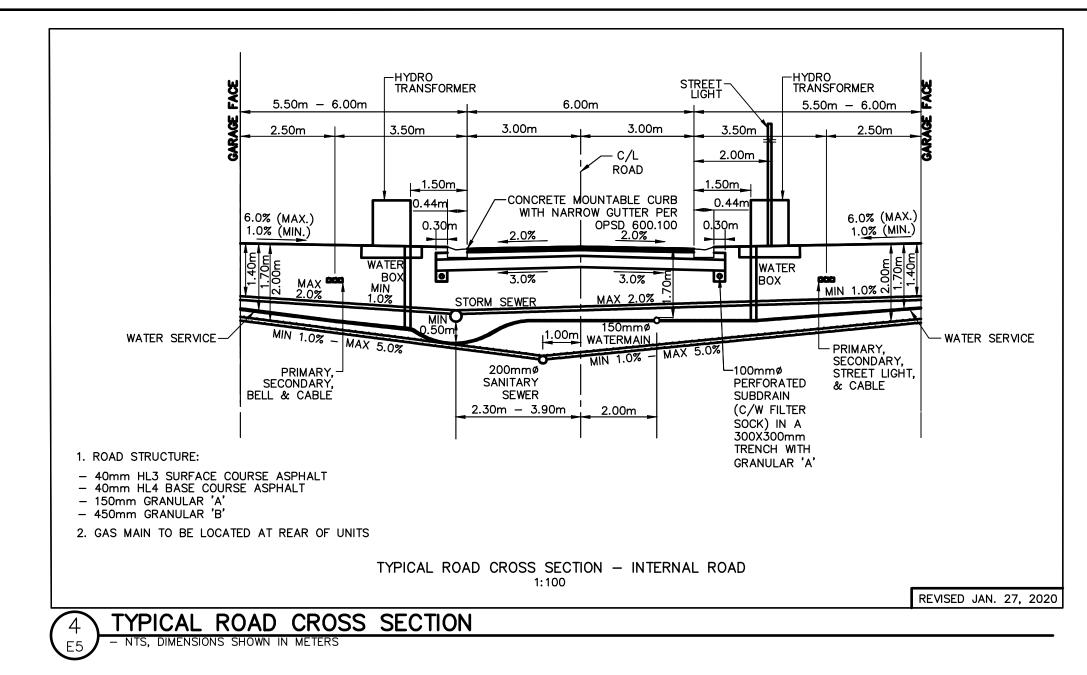
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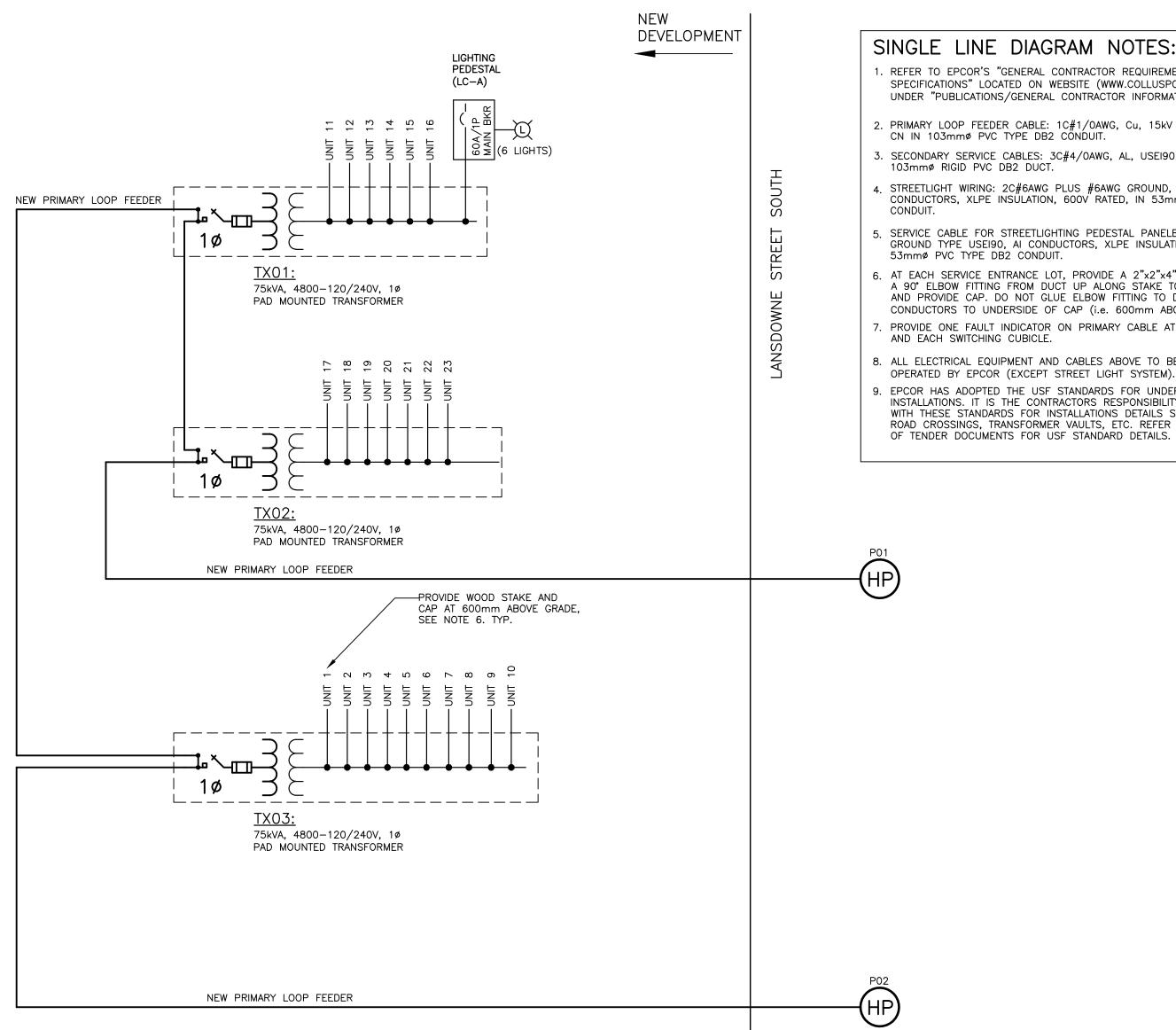


THE TOWNS OF THORNBURY TOWN OF THE BLUE MOUNTAINS

RUENG	NGE Neering	Runge & - 1a Inc. 364 Huron-ario S-ree .0. Box 387 Collingwood, ON L9Y 3Z7 o: (705) 446—3590 r: (705) 446—3588 www.raiengineers.ca
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USF DETAILS &	
ROAD CROSSINGS	





SINGLE LINE DIAGRAM NOTES:

- REFER TO EPCOR'S "GENERAL CONTRACTOR REQUIREMENTS AND MATERIAL SPECIFICATIONS" LOCATED ON WEBSITE (WWW.COLLUSPOWERSTREAM.COM) UNDER "PUBLICATIONS/GENERAL CONTRACTOR INFORMATION"
- 2. PRIMARY LOOP FEEDER CABLE: 1C#1/OAWG, Cu, 15kV TR-XLPE, LLDPE, 100% CN IN 103mmø PVC TYPE DB2 CONDUIT.
- 3. SECONDARY SERVICE CABLES: 3C#4/OAWG, AL, USEI90. INSTALL CABLES IN 103mmø RIGID PVC DB2 DUCT.
- STREETLIGHT WIRING: 2C#6AWG PLUS #6AWG GROUND, TYPE RWU90, COPPER CONDUCTORS, XLPE INSULATION, 600V RATED, IN 53mmø PVC TYPE DB2
- SERVICE CABLE FOR STREETLIGHTING PEDESTAL PANELBOARD: 3C#2AWG PLUS GROUND TYPE USEI90, AI CONDUCTORS, XLPE INSULATION, 600V RATED, IN
- 6. AT EACH SERVICE ENTRANCE LOT, PROVIDE A 2"x2"x4" WOOD STAKE. PROVIDE A 90° ELBOW FITTING FROM DUCT UP ALONG STAKE TO 600mm ABOVE GRADE AND PROVIDE CAP. DO NOT GLUE ELBOW FITTING TO DUCT. EXTEND CONDUCTORS TO UNDERSIDE OF CAP (i.e. 600mm ABOVE GRADE).
- PROVIDE ONE FAULT INDICATOR ON PRIMARY CABLE AT EACH TRANSFORMER AND EACH SWITCHING CUBICLE.
- 8. ALL ELECTRICAL EQUIPMENT AND CABLES ABOVE TO BE OWNED AND OPERATED BY EPCOR (EXCEPT STREET LIGHT SYSTEM).
- . EPCOR HAS ADOPTED THE USF STANDARDS FOR UNDERGROUND CONSTRUCTION INSTALLATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO BECOME FAMILIAR WITH THESE STANDARDS FOR INSTALLATIONS DETAILS SUCH AS TRENCHING, ROAD CROSSINGS, TRANSFORMER VAULTS, ETC. REFER TO APPENDIX SECTION

SERVICE ENTRANCE METERED POWER PEDESTAL INSTALLATION DETAIL - NTS, DIMENSIONS SHOWN IN MILLIMETERS (mm)

-UNDISTURBED SOIL

OR 150mm THICK

GRANULAR 'A'

WEATHERPROOF CAP AND

—100A SERVICE ENTRANCE

POWER PANEL (24 CCT)

-CENTRE INNER PANEL FOR

FINISHED GRADE

EQUIPMENT MOUNTING

—BACKFILL GRANULAR 'B' ● MATERIAL ALL AROUND AND

19mmø CLEAR CRUSHED

COMPACTED TO

95% SPMDD

19mmø CLEAR CRUSHE STONE, COMPACTED

BASE AND PANEL

VENTING FOR LOAD

STREET LIGHT POWER

STAINLESS STEEL

-STAINLESS STEEL PADLOCKABLE HASP/FASTENER -CONCRETE BASE,

CONCRETE BASE

HANDLE, TYP.

PEDESTAL, ACCEPTABLE MANUFACTURER:

PEDESTAL SOLUTIONS INC. (PSI) "SLM" SERIES

ACCEPTABLE MANUFACTURER:

UTILICON CAT. No. UP2022. ANCHOR PEDESTAL TO

-RIGID PVC CONDUITS -EXTENDED INTO CHAMBER

-103mmø DUCT OPENINGS.

SEAL ALL UN-USED DUCT

—STREET LIGHT DUCTS, SEAL AROUND OPENING,

CENTRES

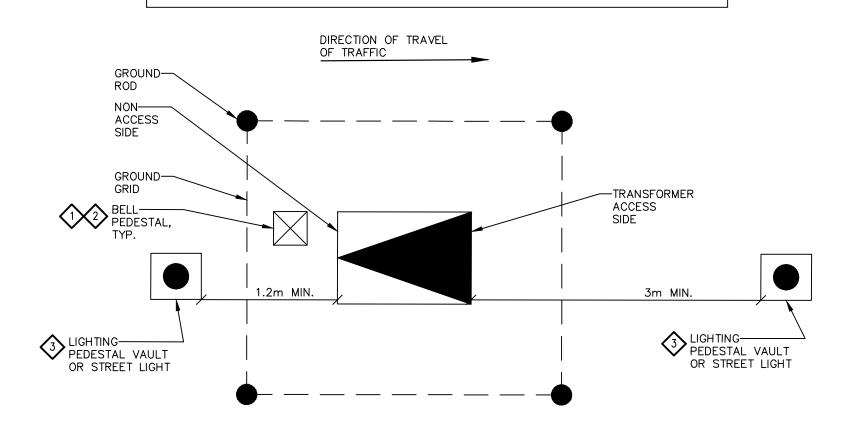
NOTES:

FRONT VIEW

BELL PEDESTAL TO BE INSTALLED WITHIN GROUND GRID ON NON-ACCESS SIDE OF TRANSFORMER AS REQUIRED BY UTILITY.

SIDE VIEW

- BOND PEDESTAL TO TRANSFORMER GROUND GRID AS REQUIRED BY UTILITY.
- PEDESTALS TO BE INSTALLED AS SHOWN ON SITE PLAN AND SERVICE PROVIDER LAYOUTS.



TYPICAL TRANSFORMER/PEDESTAL LAYOUT

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4. Drawing revision must be note "Issued For Construction" before any work commences

SINGLE LINE DIAGRAM

BENCHMARKS TBM 1 ELEV. 194.89

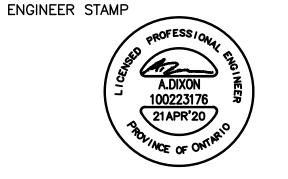
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ACCEPTED FOR CONSTRUCTION **EPCOR**

NOTES

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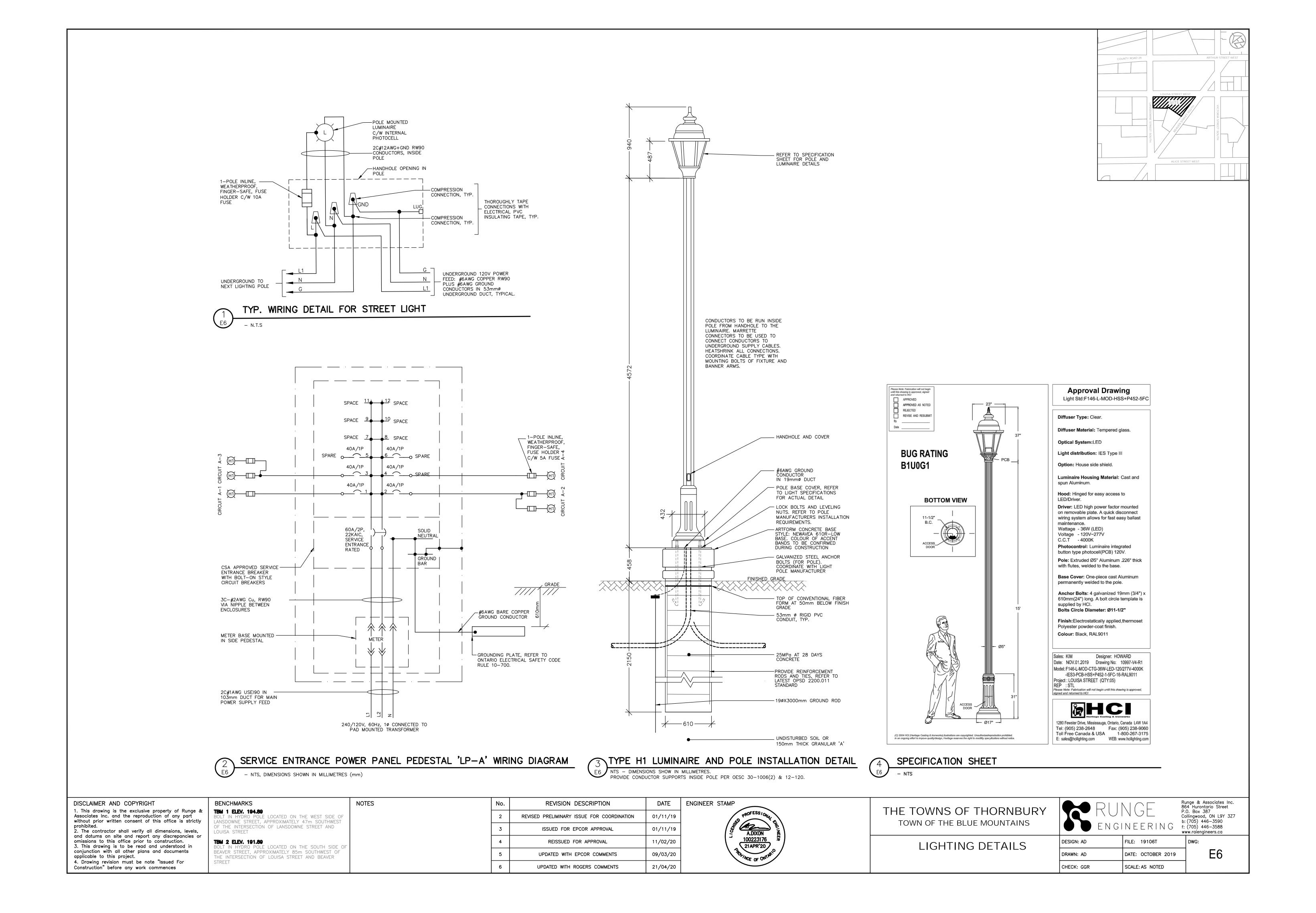


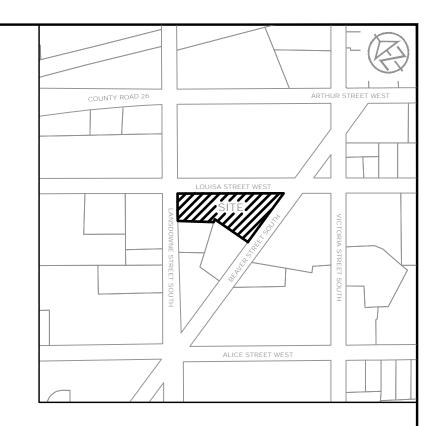
THE TOWNS OF THORNBURY TOWN OF THE BLUE MOUNTAINS



SINGLE LINE DIAGRAM

DESIGN: AD	11LL. 191001	DWG
DRAWN: AD	DATE: OCTOBER 2019	
CHECK: GGR	SCALE: AS NOTED	





1.0 GENERAL SCOPE OF WORK

- 1.1 All work and materials must comply with EPCOR conditions of supply, as indicated on contract drawings and as directed by EPCOR Inspector.
- 1.2 Perform all work in accordance with the latest edition and amendments (bulletins) of the Ontario Electrical Safety Code.
- 1.3 Contractor to supply and install the following electrical services, as per contract drawings: 1.3.1 Connect existing primary loop feeder cables as indicated on Single Line Diagram.
- 1.3.2 Primary Loop Feeder cables from P01/P02 to three new transformers. The feeder cables must form a looped system. Primary voltage, 8320V multi-grounded distribution system.
- 1.3.3 Provide direction drilling of ducts in existing areas (power and communication) as indicated on drawings. 1.3.4 Service Transformer vaults as shown on Single Line Diagram, c/w underground vault, base gravel and grounding system at each transformer. All transformers will be supplied and installed by EPCOR. contractor to coordinate deliver and installation of transformers with EPCOR.
- 1.3.5 Secondary service cables from the service transformer to property line at each lot as per the Single Line Diagram & EPCOR standards. Individual services shall be a 200Amp 120/240V, 60Hz, 1—phase electrical service.
- 1.3.6 Street lights and power supply cables, as per the standards and requirements shown on the drawings. 1.3.7 Underground trench system for primary and secondary service cables, and street lights as shown on the Electrical Servicina Plans. Include conduit for all cables including primary and secondary services, and street light cables;
- refer to drawings and specifications for conduit type and size. 1.3.8 Underground "road crossing" concrete encased duct banks are shown on the Electrical Servicing Plans. Continue on
- trenching and duct work within right of ways. 1.3.9 All Electrical Services listed above will be to EPCOR's requirements. EPCOR will operate and maintain all services except street lighting after construction is completed and system is approved.
- 1.3.10 At all existing development areas where treenhing need to be exposed for directional drilling, restore grade conditions to existing or better conditions, with compaction of native material, min. 150mm of top soil and sod (not seeding).
- 1.4 Cable Terminations and Testing: see sections 6.0 and 7.0 1.5 Contractor to suppy all necessary labour, equipment and materials to install a complete electrical system for this developement, as per the contract documents and EPCOR's requirements.
- 1.6 Contractor to submit contract drawings to Electrical Safety Authority for Approval and obtain Electrical Permit. Also, coordinate electrical inspections with Electrical Safety Authority. Contractor to pay all associated fees to obtain the permits, approvals, inspections and certificates
- 1,7 Contract drawings have been submitted and Approved by to EPCOR. Contractor to co-ordinate electrical inspections with EPCOR's Inspector. Contractor to pay all associated fees to obtain the approvals, inspections and certificates as indicated in Section 3 (below).
- 1.8 System coordination with other services: 1.8.1 Contractor to assist in coordinating with the telephone and cable television system.
- 1.8.2 Contractor to ensure there is optimization of the common utility corridor (trenching) and placement of equipment, i.e. pedestals, amplifiers, transformers, switches and cabling.
- 1.9 Contractor to coordinate power outages with EPCOR and Engineer (Tatham) prior to de-energizing Primary Services in poles or transformers. Include the following conditions as part of the quotation and planning of the Outage Schedule:
- 1.9.1 Contractor must meet and submit a detailed Power Outage Schedule to Engineer (Tatham) three (3) weeks prior to performing work. Outage Schedule must be approved by Engineer and EPCOR prior to performing work. Allow five (5) working days for Engineer to obtain all necessary approvals. 1.9.2 Engineer (Tatham) will issue a "de-energizing" notice to local Residents five (5) working days prior
- to actual day of power outage(s). 1.9.3Maximum outage—time allowed per day is <u>4—hours</u>. Maximum of two outages are allowed per day. Scheduled power outages will not be permitted on weekends or statutory holidays.

2.0 EPCOR'S LIST OF APPROVED ELECTRICAL CONTRACTORS

2.1 EPCOR shall have the right to require the Contractor to submit proof of previous experience and satisfactory performance. EPCOR shall also have the right to investigate such proof prior to awarding the contract to the

3.0 EPCOR'S APPROVAL AND INSPECTION REQUIREMENTS

- 3.1 EPCOR, will provide an Inspector (at the expense of the Contractor) who will be on duty for the duration of the work. Prior to inspection of any works the Contractor must submit contract drawings for approval by EPCOR.
- 3.2 Once approval has been given, the Contractor shall complete an "Application for Inspection" form. Seventy—two (72) hours after the completion of this form EPCOR Inspector will be available for inspection.
- 3.3 A pre-construction meeting must be held prior to starting the project with the Contractor's foreman and inspector present along with any other key personnel.
- 3.4 EPCOR's inspector shall have the authority to stop work at any time if the Contractor is NOT preceeding in
- 3.5 If any work is done in the absence of an Inspector the work may be ordered to be "opened up" for examination. If any faults in the workmanship or materials are discovered, the Contractor must rebuild or replace as directed by EPCOR's Inspector, at the Contractor's sole expense.
- 3.6 EPCOR's Inspector shall NOT be responsible to ensure the trenches are in accordance with the Trench Excavation Act or the Occupational Health and Safety Act, nor shall the Inspector set out work, or give any stakes, lines,
- 3.7 Contractor is responsible for all layout and locates. There will be no excavation allowed prior to performing layouts.

- 3,8 Prior to any installation the site must be prepared to within 200mm of final grade. There will be no exceptions made to this requirement.
- 3.9 SPECIFIC INSPECTION TIMES: 3.9.1 Once the trench has been excavated, sand padded and conduits/ducts installed, the EPCOR Inspector must approve
- 3.9.2 After ALL cables have been installed in ducts/conduits, the EPCOR Inspector must be on site to approve
- installation. The Inspector must be on site to approve all works to date prior to any backfilling. 3.9.3 The above Specific Inspection Times shall not be conceived to be the only dates that the Inspector will be available. It is the Inspector's discretion to be on site when required.

- 4.1 Trench shall be backfilled by hand with a minimum of 150 mm of clean, mason sand before mechanical backfilling. During winter construction when there is considerable frost penetration, a minimum of 300 mm of clean sand must be installed over cables before backfilling
- 4.2 COMPACTION: Compact all trenches as required by EPCOR's inspector, however, as a minimum provide 95% Standard Proctor Maximum Dry Density.

- 5.1 A minimum separation of 2 metres must be maintained between all Natural Gas and Electrical Trenches.
- 5.2 All Single-phase padmount transformer rated up to and including 167kva shall be installed at least 3 metres from any combustible surface or material on a building, any door or window or any ventilation inlet or outlet. Transformers shall be permitted to be installed within 3m provided a wall or barrier with noncombustible surfaces or material is constructed between that door, window, ventilation opening or combustible surface.
- 5.3 All Equipment must meet EPCOR and Electrical Safety Authority Inspections requirments.
- 5.4 Refer to modified road cross sections on Contract Drawing for typical Urban-Local Residential Allowances

and installation requirements.

- 6.1 EPCOR will perform the following terminations (at the Contractor's cost): 6.1.1 All High Voltage Terminations i.e.: Stress Cones at Cubicles and Riser Poles Load Break Elbows at Transformers
- 6.1.2 Low Voltage Terminations at the transformer and meter base.
- 6.2 EPCOR also perform cable tagging for each cable.
- 6.3 The above costs must be included in the Contractor's submitted Tender bid. 6.4 The cable termination may be made an approved Contractor (pre-approved by EPCOR) provided that the
- terminations are inspected by EPCOR. Coordination of the inspections and all costs involved are the responsibility of the Contractor.

7.0 CABLE TESTING REQUIREMENTS

- 7.1 EPCOR will perform cable tests (at the expense of the Contractor) to prove the installation is electrically satisfactory. A representative of EPCOR shall be present and shall witness the tests. Results of the tests are to be forwarded to EPCOR upon completion.
- 7.2 The tests to be performed shall be as follows:
- 7.2.1 Insulation—Resistance (megger) test of all primary and secondary wires, using a 5000V and 1000V instruments. The minimum acceptable reading shall be 1 megohm.
- 7.2.2 Ground megger reading on each transformer grounding electrode . The minimum acceptable reading shall be 10
- 7.3 The above costs must be included in the Contractor's submitted Tender bid.

for delay will be entertained if review extends beyond this time.

8.0 SHOP DRAWING REVIEW

- 8.1 Where equipment is supplied by other than EPCOR, ALL manufacture test records, specifications and or shop drawings must be submitted to the Engineer and EPCOR prior to installation for Utility Approval.
- 8.2 Show all details of construction, dimensions, capacities, weights, and electrical performance characteristics of
- equipment or material. Identify each shop drawing accordingly. 8.3 Submit electronic pdf copies of each shop drawing to Engineer for review. Shop drawings will be returned via
- electronic format, marked as "Reviewed", Reviewed as Noted" or "Revise and Resubmit". 8.4 Shop Drawing Review:
- 8.4.1 Review of shop drawings shall not relieve Contractor from responsibilities or results arising from any errors or
- 8.4.2 Review of shop drawings and specifications shall, in every case, be subject to final acceptance of equipment and materials after they have been put into commission, all guarantees have been fulfilled and the general operation of the equipment and materials have been found satisfactory to the Engineer and EPCOR
- 8.4.3 Review of shop drawings does not release Contractor of responsibility for proper installation and performance of any material or equipment, nor from the liability to replace same should it prove defective or deficient.

8.5 Engineer and EPCOR will review and return shop drawings to Contractor within ten (10) working days. No claims

- 9.7 Conduit Specification for Primary and Secondary Cables:
- 9.7.1 PVC ducts, type DB2, suitable for encased in concrete or direct burial.
 - 9.7.1.1 Complies with CSA C22.2 No. 211.1-M1984 (R1999). 9.7.1.2 Include the following accessories, as required: PVC couplings, angle fittings, expansion joints, bell end fittings, plugs, caps, adaptors and split ducts as required to make a
 - complete installation. Solvent weld all PVC joints. 9.7.1.3 Primary conduit size: 103mm (4").
- 9.7.1.4 PVC elbows for primary cables: provide "utility" elbows with 914mm (36") radius bends.
- 9.7.1.5 Street light conduit size: 53mm (2"). 9.7.2 Secondary conduit: 103mm (4") DB2 duct.
- EPCOR approved meter bases must be used. Reference EPCOR website.

10.0 POINT OF DEMARCATION

10.1 Upon energizing of the service to the house (up to 400 amp) the point of demarcation is at the top (line side) of the meter base.

9.0 STANDARD MATERIAL SPECIFICATIONS

FOR STANDARD MATERIAL SPECIFICATIONS REFER TO EPCOR'S GENERAL CONTRACTOR REQUIREMENTS AND MATERIAL SPECIFICATIONS FOR MUNICIPAL SUBDIVISIONS ON EPCOR's WEBSITE (www.colluspowerstream.com, located under Publications and General Contractor Information). THIS SECTION COVERS STANDARD SPECIFICATION PERTAINING TO ELECTRICAL EQUIPMENT. NOT ALL ITEMS MAY BE APPLICABLE TO THIS PROJECT.

- 9.1 The following is a list of main distribution materials.
- 9.2 Street light load centre: to consist of an unmetered pedestal with load centre; entire assembly ESA or CSA approved for municipal roadway lighting applications.
- 9.2.1.1 Heavy gauge, galvanized steel construction, free standing, suitable for mounting to concrete base.
- 9.2.1.2 Outdoor, weatherproof, tamperproof, NEMA/EEMAC3R enclosure with concealed ventilation, and
- electrocstatic powder coated paint finish. 9.2.1.3 Pad lockable access cover(s) with stainless steel fasteners and clasps.
- 9.2.1.4 Finish: standard "Equipment" green.
- 9.2.1.5 Acceptable manufacturer: Pedestal Solutions Inc. (905-715-2052) Load Centre Panel:
- 9.2.2.1 Nema 3R rated enclosure with hinged door. Suitable for outdoor installation.
- 9.2.2.2 Copper main bus, suitable for bolt-on style breakers with thermal-magnetic trip. 9.2.2.3 Service entrance rated panel with main breaker rated 22kAlC
- 9.2.2.4 Branch feeder breakers, as inidicated, rated 10kAlC
- 9.2.2.5 Provide typed directory for each panel
- 9.2.2.6 Locate load centre within pedestal
- 9.2.2.7 Acceptable Manufacturer: Square D (Schneider) or Eaton/Cutler Hammer
- 9.3 Conduit specifications for street light cables:: 9.3.1 RIGID PVC Conduit, 53mm diameter conduit size.
- 9.3.2 Complies with CSA C22.2 no. 211.2-06 (R2011).
- 9.3.3 Accessories: PVC couplings, angle fittings, expansion joints, bell end fittings, plugs,
- caps, adaptors & split ducts as required to make complete installation 9.3.4 Solvent weld compound for ALL PVC joints.
- 9.4 Refer to Single Line Diagram notes and lighting details for street light cable specifications.
- 9.5 Transformer Precast Foundation Chamber:
- 9.5.1 Provide a low profile precast concrete chamber for each transformer and switching cubicle.
- 9.5.2 Include chamber drawings in shop drawing review submission. 9.5.3 Refer to USF Standard #12-101 for chamber details and installation requirements.
- 9.5.4 Acceptable manufacturer: Brooklin Concrete Products Ltd.
- 9.6 Miscellaneous Materials and Installation Requirements (reference USF Standards Section 12): 9.6.1 Transformer grounding materials and installation requirements.
- 9.6.2 Typical trenching materials and installation requirements. 9.6.3 Typical Bollard Construction materials and installation requirements.
- 9.6.4 Refer to Contract Drawings for typical Street Light and Pole materials and installation requirements.

GENERAL NOTES AND SPECIFICATIONS

DISCLAIMER AND COPYRIGHT . This drawing is the exclusive property of Runge & Associates Inc. and the reproduction of any part without prior written consent of this office is strictly

2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction. 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project. 4. Drawing revision must be note "Issued For

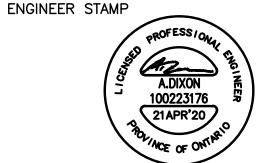
Construction" before any work commences

BENCHMARKS TBM 1 ELEV. 194.89

N HYDRO POLE LOCATED ON THE WEST SIDE OF ANSDOWNE STREET, APPROXIMATELY 47m SOUTHWEST OF THE INTERSECTION OF LANSDOWNE STREET AND LOUISA STREET

TBM 2 ELEV. 191.89 N HYDRO POLE LOCATED ON THE SOUTH SIDE OF BEAVER STREET, APPROXIMATELY 85m SOUTHWEST OF THE INTERSECTION OF LOUISA STREET AND BEAVER

NOTES REVISION DESCRIPTION 01/11/19 REVISED PRELIMINARY ISSUE FOR COORDINATION 01/11/19 ISSUED FOR EPCOR APPROVAL REISSUED FOR APPROVAL UPDATED WITH EPCOR COMMENTS UPDATED WITH ROGERS COMMENTS 21/04/20



THE TOWNS OF THORNBURY TOWN OF THE BLUE MOUNTAINS

FILE: 19106T

DATE: OCTOBER 2019

SCALE: AS NOTED

DESIGN: AD

DRAWN: AD

CHECK: GGR

864 Hurontario Street P.O. Box 387 Collingwood, ON L9Y 3Z7 b: (705) 446-3590 f: (705) 446-3588 www.raiengineers.ca

Runge & Associates Inc.

11/02/20 GENERAL NOTES AND 09/03/20 **SPECIFICATIONS**

Towns of Thornbury Site Plan Application Updated Comments Matrix

ITEM	Author	Plan Application Updated Comments Matrix Comments Received	Staff Response / Project Modifications
1	Area Residents Letter	 The development of 23 units, will be Standard Condominium and not a freehold development. Town staff will not Be holding a public consultation meeting for the Site Plan, Landscape Plan and Servicing Plan. Garbage and Recycling will be the responsibility of each owner to put out their own garbage and recycling at the curb in front of their unit for collection. There will be no roof top terraces above the third floor. There are no basements in the proposed units. Town staff required the proposed development road to connect to Beaver Street for 24/7 service. It was the developers plan to only use the connection to Beaver St. for emergency purposes and for garbage and recycling pickup, as shown to Town Council during the Zoning By-law application stage. The developer had planned to provide access to all 23 townhouses on the site by way of a level driveway to Lansdowne St. Town staff proposed the road connection to Beaver St. by way of a downhill road at a 6% grade. No pedestrian movement. Louisa St. between Beaver St. and Lansdowne St. (south of Foodland) will remain in the current state of disrepair. We are not clear on the future state/condition of Beaver St. road surface. We have asked Town staff for clarification but have not heard back from staff in time for these comments. We are also not clear on the future condition of Louisa St. between Beaver St. and Victoria St. after it is ripped up to provide surfacing (sewers) to the proposed development. Beaver St. Road Connection Appleridge does not support the proposed development road connection to Victoria St. South. Our development works very well with one access. The proposed development of 23 units would also work very well with one access. In a not 6% downhill grade, not good in our climate. 	 Town Staff confirm this is also our understanding of the proposal. Correct, Site Plan Applications are not public processes within the Planning Act, public input was provided at the Zoning By-law Amendment process. Correct. The proposal has Town garbage collection. Correct. The proposal has no roof-top terraces. Correct. The site plan shows no basements. Town Staff did not require two entrances — or what is now shown as a through driveway. However, the current driveway solves several operational issues with the development and is permitted by the Town's Zoning By-law. Town staff are not able to confirm what the prior intentions of the developer may have been regarding grade of the access. However, the currently proposed driveway access meets Engineering standards. The grade of the driveway was not proposed by Town Staff; it is proposed by the developer as part of their submission. There are no sidewalks currently on this road and it is noted the road is not urbanized. The Town will be initiating a Transportation Master Plan which will include an Active Transportation component focusing on pedestrian usage and connectivity. Upgrades to Louisa St are outside the scope of this development. However, as illustrated on the submitted plans any infrastructure installation that necessitates works on Louisa St. requires the street to be returned to the same condition as before the works were installed or to appropriate Town Standards. As noted within Point #10 Town roads that are disturbed to provide servicing for a proposed development will be restored to Town Standards. A through driveway for this lot resolved several design and safety issues, including garbage collection and emergency vehicle access. Road Grades are on Dwg PP-1 and are within the

ITEM	Author	Comments Received	Staff Response / Project Modifications
	•	Comments Received 13. Snow Collection Area. The Site Plan shows no detail, other than dimensions, concerning the snow collection area that goes from the east wall of units 16 & 17 to the property line on Beaver St. This area is on a downhill slope to the existing ditch on Beaver St. If this area is to be used for snow storage then it should be as close to level as possible and allow for trucks with ploughs and garbage trucks to turn around and head back out to Lansdowne St. This can not be about just "push the snow into the Town ditch". 14. There is a transformer vault shown on the north snow collection area. This transformer will be in the way of snow ploughs pushing snow to the snow collection area. This transformer vault must be relocated, possibly between the driveways of units 10 & 11. 15. It is unlikely that the snow storage area, illustrated on the site plan, will be a sufficient size to store snow from the driveways, roadway and visitor parking area in the development. The development should also have a snow storage area on the Lansdowne St. frontage. 16. Stormwater Management (Storage Tank), Green Space and Parking. This element is shown on the Site Plan and Landscape Plan. Appleridge has had a lot of bad experiences with underground water in this part of Thornbury. 17. We need to understand the engineered solutions for the proposed development to ensure that the development does not exacerbate the existing underground water conditions at Appleridge. 18. It is not clear what Parking means on this area of the plan. We do not support vehicle parking in this area as shown. 19. When the development is completed, Appleridge will look at the blank east wall of units 16 & 17 (drawing A 207), snow storage, a proposed road and a stormwater storage tank area. Four small deciduous trees, as shown on the	guidelines outlined in TAC (Transportation Association of Canada) Geometric Design Guide for Canadian Roads. 13. With the driveway being a conventional through lane, snow storage requirements should be minimal, and is to be used for interim storage, the condo will be required to remove snow as space dictates. 14. Majority of snow storage to be provided on south side of laneway. Location of the Transformer was chosen in coordination with other utilities and designed consultation with landscape, civil and electrical engineering consultants. The possibility to relocate the hydro transformer nearest Beaver Street was reviewed by the applicant's Consulting Engineer and the Town's Development Engineering staff. This relocation would have caused unacceptable underground utility conflicts and similar issues related to water supply infrastructure. Therefore, this particular hydro transformer is proposed to remain as shown on the submitted Site Plan drawings. See also #13. 15. See response to Point #13. Excess snow is required to be removed and appropriate language will be included in the Agreement. 16. The Stormwater Management System is an underground tank providing storage for runoff and will not interface with the local groundwater conditions. The design has been reviewed by the Town's Professional engineer specializing in stormwater management. 17. The development has prepared all necessary reports and
		existing underground water conditions at Appleridge. 18. It is not clear what Parking means on this area of the plan. We do not support vehicle parking in this area as shown. 19. When the development is completed, Appleridge will look at the blank east wall of units 16 & 17(drawing A 207), snow storage, a proposed road and a stormwater storage tank area. Four small deciduous trees, as shown on the	 16. The Stormwater Management System is an underground tank providing storage for runoff and will not interface with the local groundwater conditions. The design has been reviewed by the Town's Professional engineer specializing in stormwater management. 17. The development has prepared all necessary reports and
		landscape plan, are insufficient to screen the west side of the development. Instead of the 4 small 50mm (2 inch) trunk 2 Honey Locust and 2 Hackberry deciduous trees we recommend 12 substantial (greater than 200mm) white pine coniferous trees be planted along the Beaver St. property line. The white pines will give better year-round screening.	 investigations including geotechnical to the satisfaction of Town Staff. 18. Clarification was made through an updated Site Plan drawing and this matter is now addressed. 19. The exterior side wall of Unit 17 has been updated to be consistent with the Town's Community Design Guidelines.

ITEM	Author	Comments Received	Staff Response / Project Modifications
		 20. A large number of existing trees will be removed from the site to make way for a Stormwater Management Tank and development. These trees should be replaced on site or existing trees moved to another location on site if possible. 21. Many owners had comments regarding traffic and road conditions that go beyond the site plan but are important to residents in Appleridge and those living in the west end of Thornbury. Traffic has increased in this part of Town since Foodland and the LCBO opened. The resultant traffic operations are of concern to the owners. Beaver Street. The existing road is in terrible condition between Louisa St. and just north of Alice St. The Town attempts to fill the numerous potholes but the holes immediately reappear. Trucks travelling on Beaver St. bounce when they hit the potholes and the impact shakes the 8 Appleridge units that are along Beaver St. Appleridge has spent a considerable amount of money repairing cracks in our foundation walls. Trucks bouncing on potholes could be adding to, or causing, our foundation problems. This road must be reconstructed with a proper asphalt surface in 2020. 22. Sidewalks on Beaver St. With the development of Far Hills, the three Ball Diamonds, skateboard park, Moreau Dog Park, Foodland, LCBO, Circle K and Tim Hortons there has been an increase in pedestrian traffic on Beaver St. Today pedestrians, cyclists and people in motorized mobility devices must all travel on Beaver St. along with cars and trucks. The Towns of Thornbury development is the last developable parcel of land on Beaver St. Beaver St. must be upgraded as this is no longer a rural part of Town. The Town should install sidewalks on one side of Beaver St. the way the Town installed a sidewalk on one side of Victoria St. South, many years ago. 23. Louisa St. The Town resurfaced the short section of Louisa St. between Victoria St. South and Beaver St. last Fall. Sewers for the new development come from Victoria St. under Louisa St. and south	The landscape plan was prepared by a qualified landscape architect and updated to include 10 spruce trees of 200mm in height. The size of the other trees is consistent with available landscape trees. 20. Most of the trees proposed to be removed are small trees and the same number of trees to be removed are to be replaced as shown on the Landscape Plan. Approximately 4 trees are in the area of the Stormwater Storage are proposed to be removed. The qualified landscape architect has also provided a condition assessment of all trees to be retained and protected. 21. Comment regarding offsite traffic, active transportation and road issues that are not specifically related to the development of this site have been referred to Operations Department for their consideration. It is anticipated that the Operations Department will assess these issues in the future as separate assessments proceed or through more comprehensive studies such as the Transportation Master Plan. 22. See response to Point 21. 23. See response to Points #10 & 11. 24. See response to Point 21. 25. See response to Point 21.

Towns of Thornbury Site Plan Application Updated Comments Matrix

ITEM	Author	Comments Received	Staff Response / Project Modifications
		replacement. The Town should decide if this section of Louisa St. is for	
		pedestrian and bicyclists only.	
		25. Traffic Operations and Transportation Planning Study. The Town has	
		mentioned conducting a transportation study for the west end of Thornbury	
		for several years. Appleridge would encourage the Town to get on with this	
		transportation study and we would recommend that a resident/business	
		working committee be formed to work with the Town as the study is	
		conducted. The above road reconstruction of Beaver St. can not wait until	
		the end of a transportation study. It does not take a transportation study to	
		reach the conclusion that Beaver St. needs to be reconstructed.	
END			