



# Staff Report

## Planning and Development Services Planning Division

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**Report To:** Committee of The Whole  
**Meeting Date:** April 21, 2020  
**Report Number:** PDS.20.31  
**Subject:** Update on Towns of Thornbury Site Plan Application  
**Prepared by:** Denise Whaley, Planner II

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### A. Recommendations

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THAT Council receive Staff Report PDS.20.31, "Update on Towns of Thornbury Site Plan Application", for information purposes only.

### B. Overview

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This report provides information to Council about a Site Plan Application for the project known as "Towns of Thornbury" on the corner of Lansdowne, Louisa and Beaver streets. The application is under review by Town staff and the issues are in the process of being resolved. Through a Council Resolution on October 9, 2019, council decided that the Site Plan will be required to return to Council for approval, rather than delegated to Town staff. As a result, this application will be coming to Council for consideration in the near future.

### C. Executive Summary

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**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

**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 proposal is for 23 townhouse units 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 exceptions to limit the number of units to 23, allow Townhouses only and provide specific lot provisions (Attachment #3).

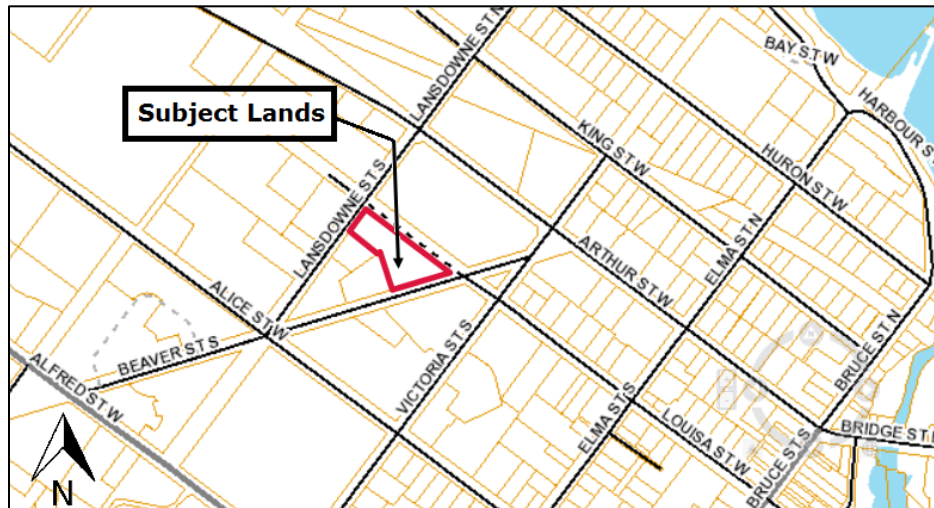
Town Staff identified several issues with the initial application and worked with the applicant's team through the Site Plan process towards resolution of most of these issues.

## D. Background

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A previous Zoning By-Law Amendment application rezoned the lands to from the Development (D) zone to the Residential Multiple (RM1) zone with exceptions. The Staff Report from that time is attached (Attachment #1) as well as the amending Zoning By-law (Attachment #3). The Zoning Amendment limited the number of units to 23, allow for Townhouses only, and provided specific lot provisions. Council also required the next phase of approvals be done through Council, rather than delegated to Town staff (Attachment #2).

**Figure 1: Location Map**



As part of the Town's new Comprehensive Zoning By-law, the property's zone was revised to Residential 2 Exception 111 (R2-111-h33-h4a). The lands 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 once Site Plan Approval has been granted. 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.

## E. Analysis

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After receiving the initial application, Staff have worked with the applicant's team on revisions in accordance with Town and Provincial Engineering Guidelines and Standards, the Town's Zoning By-law, Community Design Guidelines, and other identified issues.

Some of the initial issues that were resolved:

- Providing safe access to the property on Lansdowne and Beaver

- Meeting engineering requirements relating to water, sewer, stormwater, traffic, appropriate driveway width, design and separation of infrastructure
- Off-site works that meet Town engineering standards
- Landscaping and providing appropriate regard for existing trees and vegetation on the property
- Conforming with the Town's Zoning By-law for building type, setbacks
- Removing rooftop patios on the 3<sup>rd</sup> floor from the submission, based on comments received through the Zoning Amendment process

Some of the issues that Town staff are still working to resolve are minor engineering related matters, final landscape drawings and minor design revisions to be consistent with the Town's Community Design Guidelines.

For Council's information, Attachment #4 is the most recent Site Plan Drawing, Elevations, Renderings and Landscaping Plan. Planning Staff are working with the applicant's team on the remaining items and anticipate the final site plan drawings will be ready for Council's review at an upcoming Committee of the Whole meeting.

## **F. The Blue Mountains Strategic Plan**

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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

Goal #4 – Promote a culture of organization and operation excellence; Objectives: 2. Improve internal Communications across our organization.

## **G. Environmental Impacts**

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None.

## **H. Financial Impact**

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No impact at this time. Future development approvals may increase tax base and the need for Town Services.

## **I. In consultation with**

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Trevor Houghton, Manager of Community Planning, Brian Worsley, Manager of Development Engineering and Nathan Westendorp, Director of Planning and Development Services.

## **J. Public Engagement**

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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 a Public Meeting nor a Public Information Centre are required. The previous Zoning By-law 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, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca).

## **K. Attached**

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1. Staff Report PDS.18.86
2. Council Resolution October 9, 2019
3. Zoning By-law amendment 2018-54
4. Site Plan Application Drawings: Site Plan, Elevations, Renderings and Landscaping Plan – Submission Received February 27, 2020

Respectfully Submitted,

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Denise Whaley, MSc MCIP RPP  
Planner II

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Nathan Westendorp, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:  
Denise Whaley, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)



This document can be made available in other accessible formats as soon as practicable and upon request



# Staff Report

## Planning and Development Services – Planning Division

**Report To:** Committee of the Whole  
**Meeting Date:** October 1, 2018  
**Report Number:** PDS.18.86  
**Subject:** Zoning By-law Amendment – Towns of Thornbury  
**Prepared by:** Denise Whaley, Planner II

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### A. Recommendations

THAT Council receive Staff Report PDS.18.86, Zoning By-law Amendment – Towns of Thornbury; and

THAT Council enact a Zoning By-law Amendment to rezone the lands at Part of Park Lot 10, West Side of Louisa Street (Town Plot of Thornbury) from Development (D) to Residential Multiple Exception (RM1-56) to permit the development of 23 Townhouses.

### B. Overview

The purpose of this report is to provide follow-up information to Council on a zoning by-law amendment application, requesting permission to allow up to 23 townhouses on the lands at the corner of Beaver, Lansdowne and Louisa Streets.

### C. Executive Summary

**Application File #:** P2600

**Application Received:** January 1, 2018      **Application Deemed Complete:** February 5, 2018

**Official Plan Designation:** Community Living Area (CLA)

**Zoning Bylaw Category:** Development (D)

**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 an application for Zoning By-law amendment and Plan of Subdivision review. The Plan of Subdivision Application proposed to create a total of 6 blocks of land, with a development of 23 townhouse units. A proposed zoning by-law amendment application requested to rezone the lands from the Development (D) zone to the Residential Multiple (RM1) zone, or other appropriate zoning category, to allow for the development of the 23 townhouse units, with site specific provisions to permit reduced setbacks.

The Plan of Subdivision application with the County of Grey has subsequently been withdrawn. The proposal is now seeking to proceed only with a standard Plan of Condominium, rather than freehold lots on a Condominium Road.

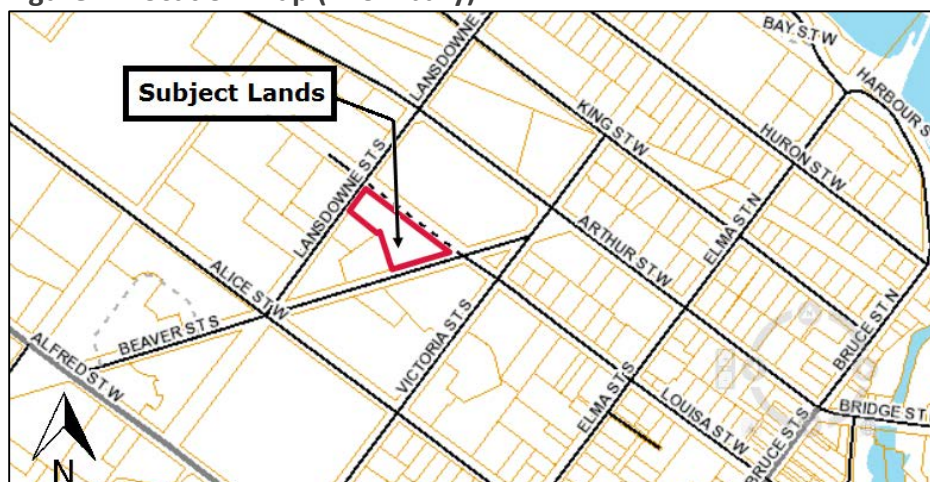
## D. Background

The developer pre-consulted with Town Staff in the summer of 2017 about development of a condominium townhouse project on the lands. Application requirements were given as well as general policy direction of the Official Plan for these lands.

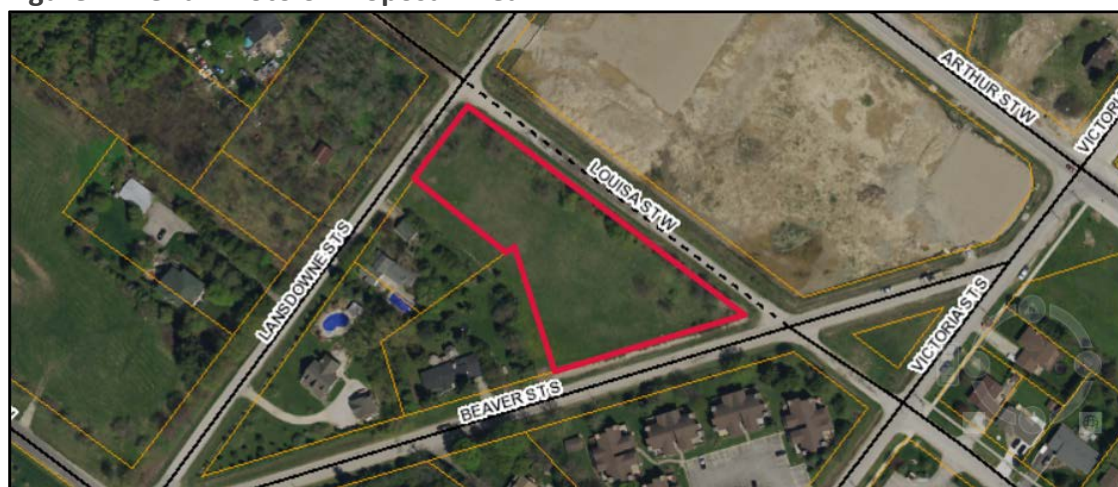
### Location

The property is 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). Louisa Street is not a year-round maintained road at this time. Figure 1 shows the location of the property in Thornbury. Figure 2 is an aerial photo of the property and the area. Note the brown “gravel” area is the location of the current Foodland and LCBO (aerial photo is from 2015).

**Figure 1: Location Map (Thornbury)**



**Figure 2: Aerial Photo of Proposal Area**



## Proposal Details

The proposal seeks to create a 23 unit townhouse development on the lands. Originally, the proposal was to include a plan of subdivision to establish freehold lots. After the public meeting the proposal was revised and the development is now proposed as a standard condominium, which means that subdividing lots is no longer part of the proposal. More information about proposed changes is in the *Updates* section of this report.

Approval of a development of this type will require both a zoning by-law amendment, to rezone the lands from the Development (D) zone, to a suitable residential zone and a Site Plan Application. As part of the Site Plan Approval, detailed engineering drawings will be required to deal with the off-site works, general servicing, Stormwater Management. A landscaping Plan and elevations will also be required as well as the final site plan drawing. Because this proposal is proceeding as a condominium, we understand that the developer will request a condominium exemption process through the County of Grey.

## Public Meeting

The Town held a joint public meeting with the County of Grey for this proposal on March 12, 2018. As a result of the public meeting circulation, a number of comments were received, and several members of the public spoke to this application.

### **Agency Comments:**

Grey Sauble Conservation Authority had no objection to the proposal. The GSCA requested a condition to final approval be that a final Stormwater Management Plan be prepared and implemented through the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority.

Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department had no objection or opposition to the proposed development.

Union Gas, Canada Post provided comments with recommendations for conditions to be added into final approvals. Hydro One had no concerns.

Grey County provided comments to this proposal now that the subdivision application has been withdrawn. They note the neighbourhood concerns and recommend that appropriate landscaping, massing/height and setbacks be considered in the amending zoning by-law, to ensure compatibility with surrounding land uses.

### **Public Comments:**

Several letters were received prior to the public meeting and members of the public spoke at this meeting. Concerns were generally of the following nature:

- density – concern it is higher than neighbouring townhouse properties (Apple Ridge, Rankins Landing, Far Hills etc.)
- height of the proposed buildings / that 3 storeys plus the site elevation was too high
- proposal is out of character for the area
- preference for entrance from Louisa

- traffic impacts from the development on Lansdowne street
- lighting for the parking lot bothering neighbouring properties
- aesthetics of the buildings
- effects of the development on adjacent lots
- reduced setbacks not in keeping with the area
- snow removal
- questions about greenspace and landscaping plans
- questions and concerns about the proposed retaining wall
- visual impacts of the buildings and retaining wall from the highway
- preference for fronts of buildings to be on Louisa

Other concerns:

- lack of sidewalks on Beaver Streets / pedestrian safety
- condition of Louisa street
- difficulties using the Beaver Street entrance to Foodland
- request for speed bumps on Lansdowne / limit traffic to 40km/h
- request for a traffic study for Lansdowne taking into account the Foodland property

Updates to the Proposal

Since the public meeting, to address public and town comments, some changes were made to the proposal.

- The retaining wall has been eliminated and the units will be staggered. Both of these changes should address the concern about a “wall effect” of houses with a retaining wall, seen from north of the property
- The proposal now is for a standard plan of condo and the subdivision application has been withdrawn. This means that the yards will be shared spaces (although may be “exclusive use” in the rear yards) and will eliminate the potential for individual fencing along back yards.

The setbacks have also been increased substantially:

By-law Provision	Previous*	Revised
Front Yard	1.5 m	6 m
Exterior Side Yard	9 m	4 m
Interior Side Yard	1.5 m	4 m
Rear Yard	3 m	7.5 m

\*Based on individual lots by plan of subdivision. Provisions have changed based on lot reorientations and new plan for standard condo.

The number of proposed units (density), number of storeys and entrance from Lansdowne remain the same.

## **E. Analysis**

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This section provides the staff analysis on based on the relevant legislation and policies and summaries are provided in the following sections. Detailed document review is attached as Attachment #3.

### Planning Act

The Planning Act gives municipal Council's the authority to pass zoning by-laws under section 34 of the Act. The Planning Act also require that Council in making planning decisions have regard for matters of Provincial Interest in Section 2 of the Act, and have regard for the Official Plans that apply to the lands. Staff have review these sections of the Planning Act and have no concerns.

### Provincial Policy Statement (PPS 2014)

The Provincial Policy Statement (PPS) provides more detailed policy direction on matters of provincial interest related to land use planning and development. Within the PPS framework, the subject property is located in a settlement area. The PPS supports a wide range of uses within Settlement Areas, acknowledges these as areas for the focus of growth and development, and that their vitality and regeneration shall be promoted.

The PPS also provides for intensification and redevelopment of settlement areas, supporting development Density within these areas using land and resources efficiently and appropriate infrastructure and public services. Policies also provide for promotion of appropriate development standards to facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

In the case of this development proposal, the subject lands are an area designated in the Official Plan for development of residential uses. The proposal townhouses on full municipal water and sewer services. Although the services are not currently at the property they are nearby. Services are not available at the property front, however this proposal would extend services to the property from just down the street at Victoria. Staff are satisfied that the proposal is consistent with Provincial Policy.

### 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. Policies support development of Greenfield areas at a minimum density of 20 units per net hectare. The plan deferred detailed development policies to the Town's Official Plan.

### Town Official Plan

The property is designated Community Living Area in the Town's Official Plan. The Community Living Area designation allows for a variety of residential housing types. As shown in Figure 3, the property is adjacent to the Downtown designation. Policies in the Plan support new residential developments in greenfield areas at a minimum of 20 units per hectare in Thornbury. Townhouse dwellings are permitted in the Community Living Area designation at a density range of 25 – 40 units per hectare with a maximum of 3 storeys. Staff note that the proposal is just under the maximum density of approximately 39.6 units per hectare.

**Figure 3: Official Plan Map Excerpt**



The proposal would be considered “intensification” within the Town’s Plan. Intensification, which is increasing the number of residential units allowed on the lands (if it allows single detached and Townhouses are proposed, this is “intensification”), is encouraged by Provincial Policy and the Town’s Official Plan, within a set of development criteria. The criteria for consideration are found in section B3.1.5 “Infill, Intensification and Greenfield Development”. Under this section, within existing residential neighbourhoods may be redeveloped but the development needs to respect the existing character of the neighbourhood. This does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Intensification policies of B3.1.5.3 have been reviewed in detail which is attached in Attachment #2.

Staff are satisfied that the proposed rezoning is consistent with the County and Town’s Official Plans.

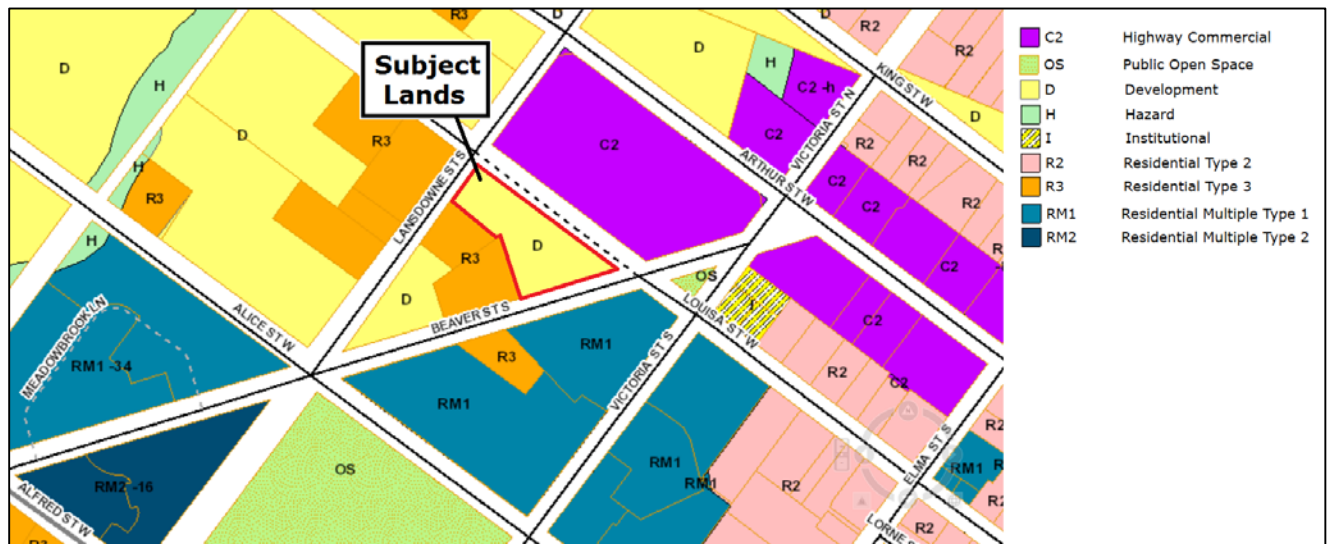
### Zoning By-law

The lands are currently zoned Development (D). The purpose of the D zone is to hold development until certain conditions are in place (such as servicing, road construction), and/or to ensure that proposed development moves forward appropriately for the area (for example, large parcels are developed or subdivided in an efficient and comprehensive manner).



The D zone then requires that development proposals be rezoned to another suitable zone prior to moving forward. In this case, the applicant has requested Townhouses, with a Residential Multiple zone proposed. Reviewing Figure 4 below, the area around the subject lands contains a diversity of existing zones, including Residential (R3), General Commercial (C2), Development (D) and Residential Multiple (RM1).

**Figure 4: Thornbury Zoning By-law 10-77 Map Excerpt**



The applicant's planner has prepared a draft Zoning By-law amendment based on the new revisions to the plan. Staff have further refined this by-law and a draft is attached to this report as Attachment #4. Staff are satisfied that the increased setbacks proposed is more in keeping with the neighbourhood and Zoning By-law.

### Other Matters

Staff provided feedback on this proposal based on public and internal comments. As noted earlier in this report, the applicant made a number of modifications in response to feedback. Staff note that the most recent site plan is not an approved site plan drawing – with more detailed engineering design, some features may change. A final landscape plan with detailed plantings will be required.

However, generally Planning Staff are satisfied that townhouses can fit on this property. It should be noted that this property is in a transitional area, moving from residential to commercial downtown. The property overlooking the Foodland parking lot, with a mixture of residential uses nearby. The property has good access to downtown, Arthur Street / Hwy 26, trails, parks and amenity areas. Staff note that the concerns about lack of sidewalks warrant consideration, however the existing situation on Beaver Street is outside the scope of this development application.

In addition, the development of staggered buildings with variation in heights working with the exiting topography (within the by-law maximum of 3 storeys) will ensure that the massing of buildings and overall look is not overwhelming to the surrounding area. Staff note there are

other three storey buildings (example Far Hills) within the area that have been integrated into the existing neighbourhood.

Lastly, options for disposal of Louisa Street to be incorporated into this development were considered. However the applicant did not consider this a feasible option, given the condition of Louisa Street, size of the road allowance and timing of this application.

## Conclusions

Staff are satisfied that the proposal is consistent Provincial Policy, and generally conforms general to the intent and direction of both the County and Town's Official Plans. Final design of the project with additional details (such as landscaping) will be determined through the Site Plan application.

## **F. The Blue Mountains Strategic Plan**

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The recommendations in this report support the following goal and objectives of the Town's Strategic Plan:

- Goal #3: Support Healthy Lifestyles
- Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability
- Objective #3 Manager Growth and Promote Smart Growth
- Objective #4 Commit to Sustainability

## **G. Environmental Impacts**

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None at this time.

## **H. Financial Impact**

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None at this time.

## **I. In consultation with**

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Town Planning staff consulted with Agencies and other staff through the Planning Act notification process.

## **J. Public Engagement**

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The Town held a public meeting for this proposal on March 12, 2018. Staff gave notice of this report to everyone who provided comments at the Public Meeting, and anyone who has asked to receive notice regarding this matter.

## **K. Attached**

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1. Comments Received



2. Detailed Planning Analysis
3. Draft Updated Site Plan
4. Draft Zoning By-law

Respectfully submitted,

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Denise Whaley, MSc MCIP RPP  
Planner II

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John Metras, Q.C.  
Town Solicitor

For more information, please contact:  
Denise Whaley  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 262



# Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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October 9, 2018

Moved by: Joe Halos

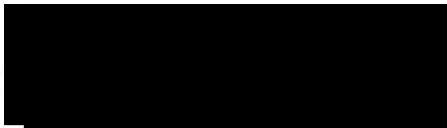
Seconded by: John McGee

THAT Council receive Staff Report PDS.18.86, Zoning By-law Amendment – Towns of Thornbury; and

THAT Council enact a Zoning By-law Amendment to rezone the lands at Part of Park Lot 10, West Side of Louisa Street (Town Plot of Thornbury) from Development (D) to Residential Multiple Exception (RM1-56-h) to permit the development of 23 Townhouses; and

THAT Site Plan Approval for this development, being Towns of Thornbury, be brought back to Council for approval, **CARRIED.**

CERTIFIED TO BE A TRUE COPY



Krista Royal, Deputy Clerk

## The Corporation of the Town of The Blue Mountains

### By-Law Number 2018 – 54

Being a By-law to amend Zoning By-law No. 10-77 which may be cited as the “Town of Thornbury Zoning By-law” with respect to the lands legally known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury.

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 10-77;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Map 3 to Schedule ‘A’ to the Town of Thornbury Zoning By-law, being By-law No. 10-77 as amended, is hereby further amended by rezoning the lands known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury, from the Development (D) zone to the Residential Multiple Exception (RM1-53-h) Zone, with holding symbol, as shown on Schedule “A-1”.
2. Section 26 of the Town of Thornbury Zoning By-law No.10-77 is further amended by adding the following subsection:

“53. Notwithstanding the provisions of Section 6, Section 11 and any other provisions to the contrary, the lands zoned Residential Multiple (RM1-56-h) are subject to the General Provisions and provisions of the RM1 zone, with the exception of the following special provisions:

Permitted Uses:

- a) Townhouse Dwellings
- b) Uses, buildings and structures accessory to the permitted uses

Maximum Number of Dwelling Units:

- a) 23 Dwelling Units

Yard Requirements:

- |                       |            |
|-----------------------|------------|
| a) Minimum Front Yard | 6.0 Metres |
| b) Interior Side Yard | 4.0 Metres |
| c) Exterior Side Yard | 4.0 Metres |
| d) Rear Yard          | 7.5 metres |

General Parking Provisions for Residential Uses:

- a) Parking shall be permitted in a Front Yard, outside of a driveway area
- b) Parking areas shall be setback a minimum of 1.2 metres from a side lot line

Number of Driveways:

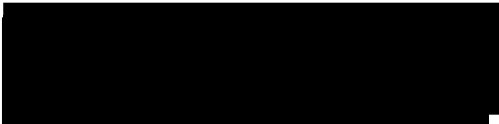
- a) Maximum number of driveways is (2).”

3. In accordance with Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Holding ‘h’ symbol shall not be removed from the whole or part of the lands until such time as:
  - a) The Town has granted Site Plan Approval, and
  - b) A Site Plan Agreement with the Town has been executed, to ensure the development proceeds in accordance with the approved plans and drawings.

4. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 9th day of October, 2018



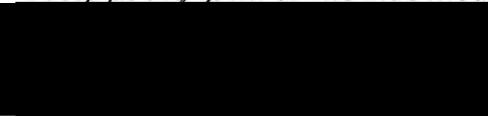
John McKean, Mayor



Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-<sup>54</sup> as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of October, 2018.

Dated at the Town of The Blue Mountains, this 9th day of October, 2018.




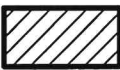
Corrina Giles, Clerk

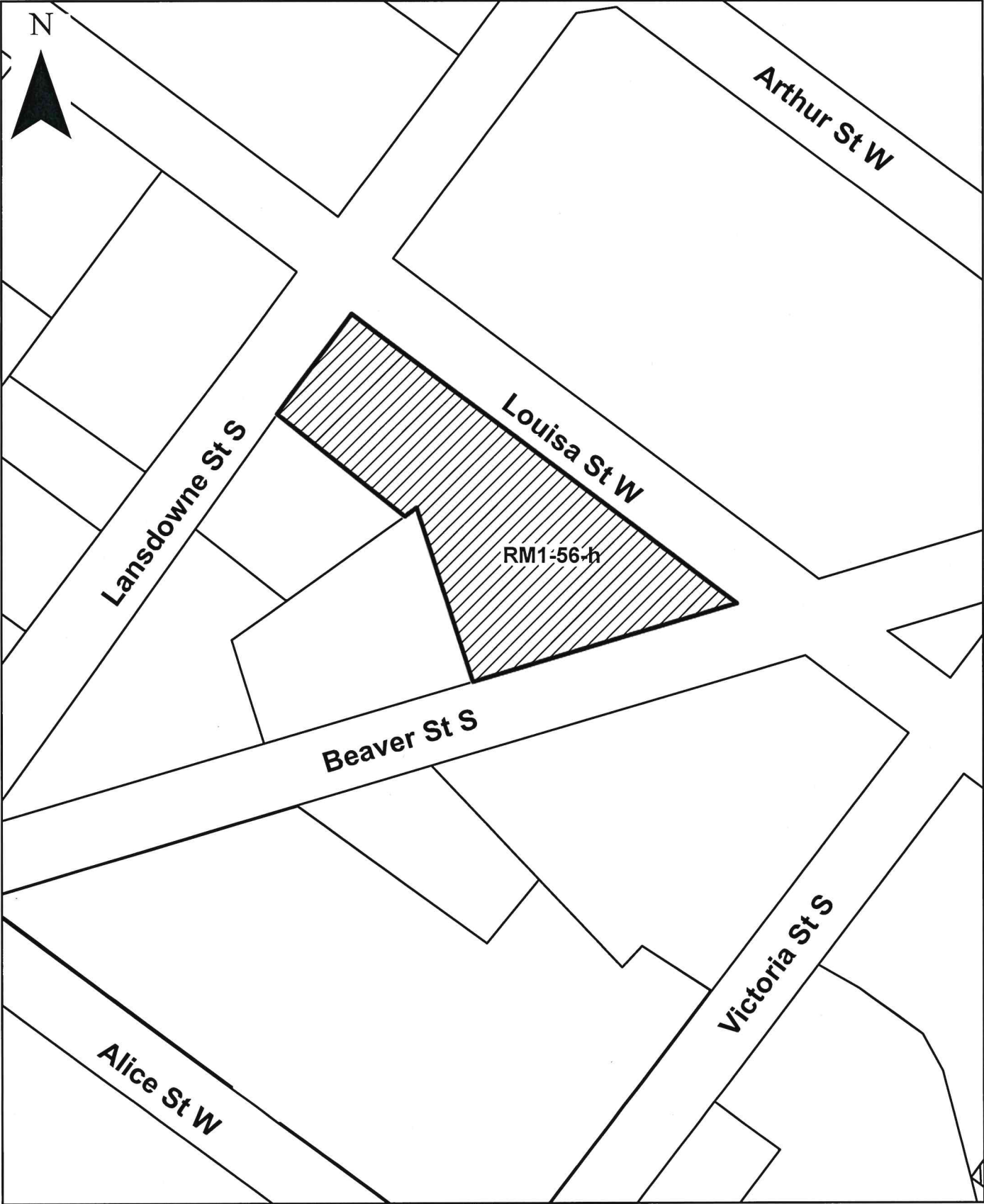
# Town of The Blue Mountains

## Schedule A-1

By-Law No. 2018-54

### Legend

-  Subject Lands of this Amendment Area to
-  be rezoned from D to RM1-56-h





## Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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October 9, 2018

Moved by: Joe Halos

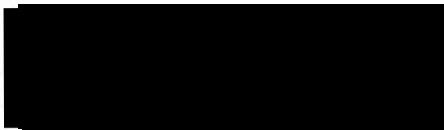
Seconded by: John McGee

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Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 10-77;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Map 3 to Schedule ‘A’ to the Town of Thornbury Zoning By-law, being By-law No. 10-77 as amended, is hereby further amended by rezoning the lands known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury, from the Development (D) zone to the Residential Multiple Exception (RM1-53-h) Zone, with holding symbol, as shown on Schedule “A-1”.
2. Section 26 of the Town of Thornbury Zoning By-law No.10-77 is further amended by adding the following subsection:

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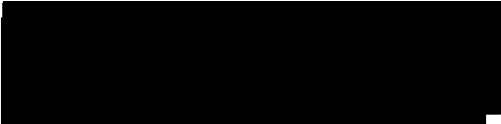
- a) Maximum number of driveways is (2).”

3. In accordance with Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Holding ‘h’ symbol shall not be removed from the whole or part of the lands until such time as:
  - a) The Town has granted Site Plan Approval, and
  - b) A Site Plan Agreement with the Town has been executed, to ensure the development proceeds in accordance with the approved plans and drawings.

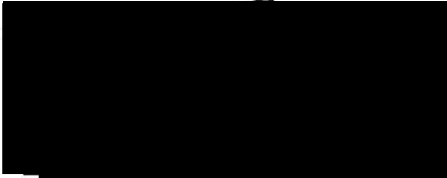
4. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 9th day of October, 2018



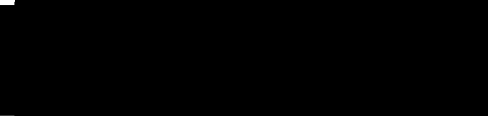
John McKean, Mayor



Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-<sup>54</sup> as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of October, 2018.

Dated at the Town of The Blue Mountains, this 9th day of October, 2018.



Corrina Giles, Clerk


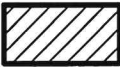


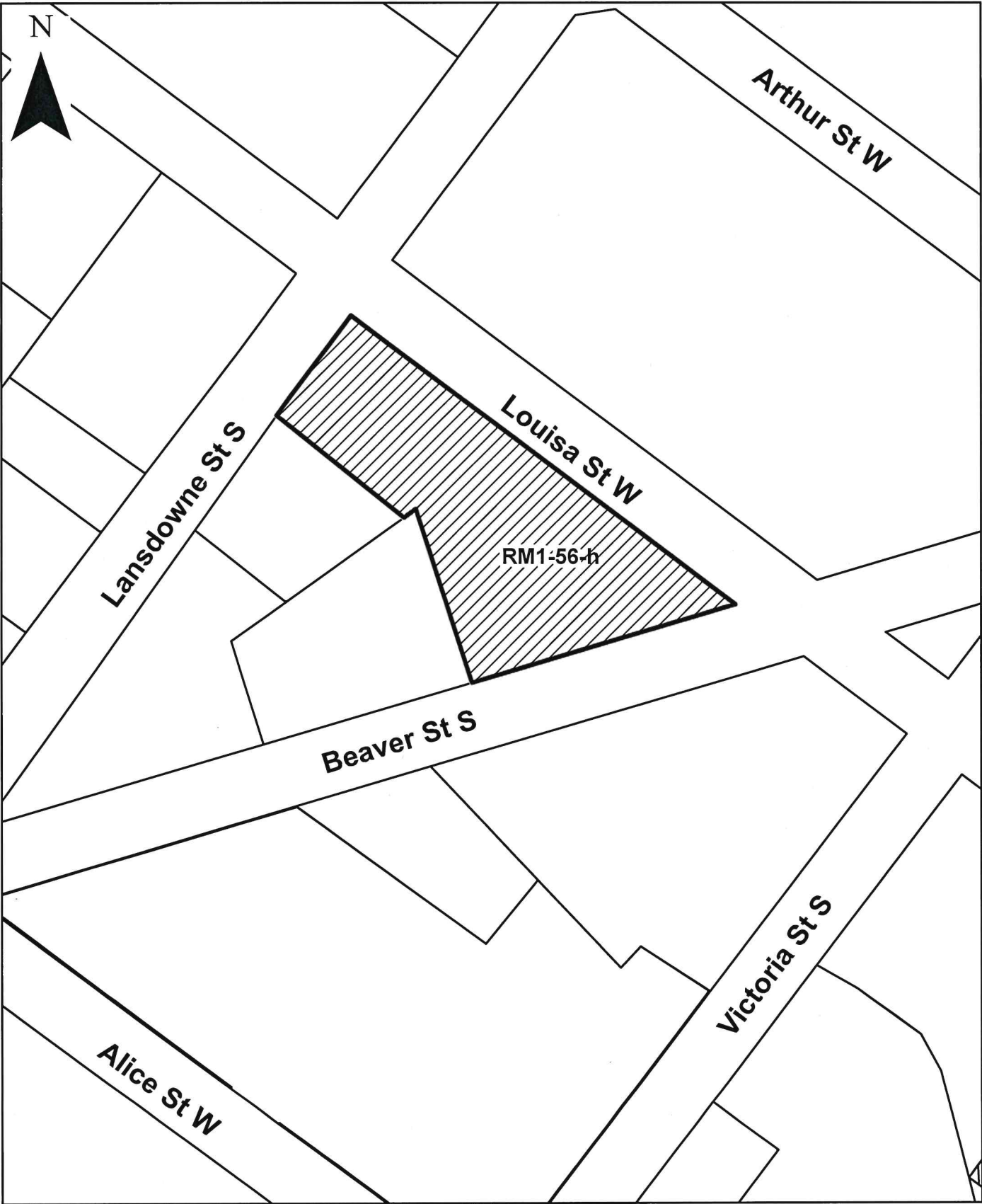
# Town of The Blue Mountains

## Schedule A-1

By-Law No. 2018-54

### Legend

-  Subject Lands of this Amendment Area to
-  be rezoned from D to RM1-56-h





# TOWNS OF THORNBURY

PART OF PARK LOT 10, THORNBURY, ONTARIO

ISSUED FOR SITE PLAN APPROVAL  
OCTOBER 28, 2019

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

ARCHITECT/PLANNER:

**KFA ARCHITECTS + PLANNERS INC.**  
197 SPADINA AVENUE  
SUITE 500  
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:

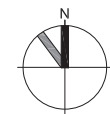
**AMICK CONSULTANTS  
LIMITED**  
380 TALBOT STREET,  
PORT MCNICOLL, ONTARIO,  
L0K 1R0  
TEL: 519.432.4435

SURVEYOR:

**GEYER SURVEYORS**  
7913 MAIN STREET,  
POST BOX 1452, EVERETT,  
ONTARIO, L0M 1J0  
TEL: 705.434.0411

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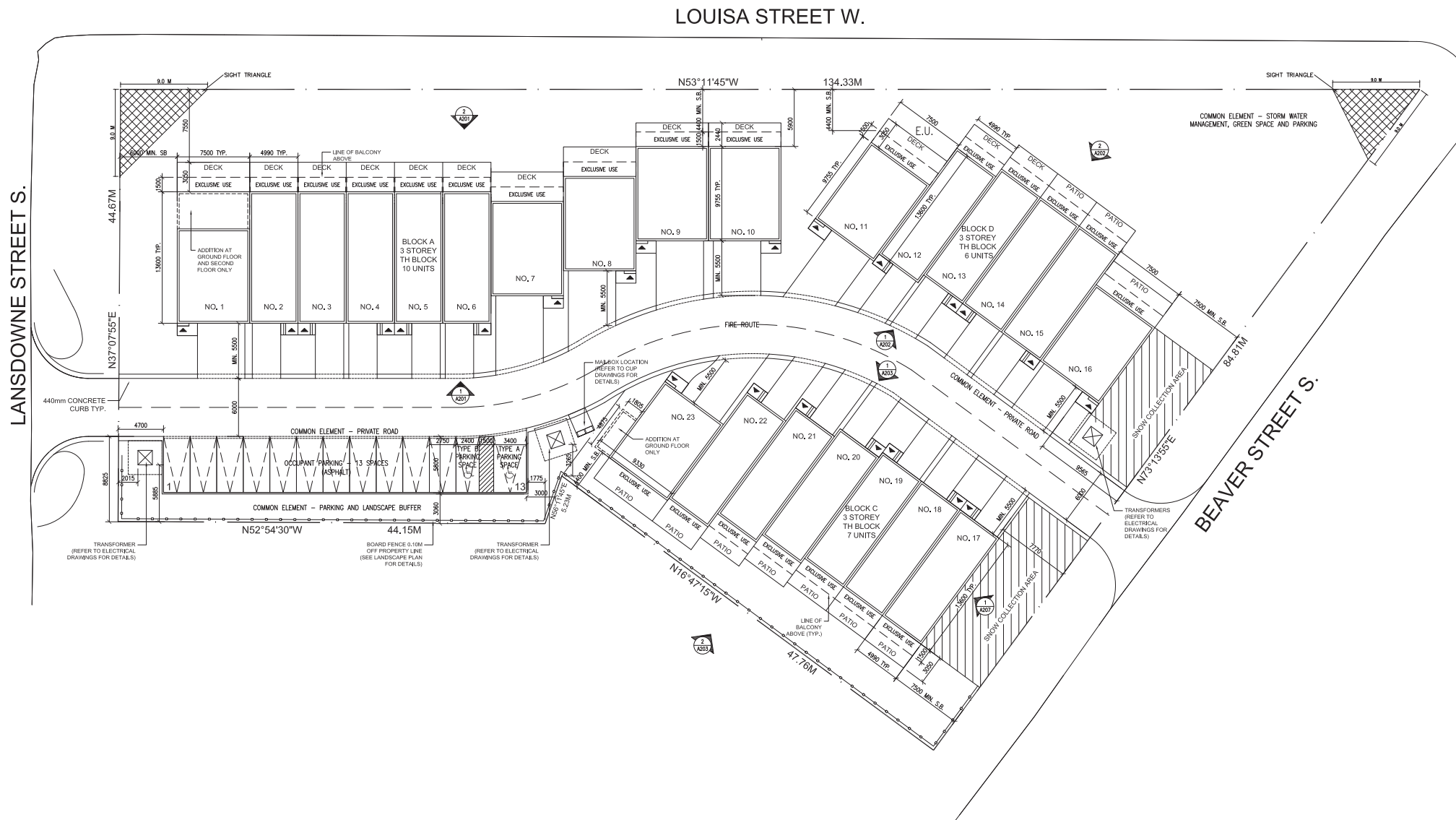
No.	Description	Date
1	Issued For Review	2019-03-16
2	Issued For SPA	2019-08-01
3	Issued For Coordination	2019-05-17
4	Issued For SPA	2019-10-26
5	Re-Issued For SPA	2019-11-14
6	Issued for Review	2020-01-31
7	Re-Issued for SPA	2020-02-14



Project No:	17061
Scale:	1:200
Date:	17-08-01
Drawn by:	AC
Drawing Title	

Drawing  
Number

A003



## Site Plan



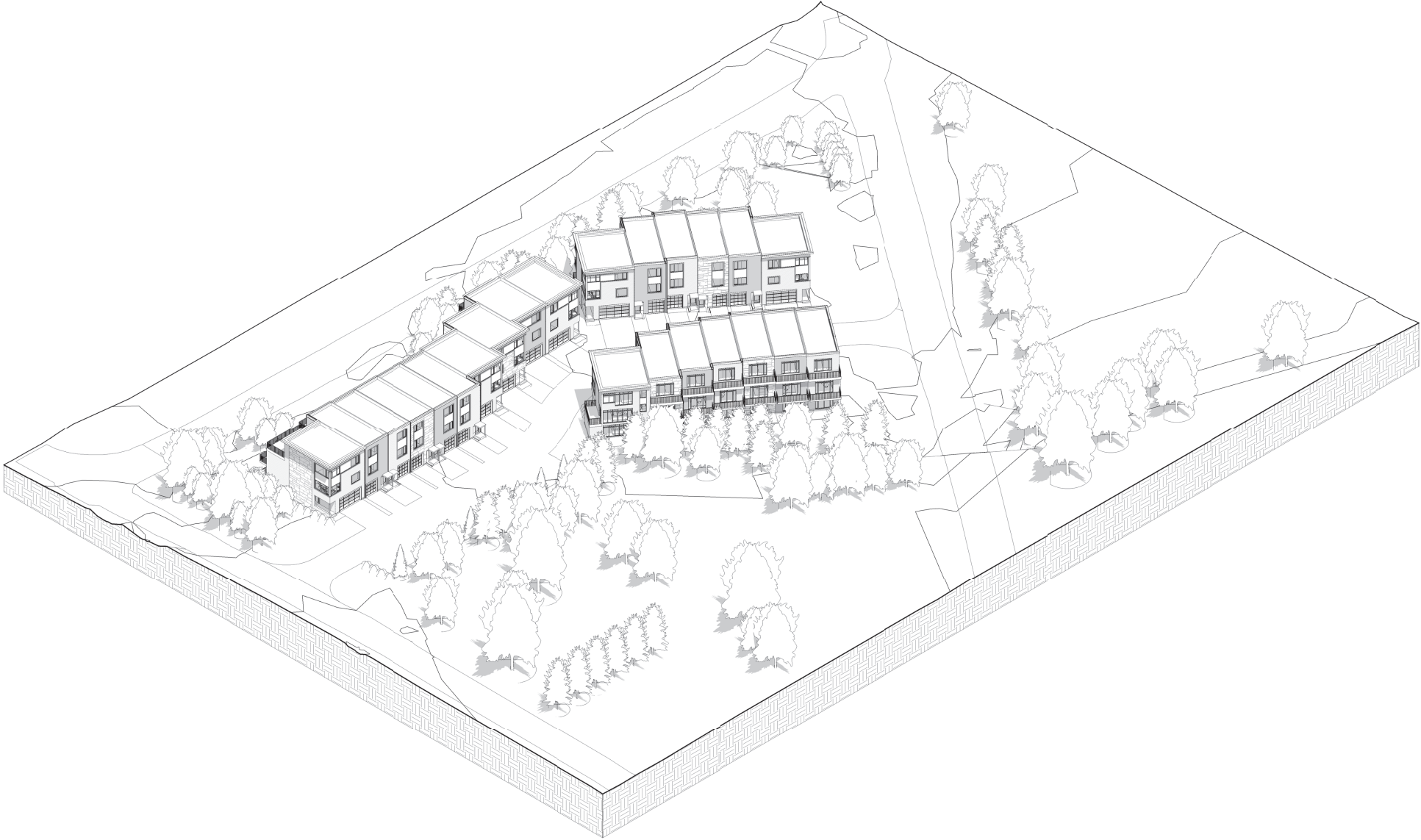
Towns of  
Thornbury

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

HALF SCALE



1 Ax



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

Axo View 1

Drawing  
Number

A004

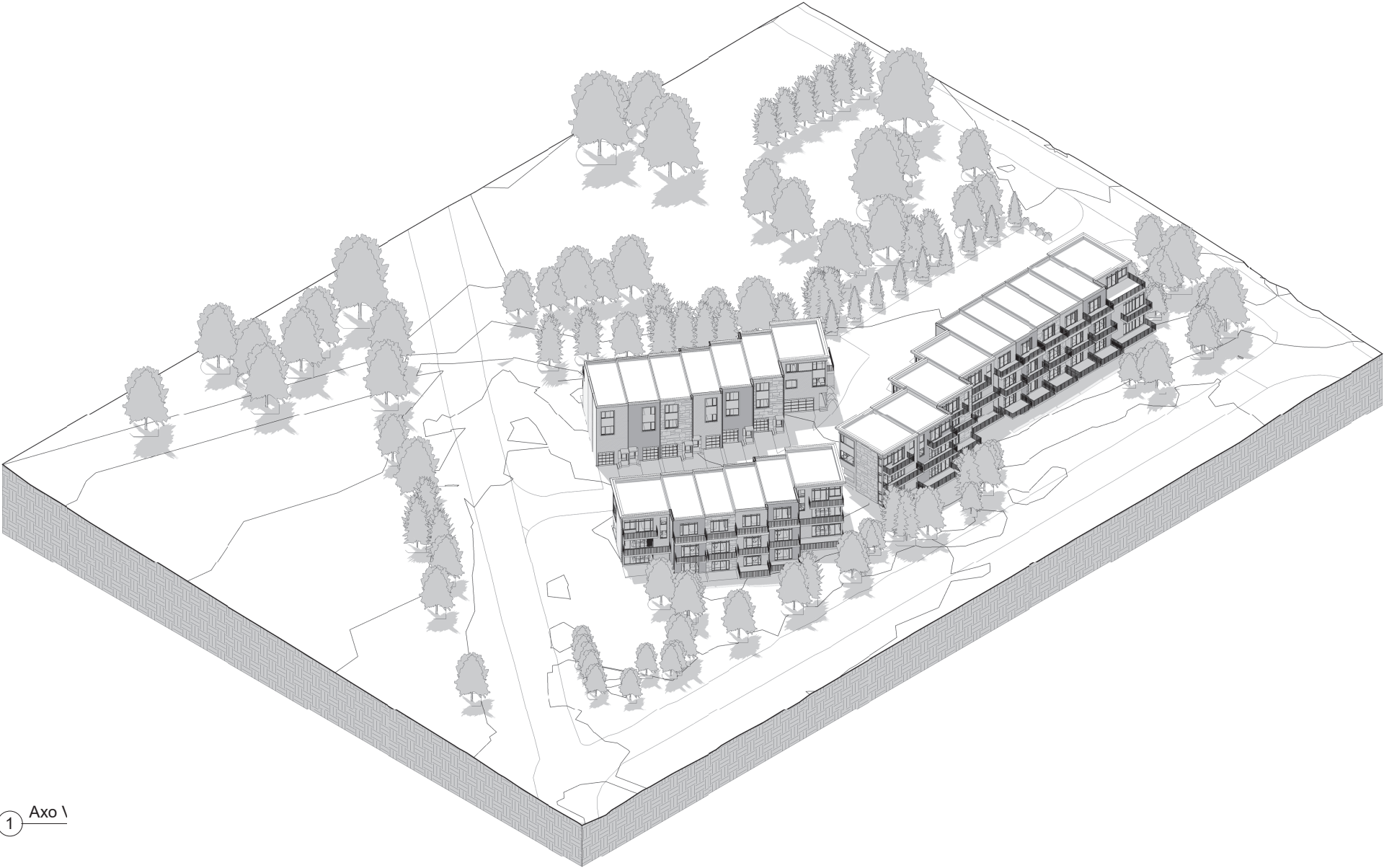
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4	Issued for SPA	2019-10-28
5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14

HALF SCALE



1 Axo \



Project No: 17061

Scale:

Date: 2019-10-01

Drawn by: AC

Drawing Title

Axo View 2

Drawing  
Number

A005

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4	Issued for SPA	2019-10-28
5	Re-issued for SPA	2019-11-14
7	Re-issued for SPA	2020-02-14

HALF SCALE



1 Perspective 1



2 Perspective 2



3 Perspective 3



Project No: 17061

Scale:

Date: 2019-10-01

Drawn by: AC

Drawing Title

Perspectives

Drawing  
Number

A006



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4	Issued for SPA	2019-10-28
5	Re-Issued for SPA	2019-11-14
7	Re-Issued for SPA	2020-02-14

HALF SCALE

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



① Block A - Front Elevation  
1 : 100



② Block A - Rear Elevation  
1 : 100



107 SPADINA AVE - SUITE 900  
TORONTO - ON - M5T 2C9  
416.533.6226  
www.kfaarchitecture.com

architects +  
planners inc.

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

Block A Elevations

Drawing  
Number

A201

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Thornbury

THORNBURY, ON

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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

HALF SCALE

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



① Block B - Front Elevation  
1 : 100



② Block B - Rear Elevation  
1 : 100



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www.kfastructure.com

Project No: 17061

Scale: As indicated

Date: 2019-10-01

Drawn by: AC

Drawing Title

Block B Elevations

Drawing  
Number

A202



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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

HALF SCALE

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



Project No: 17061

Scale: As indicated

Date: 2019-10-01

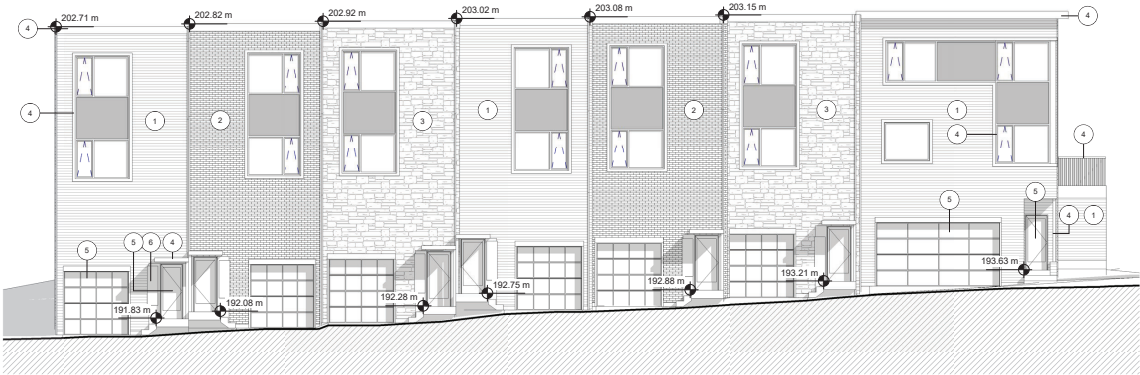
Drawn by: AC

Drawing Title

Block C Elevations

Drawing  
Number

A203



1 Block C - Front Elevation  
1 : 100

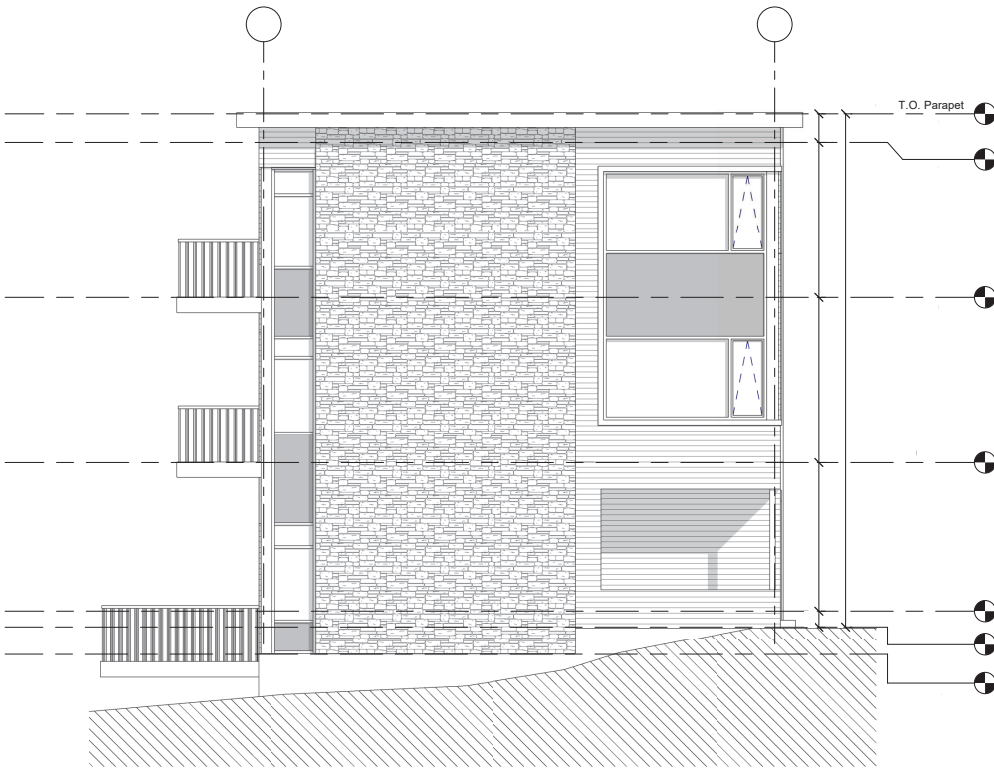


2 Block C - Rear Elevation  
1 : 100

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No.	Description	Date
1	Issued for Review	2019-04-12
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



1 Typ. Side Elevation  
1 : 50



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

Drawing Title  
Type 2 - Typ. Side  
Elevations

Drawing  
Number

A206

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THORNBURY, ON

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No.	Description	Date
7	Re-issued for SPA	2020-02-14

HALF SCALE



① Unit 17 - Side Elevation  
1 : 50



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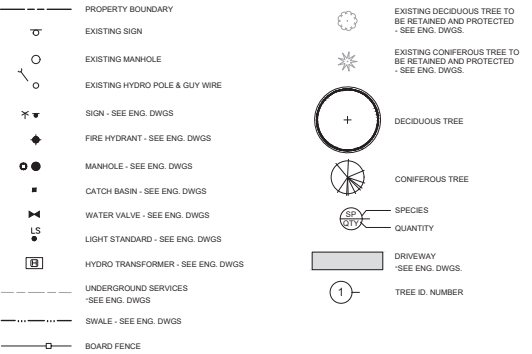
Project No:	17061
Scale:	1 : 50
Date:	2019-10-01
Drawn by:	AC

Drawing Title  
Unit 17 - Side  
Elevation

Drawing  
Number

A207

LEGEND

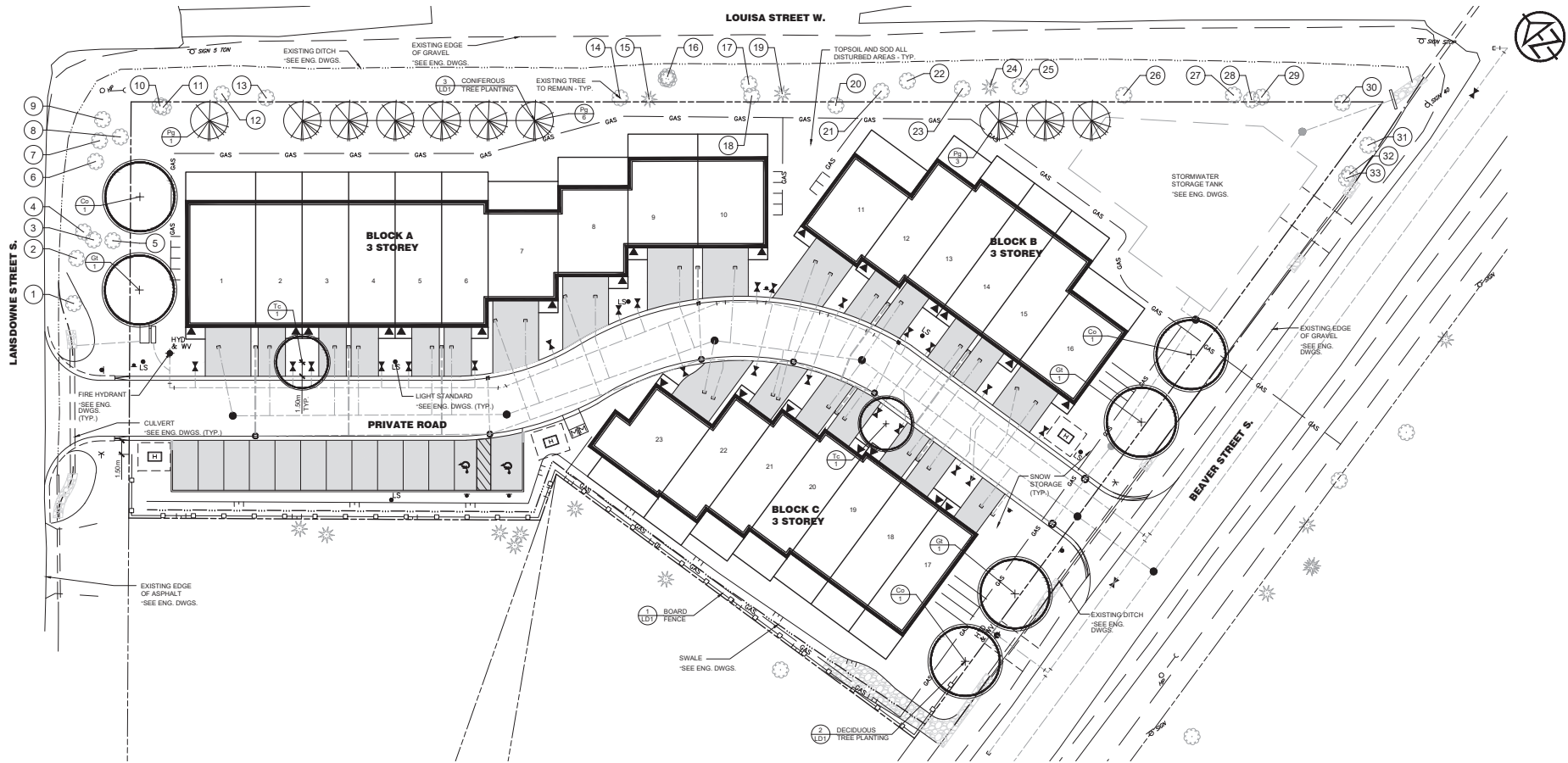
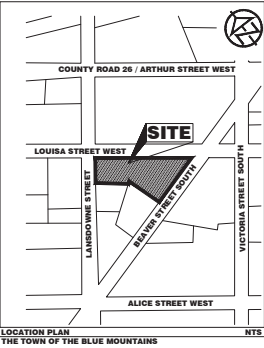


PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees					
Co	Celtis occidentalis	Hackberry	50mm cal.	W.B.	3
Gl	Gleditsia triacanthos var. 'veneta' 'Skyline'	Skyline Honeylocust	50mm cal.	W.B.	3
Tc	Tilia cordata 'Halla'	Summer Sprite Linden	50mm cal.	W.B.	2
Coniferous Trees					
Pg	Picea glauca	White Spruce	200cm	W.B.	10

GENERAL NOTES

- DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF STREET TREES. ONCE DRIVEWAYS, SERVICES, UTILITIES, LIGHT STANDARDS AND OTHER ABOVE AND BELOW GROUND FEATURES ARE INSTALLED, THE EXACT LOCATION OF STREET TREES WILL BE STAKED ON SITE AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWN PRIOR TO PLANTING.
- TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES OR SERVICES ARE TO BE HAND DUG.
- ACTUAL LAYOUT OF TREES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE OF OFFSETS (TREES TO BE PLANTED ON PRIVATE PROPERTY, 1.5m MINIMUM OFFSET FROM THE BACK OF CURB):

TABLE OF OFFSETS	
THE FOLLOWING MINIMUM CLEARANCES FOR TREES SHALL APPLY:	
FIRE HYDRANTS	3.0m
DRIVEWAYS	1.5m
NEIGHBOURHOOD MAILBOXES	3.0m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
STREETLIGHT POLES	5.0m
UNDERGROUND SERVICES	1.0m
FACE OF ALL WARNING SIGNS	18.0m
- WHEN THE MINIMUM DISTANCES NOTED IN THE TABLE OF OFFSETS CANNOT BE ACHIEVED, STREET TREES SHALL BE PLANTED IN AN ALTERNATE LOCATION APPROVED OR STIPULATED BY THE TOWN.
- ALL PLANTING TO BE IN ACCORDANCE WITH NOTES AND DETAILS ON LD-1.
- FOR TREE INVENTORY TABLE AND RECOMMENDATIONS, SEE DRAWING LP-2.



CONTRACT DRAWINGS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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NOTES

- BASE PLAN PREPARED BY TATHAM ENGINEERING LIMITED (2020).
- ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	INITIAL
4.	THIRD SUBMISSION	FEB. 26/20	AB
3.	SECOND SUBMISSION	NOV. 07/19	AB
2.	FIRST SUBMISSION	AUG. 02/19	AB
1.	ISSUED FOR CLIENT REVIEW	AUG. 01/19	AB

APPROVED



TOWNS OF THORNBURY  
TOWN OF THE BLUE MOUNTAINS

LANDSCAPE PLAN



115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel: 705.445.0422  
info@envision-tatham.com

SCALE: 1:250

DESIGN: AB

DRAWN: EB

CHECKED: AB

DATE: MAY 22, 2019

JOB NO. ET119007-1

DWG. LP-1

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

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3.	SECOND SUBMISSION	NOV. 07/19	AB
2.	FIRST SUBMISSION	AUG. 02/19	AB
1.	ISSUED FOR CLIENT REVIEW	AUG. 01/19	AB
NO.	REVISIONS	DATE	INITIAL

APPROVED



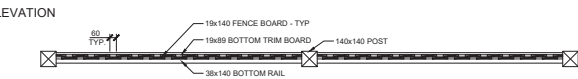
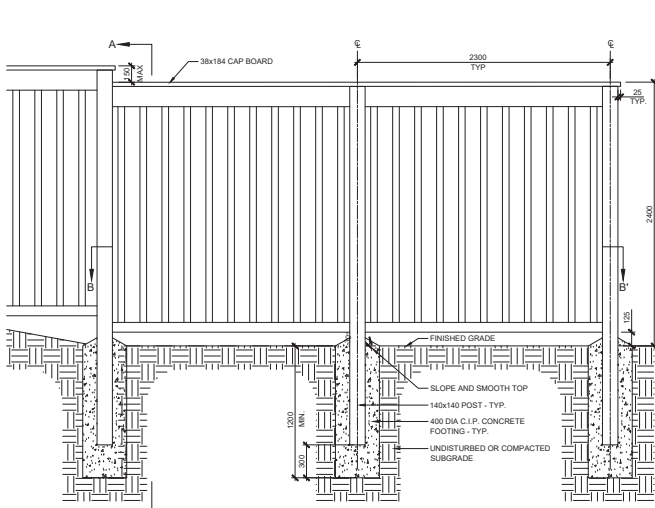
TOWNS OF THORNBURY  
TOWN OF THE BLUE MOUNTAINS

TREE INVENTORY



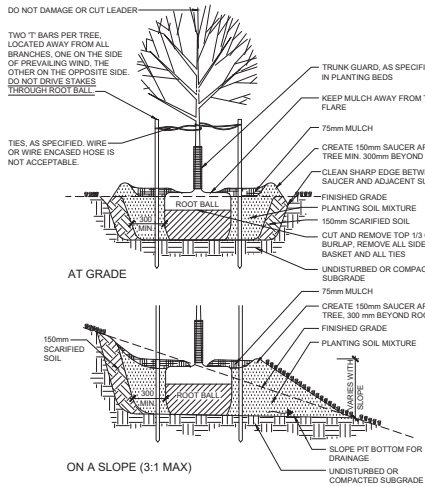
115 Sandford Fleming Drive,  
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SCALE: N/A		JOB NO.	ET119007-1
DESIGN: AB	CHECKED: AB	DWG. LP-2	
DRAWN: EB	DATE: FEB 26, 2020		



SECTION B-B'

**1**  
**LD1** BOARD FENCE

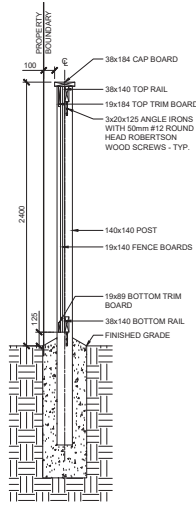


**NOTES**

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.
6. NO TREE PTS SHALL BE LEFT OPEN OVERNIGHT.
7. STAKES AND TIES TO BE REMOVED ONE YEAR AFTER PLANTING.

**2**  
**LD1** DECIDUOUS TREE PLANTING

NTS



SECTION A-A'

**NOTES**

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 CONTENT.
6. ALL WOOD MEMBERS TO BE PRESSURE TREATED MICRO PRO SENNA.
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 084-04, 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 WAIVES AND MARK. ALL TORN GRAIN SHALL BE PLANED OR SANDED SMOOTH. MEMBERS EXHIBITING MODERATE OR HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE FENCE FACE.
12. STEP FENCE PANELS TO A MAXIMUM OF 150MM AT POSTS AS REQUIRED TO MEET GRADE.
13. CONCRETE FOOTINGS SHALL CONFORM TO CANCSA-203.1, BE READY MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20MPa @ 28 DAYS.

DEVELOPMENT PROPERTY

1:25

**GENERAL NOTES:**

**1.0 PLANTING**

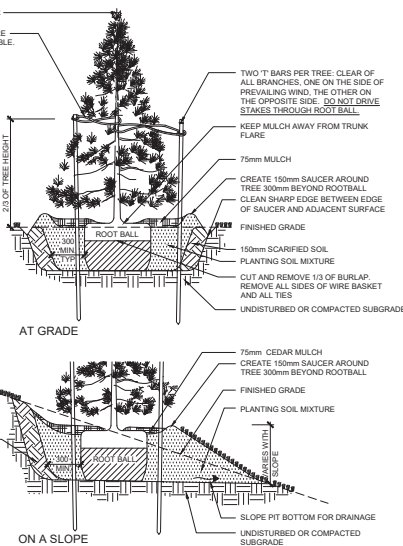
1. PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (LATEST EDITION), PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS, EXCEPT WHERE SPECIFIED OTHERWISE.
2. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE PLANT LIST. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. MULCH TO BE SHREDDED CEDAR BARK FREE OF DYES AND CHEMICALS, OR APPROVED EQUIVALENT.
5. PLANTING SOIL MIXTURE SHALL BE 50% SCREENED TOPSOIL, 20% COARSE SAND, AND 30% COMPOST, AS SPECIFIED. CONTRACTOR SHALL PROVIDE SOURCE AND SAMPLE OF SOIL MIXTURE, AS SPECIFIED, FOR APPROVAL PRIOR TO COMMENCING WORK.
6. TREE STAKES TO BE 40 x 40 x 5mm x 1800mm LONG HEAVY DUTY GAUGE T-BARS, DRIVEN SECURELY INTO THE SUB-GRADE.
7. TIES SHALL BE 50mm WIDE BURLAP STRIPS LOOPED IN A LOOSE FIGURE 8 OR ANOTHER WOVEN BIODEGRADABLE THE SYSTEM THAT REMAINS FLEXIBLE DURING WINTER MONTHS.
8. TRUNK PROTECTION TO BE 100mm DIA. HDPE PIPE, 500mm LONG OR TO LOWEST BRANCH, EXCEPT IN SWM PONDS AND NATURALIZATION AREAS WHERE IT IS TO BE WHITE SPIRAL PLASTIC TREE GUARD.
9. STAKES AND TIES SHALL BE REMOVED 1 YEAR AFTER PLANTING.
10. TRUNK PROTECTION SHALL BE REMOVED AT COMPLETION OF WARRANTY PERIOD.
11. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION AND TREESHURUB PIT EXCAVATION.

**2.0 SODDING**

1. SODDING SHALL BE IN ACCORDANCE WITH OPSS MUNI 803, UNLESS OTHERWISE SPECIFIED.
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 SPECIFICATIONS FOR TURFGRASS SOD FOR ONTARIO PUBLISHED BY THE NURSERY SOD GROWERS ASSOCIATION (N.S.G.A.) AND SHALL BE ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURFGRASS CROP.
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 START OF GROWING SEASON, PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.
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 PLACEMENT AND FINISHED GRADING. THE CONTRACTOR WILL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO PLACE THE SPECIFIED SOD WITHIN THIS PERIOD.
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 REJECTED.
10. ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.
11. ON SLOPES, LAY SOD SECTIONS LONGITUUDINALLY ALONG CONTOURS AND START LAYING SOD AT THE BOTTOM OF THE SLOPE.
12. PEG SOD ON SLOPES STEEPER THAN 10%, 100mm BELOW TOP EDGE AT 200mm ON CENTER FOR FIRST SOD SECTIONS ALONG CONTOURS OF SLOPES AND NOT LESS THAN 4 PEGS PER SQUARE METER WITH PEGS DRIVEN TO 50mm ABOVE SOIL SURFACE OF SOD SECTIONS.
13. SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 X 8 X 200mm, OR APPROVED EQUAL.
14. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100mm OF TOPSOIL.
15. PROVIDE CLOSE CONTACT BETWEEN THE SOD AND THE UNDERLYING ROOT ZONE MIX BY ROLLING WITH A LIGHT 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 CORRECT GRADE IRREGULARITIES IS NOT PERMITTED.
16. MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER SOD TO 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 HEIGHT).
17. REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED WITH APPROVAL OF THE CONSULTANT.

**NOTES**

1. ALL MATERIALS ARE AS 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. CORRECTIVELY PRUNE TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT, INCLUDING REMOVAL OF DEAD OR BROKEN BRANCHES. DO NOT REMOVE MORE THAN 20% OF LIVE CANOPY. PRUNING TO BE UNDERTAKEN BY ISA CERTIFIED ARBORIST.
5. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
6. NO TREE PTS SHALL BE LEFT OPEN OVERNIGHT.
7. REMOVE STAKES AND TIES ONE YEAR AFTER PLANTING.



**3**  
**LD1** CONIFEROUS TREE PLANTING

NTS

**CONTRACT DRAWINGS**

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION.TATHAM CLAIMS COPYRIGHT TO THIS 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 ENVISION.TATHAM

**NOTES**

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

4.	THIRD SUBMISSION	FEB. 26/20	AB
3.	SECOND SUBMISSION	NOV. 07/19	AB
2.	FIRST SUBMISSION	AUG. 02/19	AB
1.	ISSUED FOR CLIENT REVIEW	AUG. 01/19	AB
NO.	REVISIONS	DATE	INITIAL

**APPROVED**



**TOWNS OF THORNHURST**  
**TOWN OF THE BLUE MOUNTAINS**

**LANDSCAPE DETAILS**



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info@envision-tatham.com

SCALE: AS SHOWN

DESIGN: AB

DRAWN: EB

CHECKED: AB

DATE: MAY 22, 2019

JOB NO. ET119007-1

DWG. **LD-1**