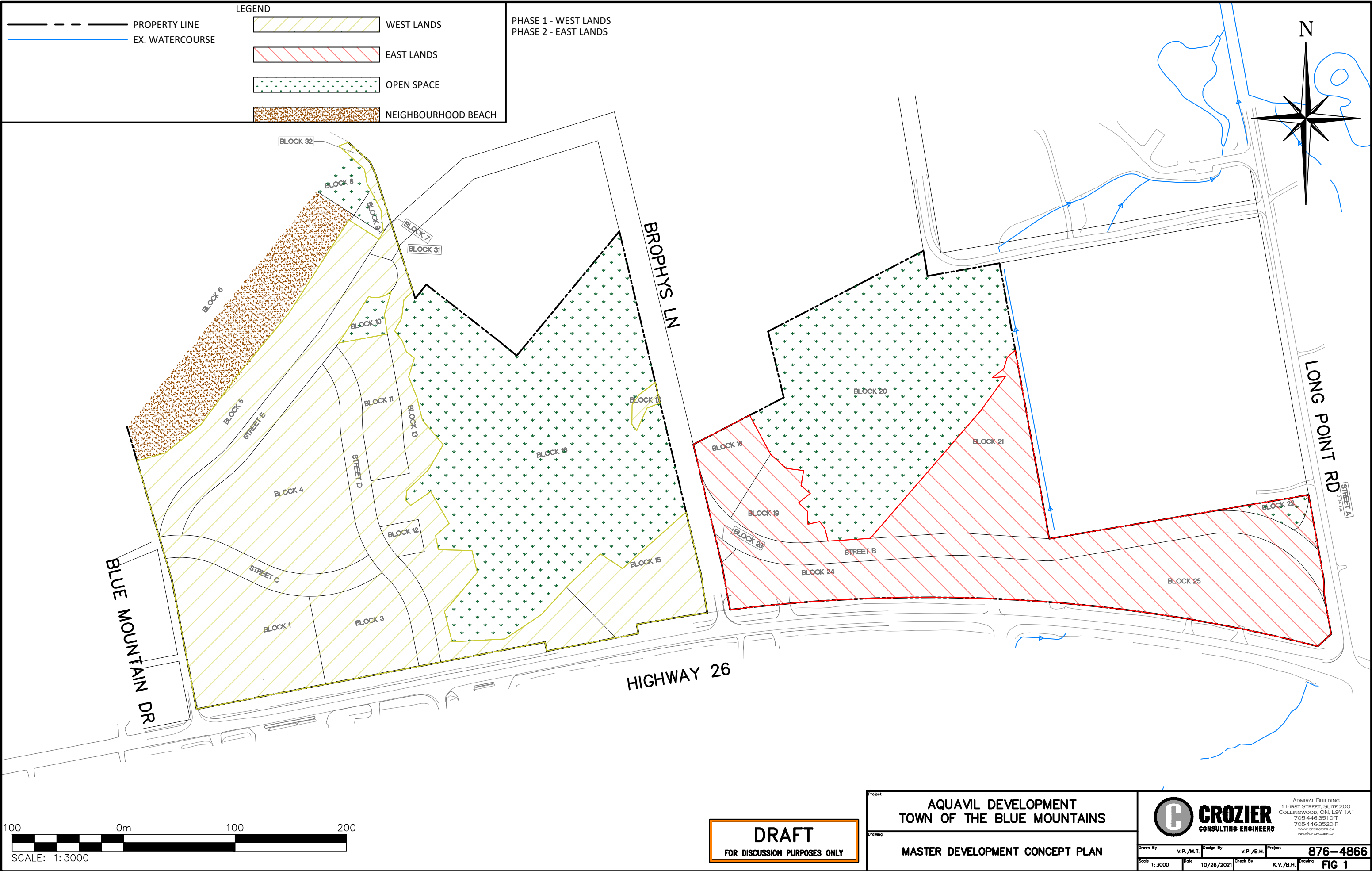






DRAFT
FOR DISCUSSION PURPOSES ONLY

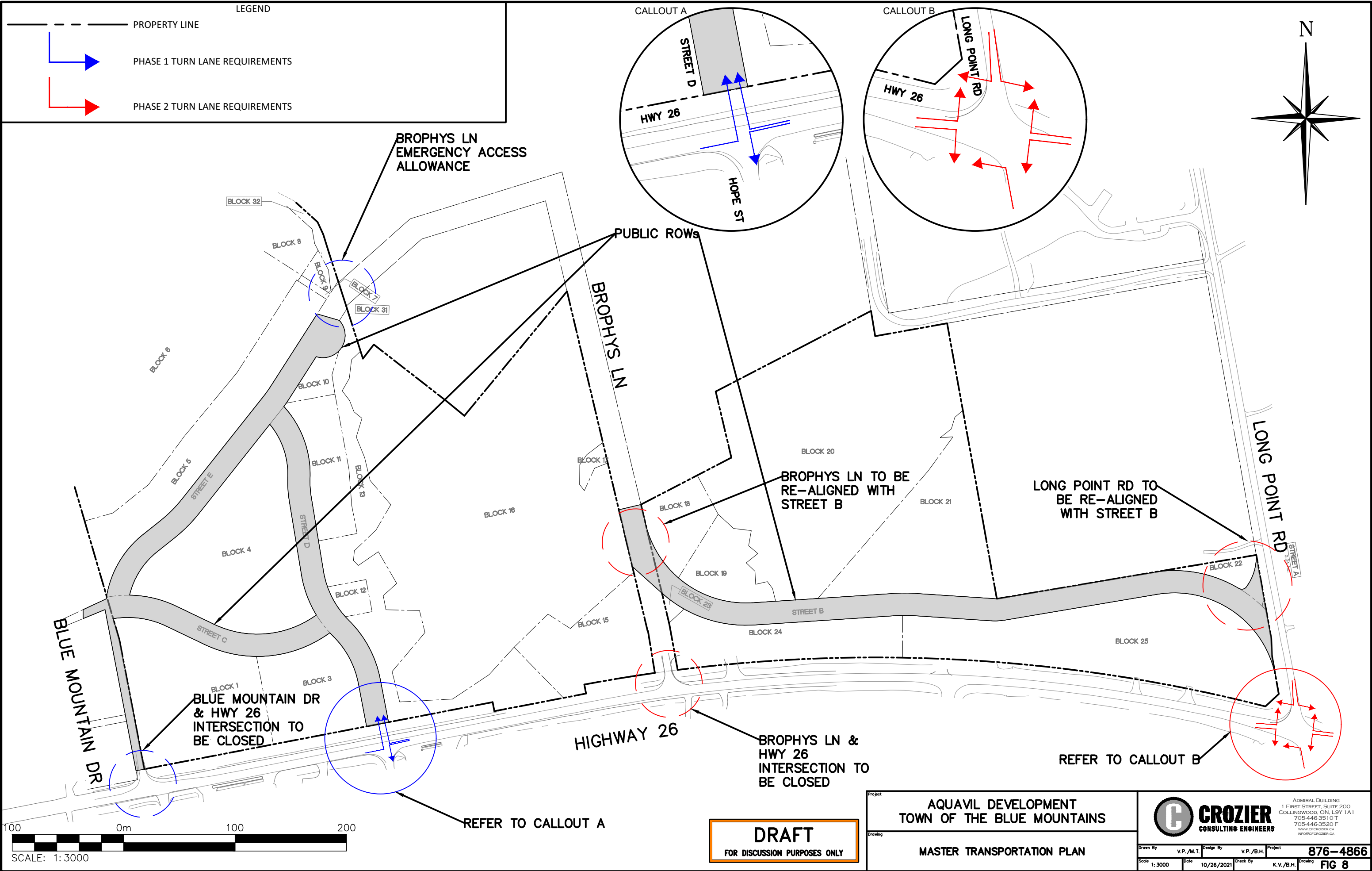
Project
**AQUAVIL DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS**

Drawing
**MASTER DEVELOPMENT CONCEPT PLAN
- LAND USE / BUILT FORM**



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

Drawn By	K.W. / A.M.	Design By	K.W.	Project	876-4866
Scale	AS SHOWN	Date	01/13/2022	Check By	M.H.
				Drawing	FIG 1-1



PROPERTY LINE

PHASE 1 CONSTRUCTION PLAN

PHASE 2 CONSTRUCTION PLAN

OPEN SPACE

PHASE 1 - WEST LANDS

PHASE 2 - EAST LANDS

The map illustrates the Aquavil Development in the Town of the Blue Mountains. It is divided into two main construction phases:

- PHASE 1 CONSTRUCTION AREA (WEST LANDS):** Indicated by orange diagonal hatching, this area includes blocks 1 through 13 and 31 through 32. It is bounded by Blue Mountain Dr to the west and Highway 26 to the south.
- PHASE 2 CONSTRUCTION AREA (EAST LANDS):** Indicated by green diagonal hatching, this area includes blocks 14 through 25. It is bounded by Brophys Ln to the west and Highway 26 to the south.

Key features and labels on the map include:

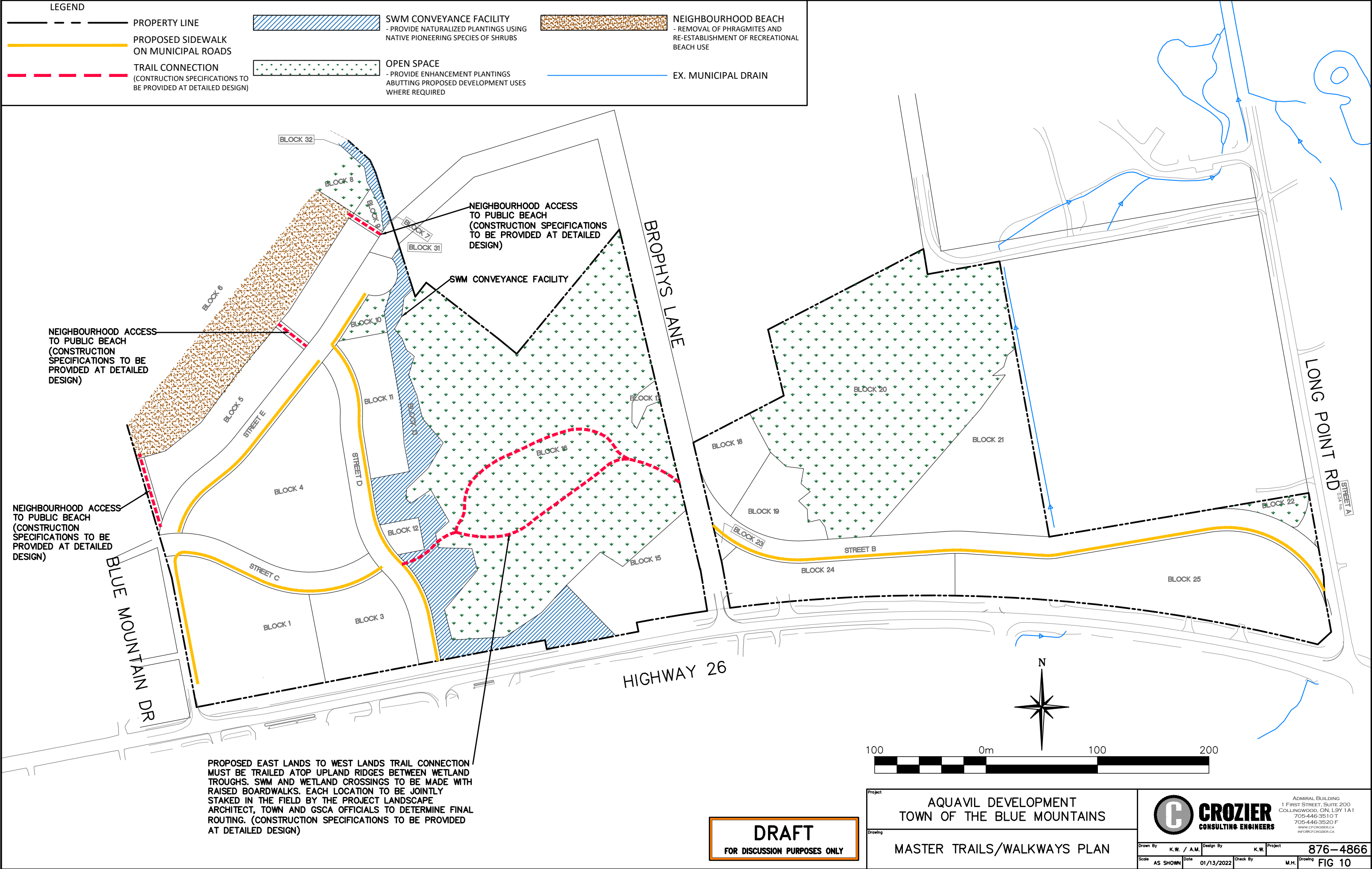
- Streets:** Blue Mountain Dr, Brophys Ln, Highway 26, Long Point Rd, and Street A.
- Access Locations:** Arrows point to the "PHASE 1 CONSTRUCTION ACCESS LOCATION" and "PHASE 2 CONSTRUCTION ACCESS LOCATION" along Highway 26.
- Open Space:** Areas with green dotted patterns, primarily within the Phase 2 construction area.
- Block Numbers:** Individual blocks are labeled from 1 to 32.

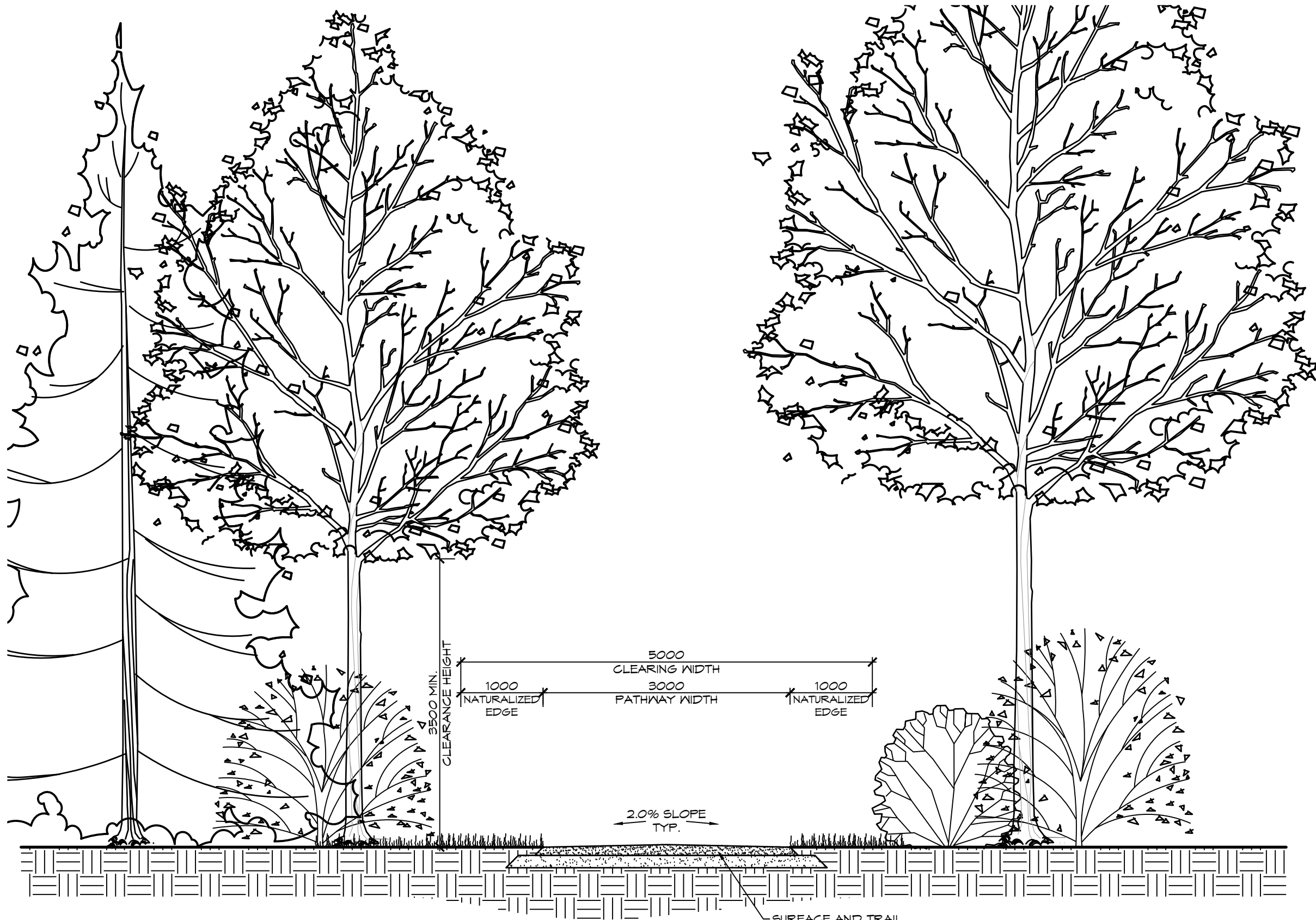
100 0m 100 200

SCALE: 1: 3000

DRAFT
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Project		AQUAVIL DEVELOPMENT TOWN OF THE BLUE MOUNTAINS		Admiral Building 1 First Street, Suite 200 Collingwood, ON, L9Y 1A1 705-446-3510 T 705-446-3520 F www.ccrozier.ca info@ccrozier.ca		
Drawing		MASTER CONSTRUCTION PHASING & ACCESS PLAN		CROZIER CONSULTING ENGINEERS		
Drawn By	V.P./M.T.	Design By	V.P./B.H.	Project	876-4866	
Scale	1:3000	Date	10/26/2021	Check By	K.V./B.H.	
					Drawing	FIG 9





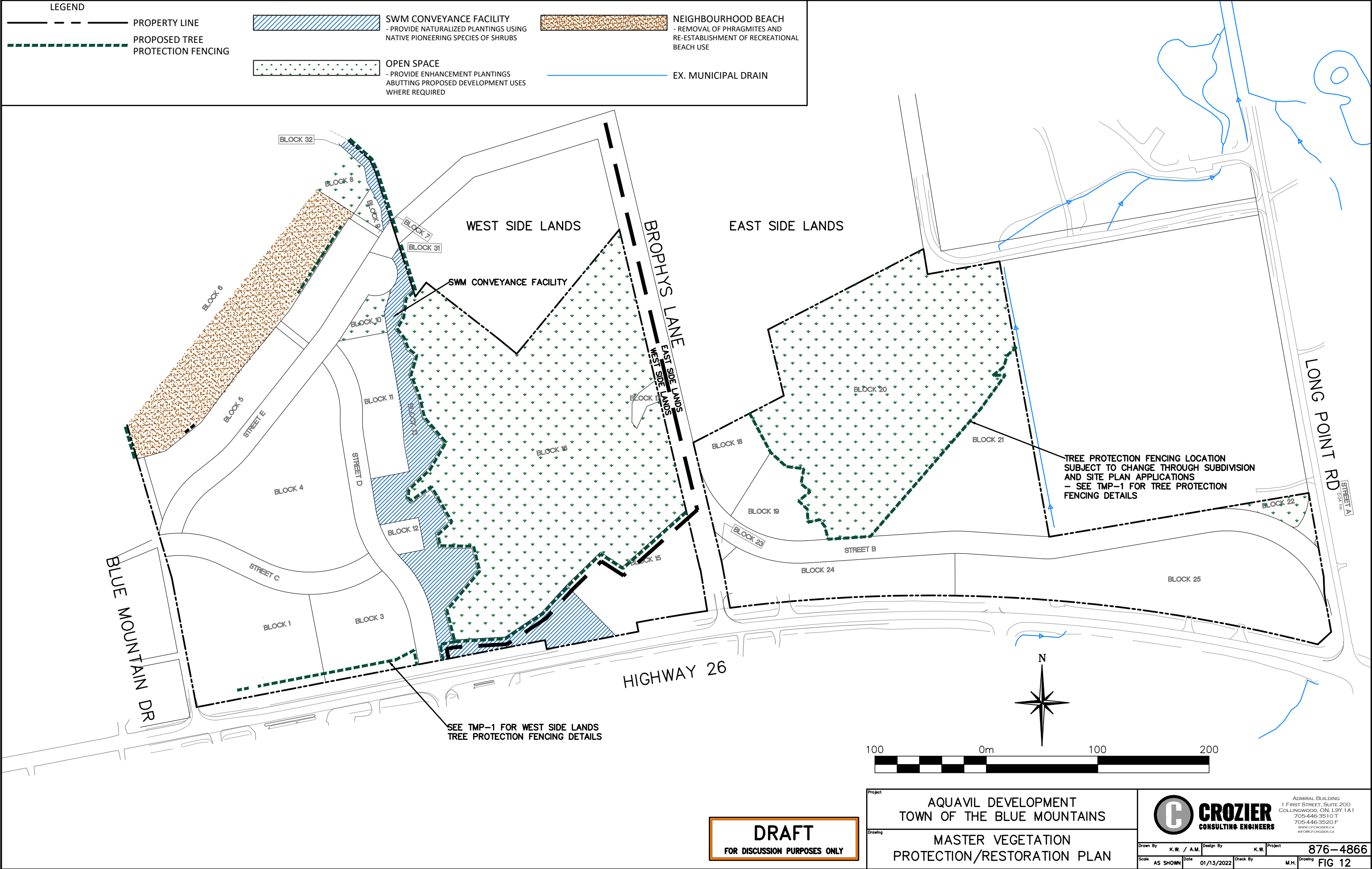
SURFACE AND TRAIL
PROFILE TO BE
DETERMINED THROUGH
COLLABORATION WITH
TOWN AND GSCA STAFF

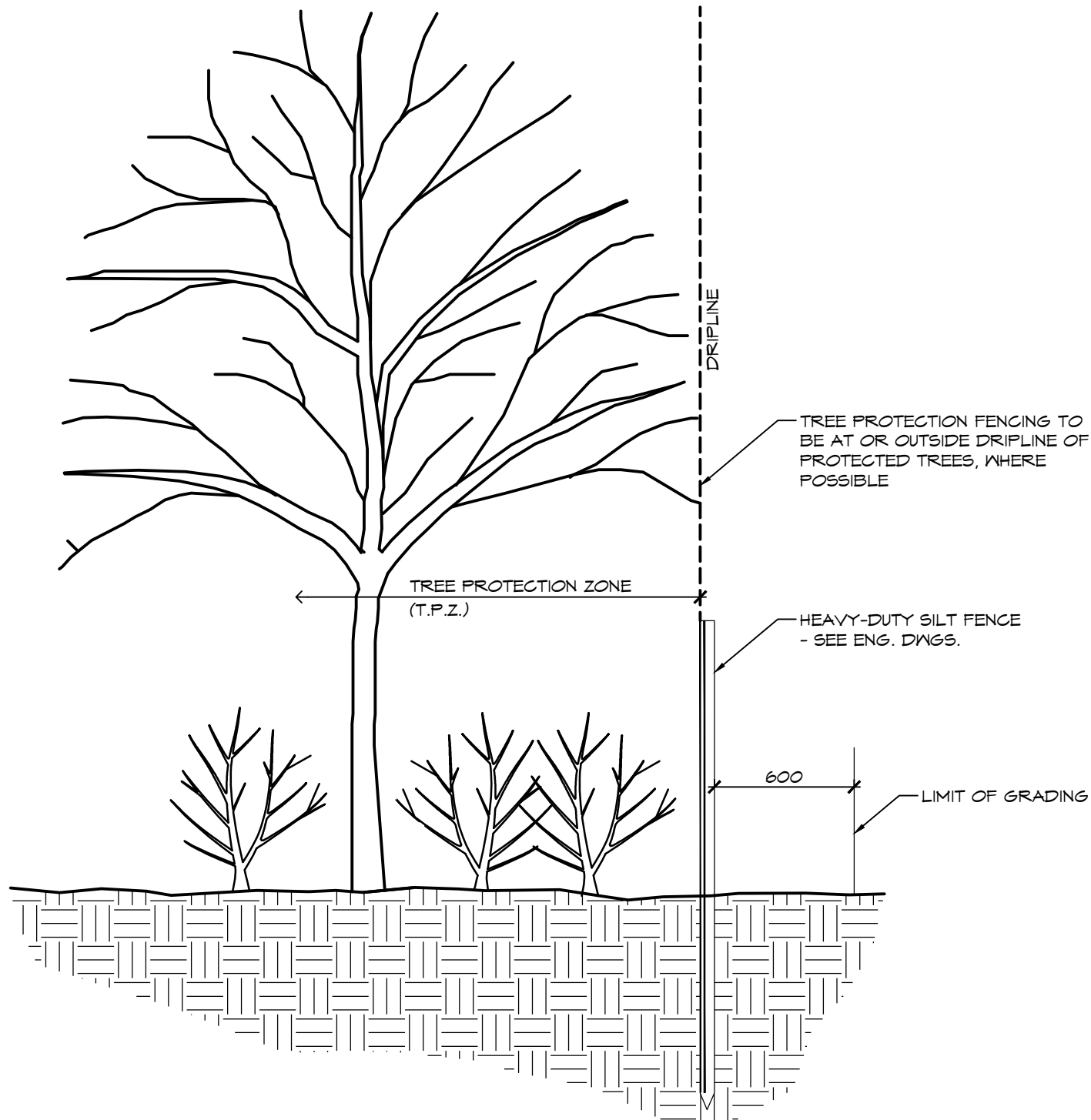
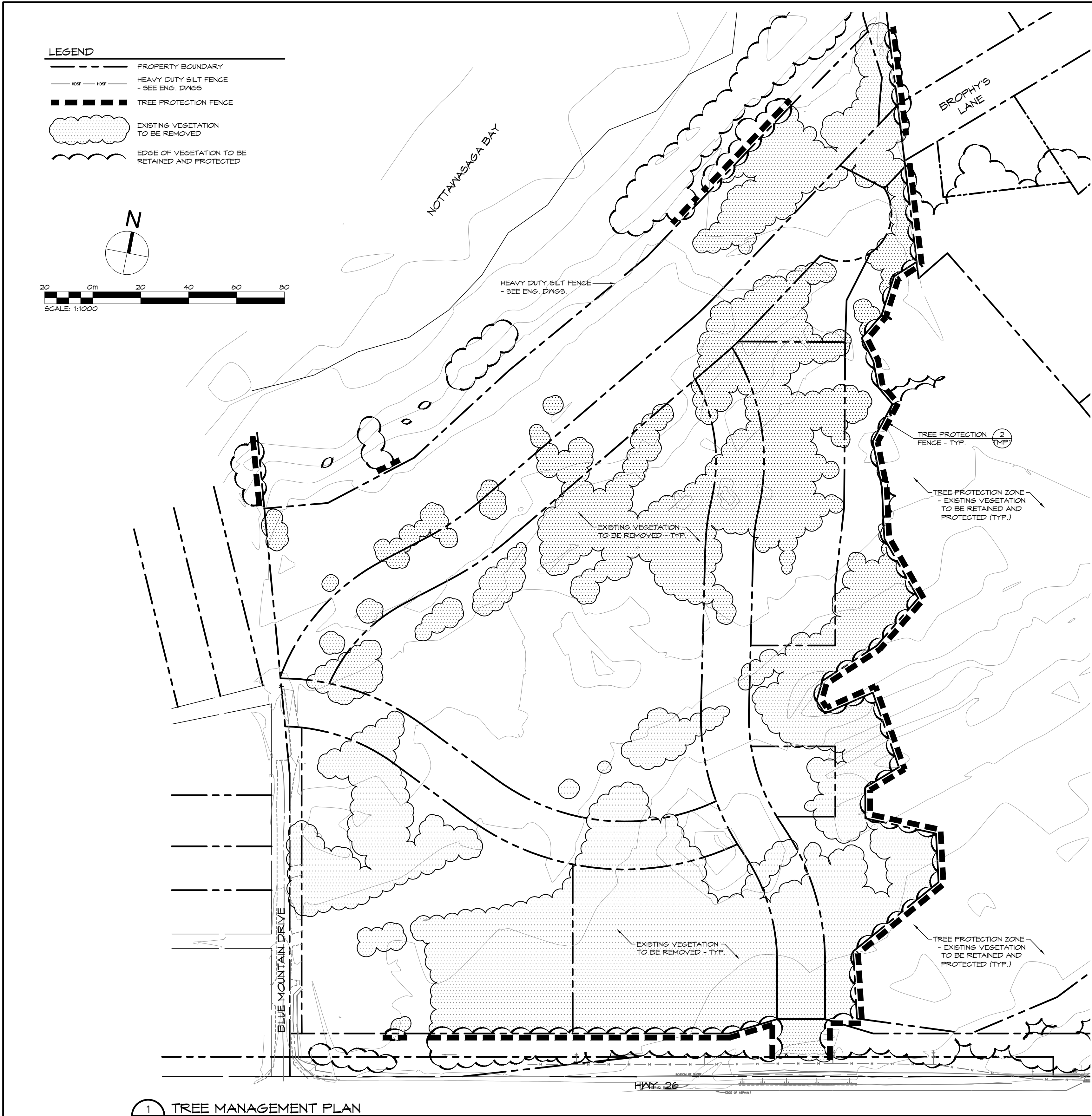
DRAFT
FOR DISCUSSION PURPOSES ONLY

Project		AQUAVIL DEVELOPMENT TOWN OF THE BLUE MOUNTAINS			
Drawing		TRAILS DETAIL			
Drawn By	K.W. / A.M.	Design By	K.W.	Project	876-4866
Scale	AS SHOWN	Date	01/13/2022	Check By	M.H.
					Drawing FIG 11



ADMIRAL BUILDING
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2
TMP

TREE PROTECTION FENCE

NTS

NOTES:

1.0 EXISTING VEGETATION

- AS DESCRIBED IN THE UPDATED EIS (CROZIER & ASSOCIATES, SEPTEMBER, 2019) THE VEGETATION IS COMPRISED OF EASTERN WHITE CEDAR, RED PINE, SCOTS PINE, WHITE SPRUCE, PAPER BIRCH, GREEN ASH, BLACK ASH, WHITE ELM, BASSWOOD, RED MAPLE, MANITOBA MAPLE, TREMBLING ASPEN, CHOKE CHERRY, RED-OSIER DOGWOOD, ROUND-LEAFED DOGWOOD, SILKY DOGWOOD, SAND DUNE WILLOW, WHITE WILLOW. NO SPECIES AT RISK VEGETATION WERE IDENTIFIED ON SUBJECT SITE.

2.0 TREE REMOVALS

- ALL EXISTING TREES LOCATED WITHIN THE VEGETATION TO BE REMOVED AREA ARE TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED GRADING ($\pm 2.0m$ OF FILL REQUIRED) AND/OR SERVICING OF THE SITE DEVELOPMENT. THE CONFLICTS ARE UNAVOIDABLE.
- FOR SERVICING, GRADING AND DRAINAGE INFORMATION SEE ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING AND PROPOSED GRADES AND CONDITIONS OF THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH ANY REMOVALS.
- TREE REMOVALS SHALL CONFORM WITH THE MIGRATORY BIRDS CONVENTION ACT AND MUNICIPAL BY-LAWS.

3.0 ENVIRONMENTAL IMPACT STUDY RECOMMENDATIONS

- TREE MANAGEMENT PLAN SHALL BE READ IN CONJUNCTION WITH THE UPDATED SCOPED ENVIRONMENT IMPACT STATEMENT UPDATE (CROZIER & ASSOCIATES, SEPTEMBER, 2019). ALL RECOMMENDATIONS WITHIN THE EIS SHALL BE FOLLOWED.

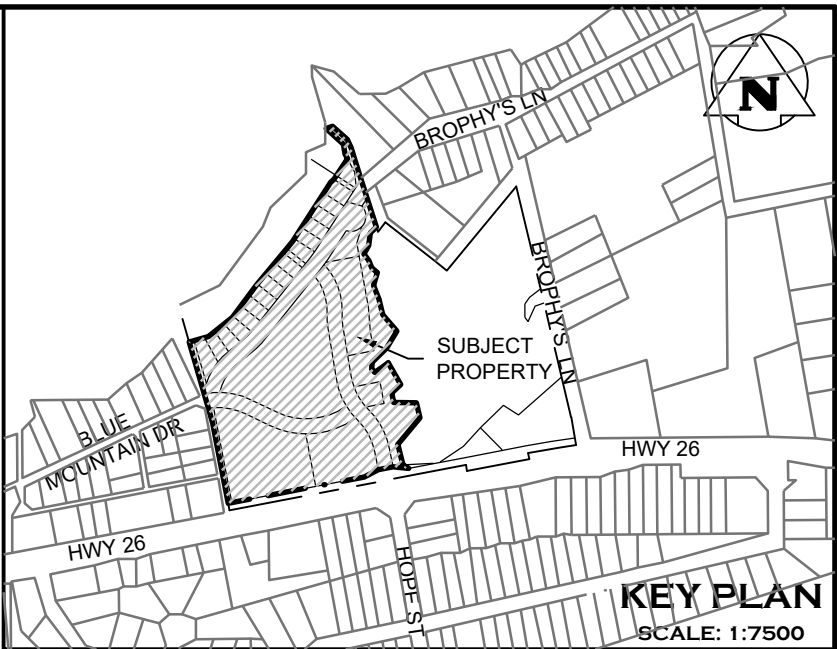
4.0 TREE PROTECTION

- INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED IN CONTRACT DRAWINGS.
- WHERE POSSIBLE, TREE PROTECTION FENCING LOCATION TO BE AT OR OUTSIDE THE DRIFLINE OF PROTECTED TREES WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.

- LOCATION OF TREE PROTECTION FENCE SHALL BE CONFIRMED ON-SITE BY THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF TREE CLEARING OPERATIONS.
- AS PART OF THE TREE REMOVAL OPERATION ALL STEMS, LIMBS AND STUMPS SHOULD BE REMOVED FROM THE SITE.
- THE ROOT SYSTEMS FROM ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
- NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION ZONE IS PERMITTED. NO EQUIPMENT OR MATERIALS SHALL HIT OR DAMAGE TREES DESIGNATED TO BE PRESERVED.
- NO ROOT CUTTING OR MOVEMENT OF VEHICLES IS PERMITTED IN THE TREE PROTECTION ZONE.
- FENCE BARRIERS MUST REMAIN IN FUNCTIONAL CONDITION UNTIL ALL SITE WORKS INCLUDING LANDSCAPING ARE COMPLETED.
- THE CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AFTER THE COMPLETION OF ALL SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

5.0 HAZARD TREE MANAGEMENT

- SELECTIVE REMOVAL OF HAZARDOUS TREES WITHIN THE TREE PROTECTION ZONE WILL BE DETERMINED ON-SITE BY THE LANDSCAPE ARCHITECT.
- WHERE REMOVALS ARE REQUIRED, THE FELLING ZONE SHOULD ALLOW THE TREES TO FALL WITHOUT DAMAGE TO EXISTING STRUCTURES, OR TREES (BRANCHES & TRUNKS) TO REMAIN.
- SHOULD NO CLEAR FELLING ZONE EXIST, THE TREE SHALL BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
- ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION SHALL BE CLEANLY CUT.



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

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. DO NOT SCALE THE DRAWINGS.

5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

Town

No. ISSUE / REVISION

DATE: MM/DD/YYYY

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

Project

CRAIGLEITH VILLAGE
TOWN OF THE BLUE MOUNTAINS

Drawing

TREE MANAGEMENT PLAN
FOR WEST SIDE LANDS



CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
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Drawn By

A.M.

Design By

A.M.

Project

876-4866

Scale

AS SHOWN

Date

2021.10.26

Check By

K.J.

Drawing

TMP-1