

May 19, 2021

Via Email Only: Sarah Almas salmas@collingwood.ca
John Daly john.daly@simcoe.ca
Corrina Giles cgiles@thebluemountains.ca

Re: Gateway Feature in the future roundabout at Grey Road 19/21, Simcoe Road 34 and Mountain Road Intersection

Dear Colleagues,

As you know, the intersection of Grey Road 19/21, Simcoe Road 34 and Mountain Road is planned to be redeveloped as a roundabout in 2024. As part of our planning for this project, we are writing to engage you in a discussion an initiative brought forward by The Blue Mountains Council. At the Town of The Blue Mountains Committee of the Whole meeting August 25, 2020, the following motion was passed:

THAT staff be directed to work with the County of Grey in the roundabout design to ensure the continuation of the 3.0 metre wide multi-use trail, landscape buffer and provision of a Town of The Blue Mountains Gateway/Entry feature;

AND THAT staff be directed to initiate a design exercise for the Town of The Blue Mountains Gateway/Entry Feature within the Grey Road 19/21 Roundabout, with a follow-up report to Council; staff be directed to initiate a design exercise for the Town of The Blue Mountains Gateway/Entry Feature within the Grey Road 19/21 Roundabout, with a follow-up report to Council;

Further, Grey County Council received Report TR-CW-27-20 at Committee of the Whole November 12, 2020 and the motion was carried:

That Council provide direction to staff regarding the project administration model for the project; and

That the plan to address future transportation planning needs for the County Road 19 corridor, including roundabout design, active transportation and future traffic volumes be supported as outlined; and

That the motion be amended to add a clause following clause 2, stating that Grey County engage with the County of Simcoe and Town of Collingwood to discuss cost sharing options related to the Grey Road 19/21 Roundabout.

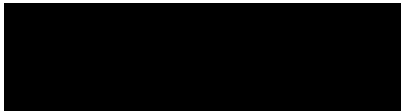
Depending on the direction of travel, the roundabout is a gateway to the Town of the Blue Mountains, Collingwood, Simcoe or Grey. Before proceeding with any design, we wish to understand any preferences you may have regarding a gateway feature located at the intersection.

Your response to the following questions by June 30, 2021 is appreciated:

1. Is the Municipality interested in having a gateway feature in the middle of the roundabout?
 - a. If Yes, do you have a policy regarding capital funding or contributing to maintenance of gateway features?
 - b. If Yes, would the Municipality participate in a process to jointly design the roundabout gateway feature?
2. Is the Municipality opposed to a gateway feature that does not include your respective Municipality?
3. Please let us know if you have any additional concerns or policies related to roundabout landscaping or gateway features (liability, road safety or jurisdiction of the road perspective).

We look forward to discussing your responses once we've heard back from everyone.

Regards,



Pat Hoy
Director of Transportation Services
519-372-0219 x1391
Pat.Hoy@grey.ca
www.grey.ca

PH/nh

cc Grey Tourism: bryan.plumstead@grey.ca



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: August 25, 2020
Report Number: PDS.20.75
Subject: Request for transfer of Town Owned Lands to the County of Grey for future location of Grey Road 19/Grey Road 21 Roundabout
Prepared by: Shawn Postma, BES, MCIP, RPP, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.20.75, entitled “Request for transfer of Town Owned Lands to the County of Grey for future location of Grey Road 19/Grey Road 21 Roundabout”;

AND THAT Council authorize the transfer of Part 1 of Reference Plan 16R-11407 and Block 53 of Registered Plan 16M-42 to the County of Grey for the purposes of Road Widening to assist with accommodating the future Grey Road 19 and Grey Road 21 Roundabout;

AND THAT staff be directed to work with the County of Grey in the roundabout design to ensure the continuation of the 3.0 metre wide multi-use trail, landscape buffer and provision of a Town of The Blue Mountains Gateway/Entry feature;

AND THAT staff be directed to initiate a design exercise for the Town of The Blue Mountains Gateway/Entry Feature within the Grey Road 19/21 Roundabout, with a follow-up report to Council;

AND THAT staff be directed to initiate discussions with area property owners to consider opportunities to secure the lands required for the relocation of the Mountain Road Water Booster Pumping Station.

B. Overview

The purpose of this report is to outline the County Grey land needs for Town Owned Lands to accommodate the preferred location of the future Grey Road 19 / Grey Road 21 County of Grey / County of Simcoe roundabout.

C. Background

The County of Grey has taken the lead on the redesign of the Grey Road 19 / Grey Road 21 intersection. The intersection is jointly owned by the County of Grey and the County of Simcoe.

With increased development in the Craileith Area, the existing signalized Grey Road 19 / Grey Road 21 intersection is being planned to be upgraded to a roundabout similar in size and style as the existing roundabout at Grey Road 19 and Scenic Caves Road. The intersection is still in the design phase reaching the benchmark 60% design completion earlier this year. The 60% design includes locating the roundabout north-west of the current centre-point of the intersection to better accommodate the existing constraints in the area. The result of this recommended location requires additional land dedications from the Town and from Windfall beyond those originally anticipated in the land dedications provided as part of the first phase of the Windfall development in 2014. Figure 1 and Table 1 below provides a side by side comparison of the original land dedications received to date and the proposed land dedications required to accommodate the new recommended roundabout design. Without the land dedications the current roundabout design would not be possible.

Figure 1:

Current Land Ownership



Proposed Land Dedications

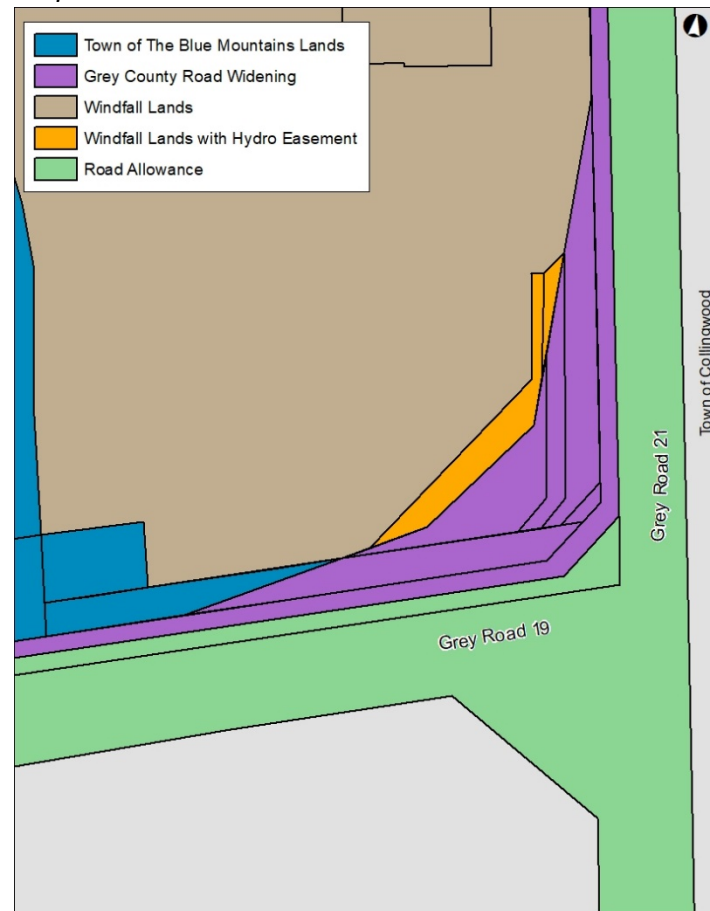


Table 1: Land Ownership and Proposed Land Dedications

Lands	Original Land Ownership	Proposed Land Ownership
Original Road Allowance	County of Grey	No Change
Part 9, 16R-159	Road widening dedicated to the County of Grey in the 1970's	No Change
Block 65, 16M-42	Road widening dedicated to the County of Grey from Windfall - 2014	No Change
Block 53, 16M-42	Gateway/Entry Feature dedicated to the Town from Windfall - 2014	To be dedicated from the Town to the County of Grey (pending)
Block 52, 16M-42	Landscape Buffer (includes existing vegetation, new multi-use trail and new landscaping) dedicated to the Town from Windfall - 2014	Portion (Part 1 of 16R-11407) to be dedicated from the Town to the County of Grey (pending)
Block 58, 16M-42	Windfall Mountain House (Lands Owned by Windfall)	Portion (Part 2, 3, 4 of Plan 16R-11407) to be dedicated from Windfall to County of Grey (completed July 2020) Portion (Part 5, 6 of Plan 16R-11407) to be retained by Windfall with an easement to Hydro One for potential Hydro Corridor relocation. (easement completed July 2020)
Block 58, 16M-42	Windfall Mountain House (Lands Owned by Windfall)	Portion (Part 5, 6 of Plan 16R-11407) to be retained by Windfall with an easement to Hydro One for potential Hydro Corridor relocation. (easement completed July 2020)

As noted above, the lands required by the County of Grey from the Town of The Blue Mountains include two Town Owned Blocks:

1. Block 53 of Plan 16M-42 was originally dedicated to the Town from Windfall as part of the Windfall Phase 1 Subdivision registration in April 2014. The Block was dedicated to the Town for a future Community Gateway / Entry Feature intended to provide lands for a future sense of arrival/entrance feature when travelling from Collingwood to the Town of The Blue Mountains. At the time of the dedication it was recognized that intersection improvements to the Grey Road 19 / Grey Road 21 intersection may be required in the future pending future traffic counts and analysis. The County of Grey at the same time

received a 5.2 metre road widening along the entire length of Grey Road 19 and Grey Road 21 on the original Windfall land holdings for future road and intersection improvements. Provisions were also included in the Subdivision Agreement and Site Plan Agreements for future land transfers from Windfall to the County if they were required.

The lands for the Community Gateway / Entry Feature have not yet been designed and were intended to be used by the Town in the future when the surrounding lands have been substantially built out and the intersection improvements had been constructed. At that time, the Town would decide what the feature would look like. With the intersection being designed as a roundabout, staff level discussions have led to the entry feature being moved to the centre of the roundabout, with the roundabout itself being the point of arrival into The Blue Mountains. Lands adjacent to a roundabout are no longer ideal for a Gateway/Entry feature due to the need for drivers to remain focused while in the roundabout. Preliminary discussions with the County of Grey support the idea of creating the Gateway/Entry feature within the centre of the Roundabout.

2. Block 52 of Plan 16M-42 was originally dedicated to the Town as part of the Windfall Phase 1 subdivision registration. The Block was dedicated to the Town for a Landscape Buffer including the retention of some existing vegetation, installation of a new 3.0 metre wide multi-use trail, and installation of new landscaping.

Commitments through an existing agreement between Windfall and the County include details on the future trail connection and landscape enhancements that can be included on the Windfall lands and County roundabout lands. The future trail location is included in the 60% design. Landscaping will be installed on the Windfall Mountain House lands. Supplemental plantings will be encouraged on the County lands between the trail and Windfall lands. The Town is seeking to ensure a smooth transition between the Town Owned Lands (remainder of Block 52), the County Roundabout Lands and the Windfall Mountain House Lands.

Town and County Planning Staff continue to be in on-going discussions regarding the Grey Road 19 / Grey Road 21 design and land requirements. The Town has included clauses in the Windfall Mountain House Site Plan Agreements for additional land dedications from Windfall to the County for the future roundabout. Staff level discussions have also included the need to address the trail connection, landscape enhancements and Town gateway/entry feature. The design discussions with the County have also included the required relocation and redesign of the current Mountain Road Water Booster Pumping Station. At this time, it does not appear that sufficient lands are currently owned by the Town to relocate the pumping station. As a result, Town staff will need to advance the search for lands to accommodate the relocated Mountain Road Water Booster Pumping Station in the near future. It is imperative that a new pumping station be constructed and commissioned in a new location and the existing pumping station decommissioned and dismantled, all prior to the construction and completion of the roundabout.

D. Analysis

Town Staff will continue to be involved in the Grey Road 19 Grey Road 21 intersection design. Provisions for a trail, landscape enhancements are included under an existing agreement. The provision for a new location for the Community Gateway / Entry Feature must also be considered in the design and will require further consultation with the County.

If supported by Council and prior to the Town transferring the Town Owned Lands to the County of Grey, it is recommended that the Town require the County to ensure the trail connection, landscape enhancements and Town gateway/entrance feature are included in the design. If supported, Council should initiate a design exercise to determine where the Gateway / Entrance Feature should be located, what it will look like and how its installation could be coordinated with the proposed intersection improvements.

Town Staff are not recommending that the lands to be dedicated from the Town to the County proceed through the disposition of Town Owned Lands process. The additional lands required to accommodate the intersection improvements were part of an earlier public process in 2010 during the original consideration of the Windfall project. The lands provided to the Town by Windfall were dedicated at no cost to the Town in order to facilitate the development of the Windfall and Windfall Mountain House projects. The transfer of a portion of these lands from the Town to the County of Grey follow the original intent that the additional lands required for the roundabout would only be confirmed through detail design which has now been completed. The Town will remain in the roundabout design process, and there does not appear to be any benefit to using the disposition of Town Owned Lands process.

Based on the foregoing, Planning Staff recommend that Council authorize the transfer of Part 1 Plan 16R-11407 and Block 53 Plan 16M-42 from the Town to the County of Grey.

E. The Blue Mountains Strategic Plan

Goal #1: Create Opportunities for Sustainability
Objective #5 Improved Visibility and Local Identity

Goal #2: Engage Our Communities & Partners
Objective #3 Strengthen Partnerships

Goal #3: Support Healthy Lifestyles
Objective #1 Promote the Town as a Healthy Community
Objective #3 Manage Growth and Promote Smart Growth
Objective #4 Commit to Sustainability
Objective #4 To Be a Financially Responsible Organization
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness

Goal #5: Ensure Our Infrastructure is Sustainable
Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

None

G. Financial Impact

The costs associated with the future installation of a Community Gateway / Entry Feature will be reviewed through separate budget processes as directed by Council.

H. In consultation with

Trevor Houghton, Manager of Community Planning
Shawn Carey, Director of Operations
Nathan Westendorp, Director of Planning and Development Services

I. Public Engagement

The topic of this Staff Report has been the subject to public process beginning in July 2010 and concluding with Draft Plan Approvals in November 2011. The first phase of development occurred in April 2014 and is actively being built out since that time.

Comments regarding this report should be submitted to Shawn Postma at planning@thebluemountains.ca

J. Attached

1. Registered Plan 16M-42
2. Reference Plan 16R-11407
3. Grey Road 19 and 21 Roundabout 60% Design

Respectfully submitted,

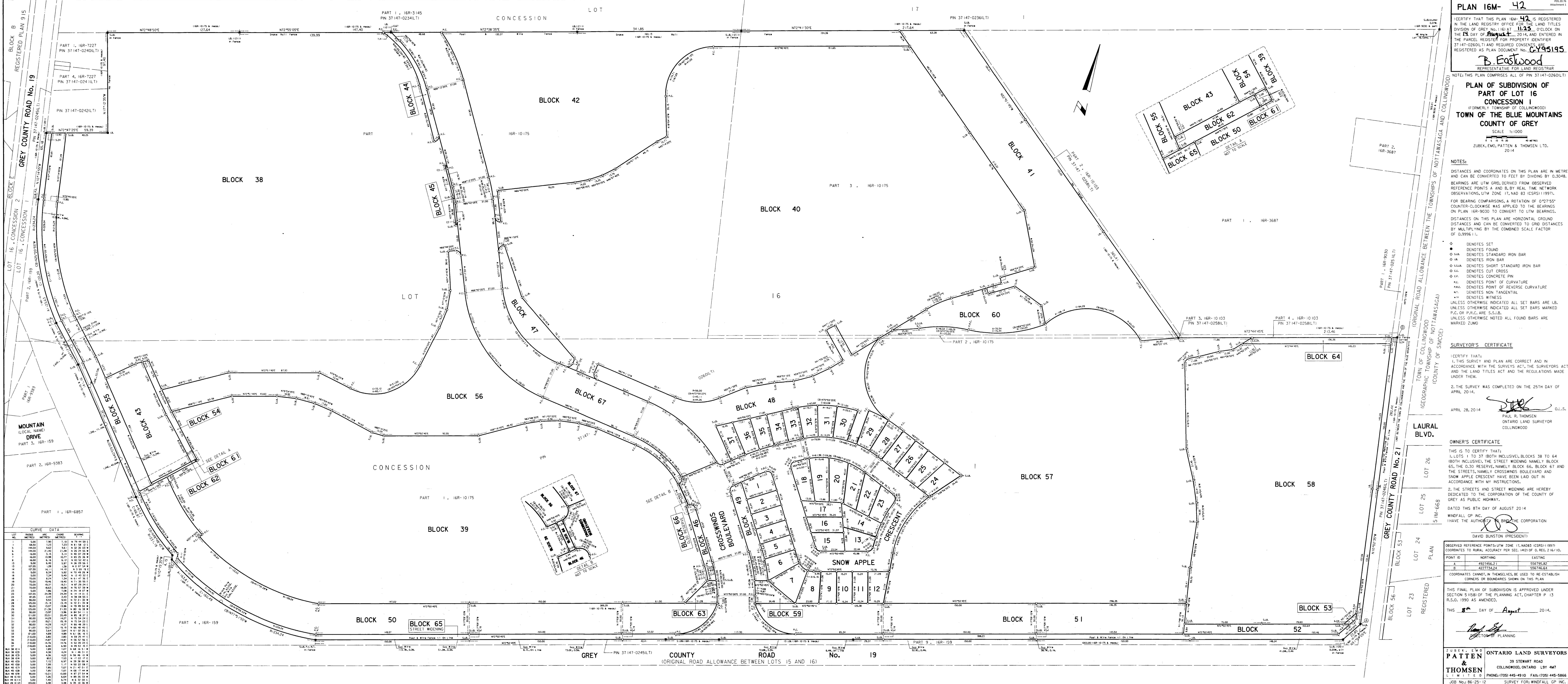
Shawn Postma, RPP MCIP
Senior Policy Planner

Nathan Westendorp, RPP, MCIP

Director of Planning and Development Services

For more information, please contact:

Shawn Postma planning@thebluemountains.ca
519-599-3131 extension 248



PLAN 16M- 42 PG.30.76
Attachment 1

I CERTIFY THAT THIS PLAN 16M- 42 IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF GREY NO. (16) AT 11.25 O'CLOCK ON
THE 14 DAY OF August 2014, AND ENTERED IN
THE PARCEL REGISTER FOR PROPERTY IDENTIFIER
37 147-0260(L) AND REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT NO. C-495195

B. Eastwood
REPRESENTATIVE FOR LAND REGISTRAR

NOTE: THIS REPRESENTATIVE'S SIGNATURE MUST BE RECORDED

PLAN OF SUBDIVISION OF
PART OF LOT 16
CONCESSION I
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SCALE 1:1000

0 5 10 20 40 METRES

ZUBEK, EMO, PATTEN & THOMSEN LTD.
2014

NOTES:

DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRE AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (ICRS) (1997).

FOR BEARING COMPARISONS, A ROTATION OF 0°27'55" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLUM (169-9030) TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999611.

◆ DENOTES SET

◆ DENOTES FOUND

◆ S.B. DENOTES STANDARD IRON BAR

◆ S.S.B. DENOTES SHORT STANDARD IRON BAR

◆ C.C. DENOTES CUT CROSS

◆ C.C. DENOTES CONCRETE PIN

◆ C. DENOTES POINT OF CURVATURE

◆ R.C. DENOTES POINT OF REVERSE CURVATURE

◆ T. DENOTES NON TANGENTIAL

◆ W. DENOTES WITNESS

UNLESS OTHERWISE INDICATED ALL SET BARS ARE I.B.

UNLESS OTHERWISE INDICATED ALL SET BARS MARKED P.C., OR P.R.C., ARE S.S.B.

UNLESS OTHERWISE NOTED ALL FOUND BARS ARE MARKED ZUM

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF APRIL 2014.

APRIL 28, 2014



PAUL R. THOMSEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

O.L.S.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 37 (BOTH INCLUSIVE), BLOCKS 38 TO 64 (BOTH INCLUSIVE), THE STREET WIDENING NAMELY BLOCK 65, THE 0.30 RESERVE, NAMELY BLOCK 66, BLOCK 67 AND THE STREETS, NAMELY CROSSWINDS BOULEVARD AND SNOW APPEL CRESCENT, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

2. THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED TO THE CORPORATION OF THE COUNTY OF GREY AS PUBLIC HIGHWAY.

DATED THIS 8TH DAY OF AUGUST 2014

WINDFALL CP INC.,

HAVE THE AUTHORITY TO SIGN THE CORPORATION



DAVID BUNSTON (PRESIDENT)

COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF 0. REG. 2 16/ 10.

POINT ID	NORTHING	EASTING
A	4927456.2 1	556795.6
B	4227734.24	556746.64

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER
SECTION 51(58) OF THE PLANNING ACT, CHAPTER P 13
R.S.O. 1990 AS AMENDED.

THIS 8th DAY OF August 2014.


DIRECTOR OF PLANNING

PATTEN & THOMSEN LIMITED	ONTARIO LAND SURVEYORS 39 STEWART ROAD COLLINGWOOD, ONTARIO L9Y 4M7 PHONE: (705) 445-4910 FAX: (705) 445-5866
JOB No.: 86-25-12	SURVEY FOR: WINDFALL GP INC.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

July 6, 2020
DATE
PAUL R. THOMSEN

PLAN 16R-11407

RECEIVED AND DEPOSITED

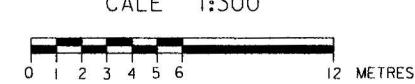
July 8, 2020
DATE
'Chris Novak'

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

SCHEDULE			
PART	BLOCK	PLAN	PIN
1	Part 52		Part 37147-0313(LT)
2			
3			
4	Part 58	16M-42	Part 37147-0718(LT)
5			
6			

NOTE: PART 1 ON THIS PLAN COMPRISES PART OF PIN 37147-0313(LT)
PARTS 2, 3, 4, 5 & 6 ON THIS PLAN COMPRISE PART OF PIN 37147-0718(LT)
PARTS 2, 3, 4, 5 & 6 ON THIS PLAN ARE SUBJECT TO EASEMENT INST. GY126129
PARTS 3, 4, 5 & 6 ON THIS PLAN ARE SUBJECT TO EASEMENT AS IN INST. GY168546.

PLAN OF SURVEY OF
PART OF BLOCKS 52 AND 58
REGISTERED PLAN 16M-42
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY



NOTES:
DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
BEARINGS HEREON ARE UTM GRID, ZONE 17, NAD 83 (CSRS) 2010 AND ARE REFERRED TO THE BEARING OF THE WESTERLY LIMIT OF BLOCK 65 BEING N10°02'35"W IN ACCORDANCE WITH REGISTERED PLAN 16M-42.
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999611.

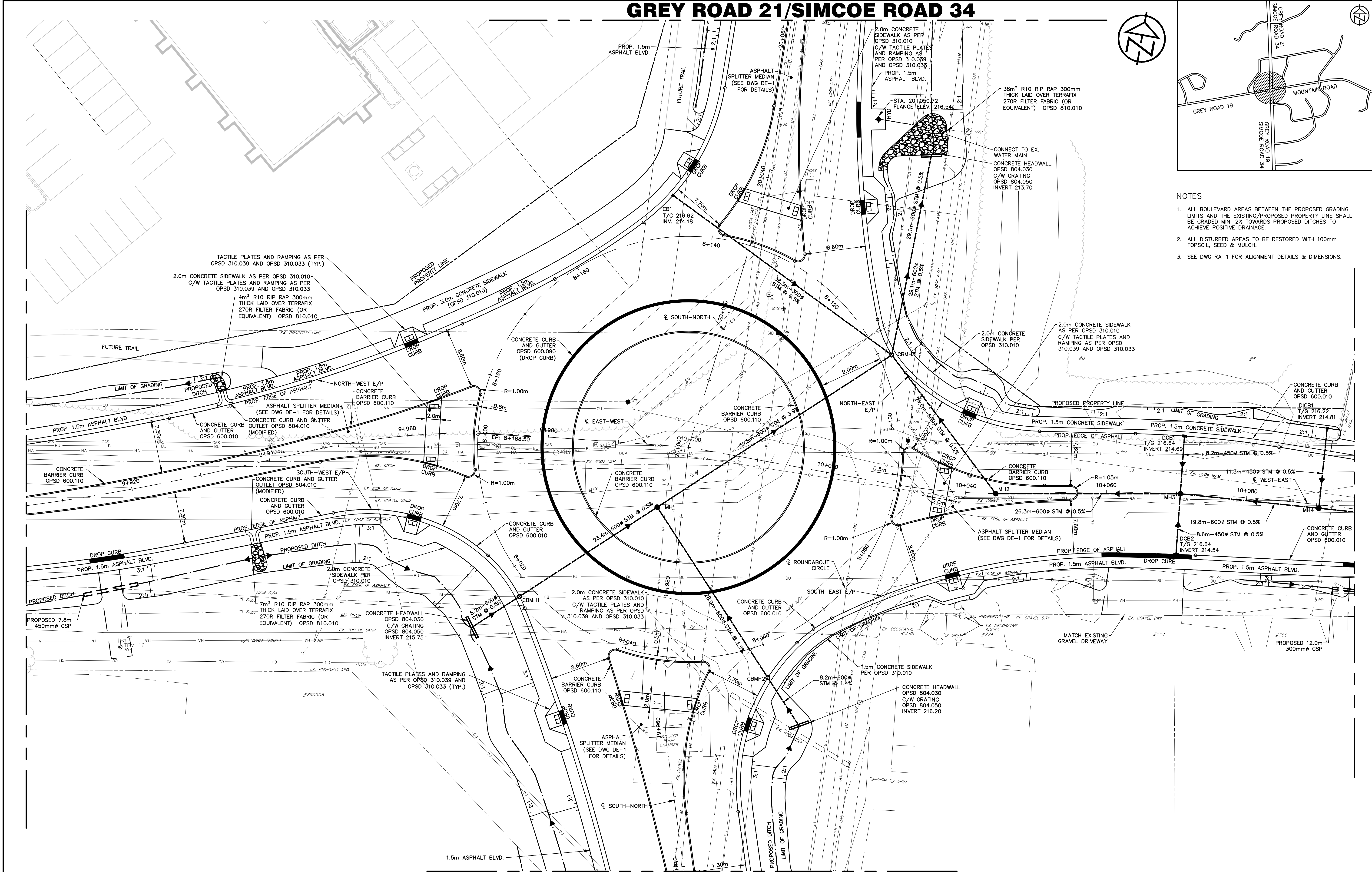
- DENOTES SET
- DENOTES FOUND
- S.I.B. DENOTES STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- C.C. DENOTES CUT CROSS
- C.P. DENOTES CONCRETE PIN
- WIT DENOTES WITNESS
- meas. DENOTES MEASURE
- R.P. DENOTES REGISTERED PLAN
- N, S, E, W. DENOTES NORTH, SOUTH, EAST, WEST
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P1 REFERS TO PLAN REGISTERED PLAN 16M-42
- P2 REFERS TO PLAN 16R-11148
- UNLESS OTHERWISE NOTED ALL FOUND BARS ARE MARKED ZUMO



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF JUNE 2020.
JUNE 24, 2020
PAUL R. THOMSEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

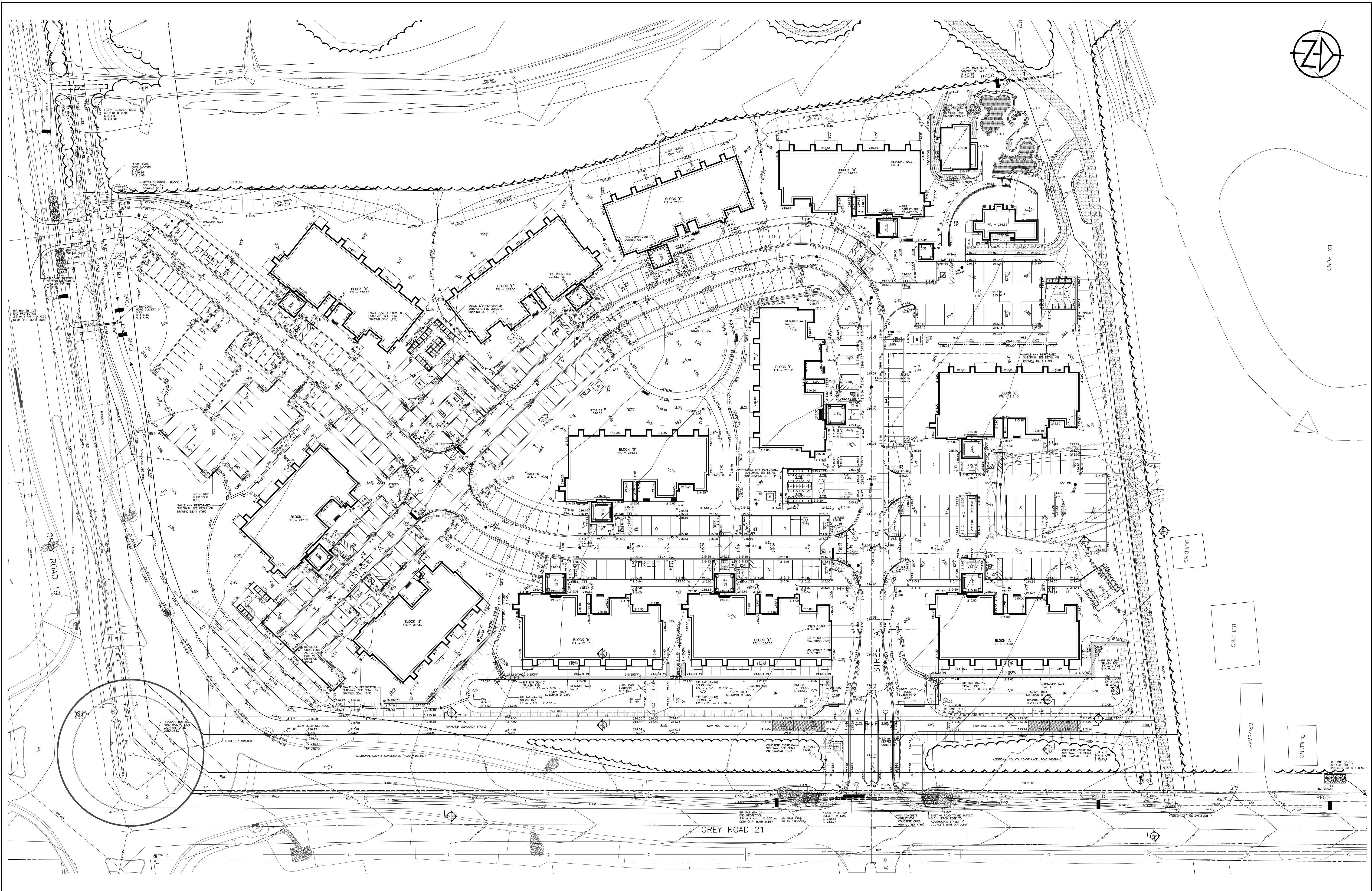
OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (2010) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O. REG. 216/10.			ZUBER, EMO PATTEN & THOMSEN L I M I T E D		ONTARIO LAND SURVEYORS 200 MOUNTAIN ROAD UNIT 4 COLLINGWOOD, ONTARIO L9Y 4V5 PHONE: (705) 445-4910	
POINT ID	NORTHING	EASTING				
A	4927459.61	556789.95				
B	4927585.67	556767.62				
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN			JOB No.: 2017-01-01 SURVEY FOR: WINFALL LIMITED PARTNERSHIP			

GREY ROAD 21/SIMCOE ROAD 34

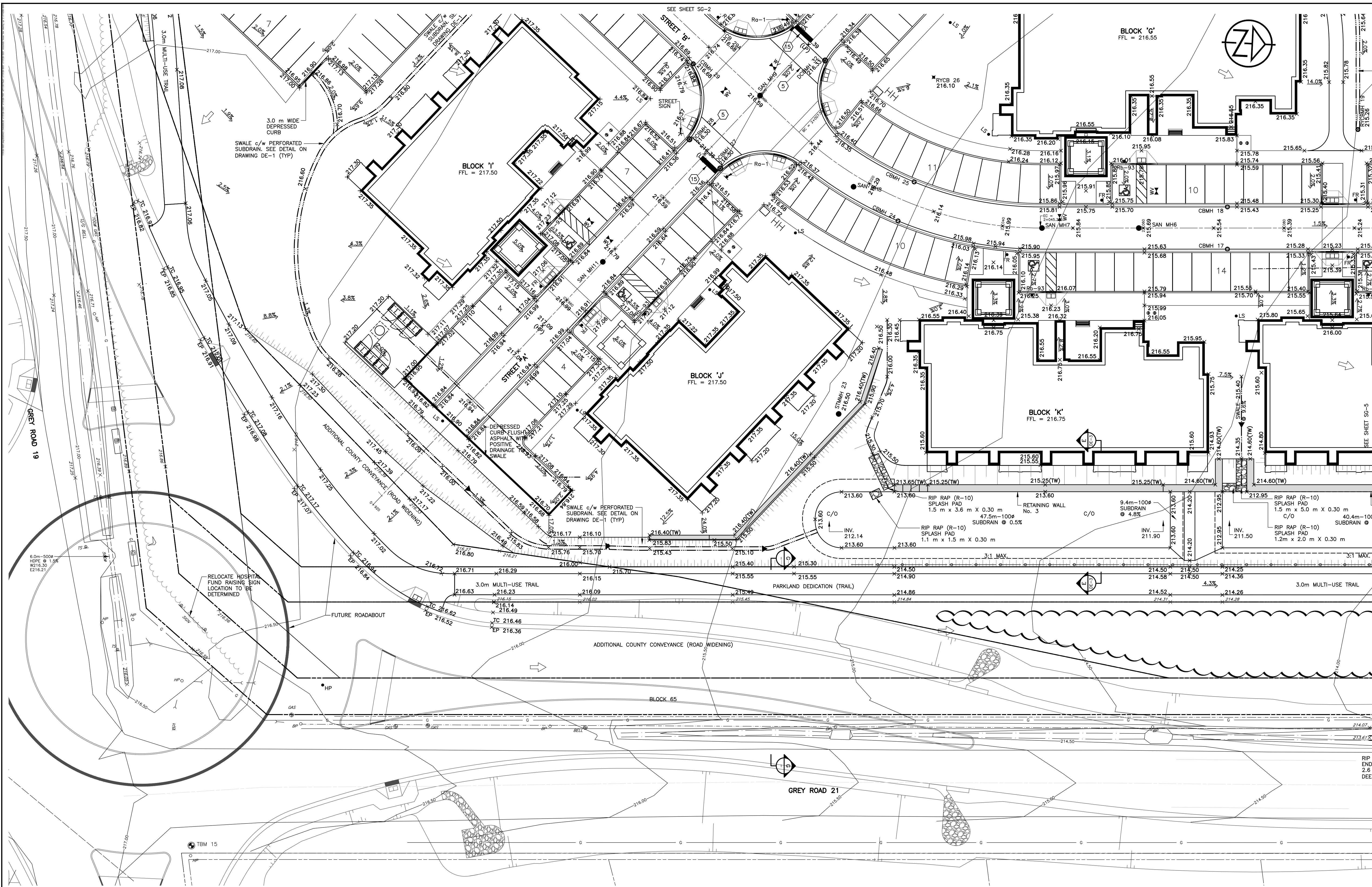


GREY ROAD 19/SIMCOE ROAD 34

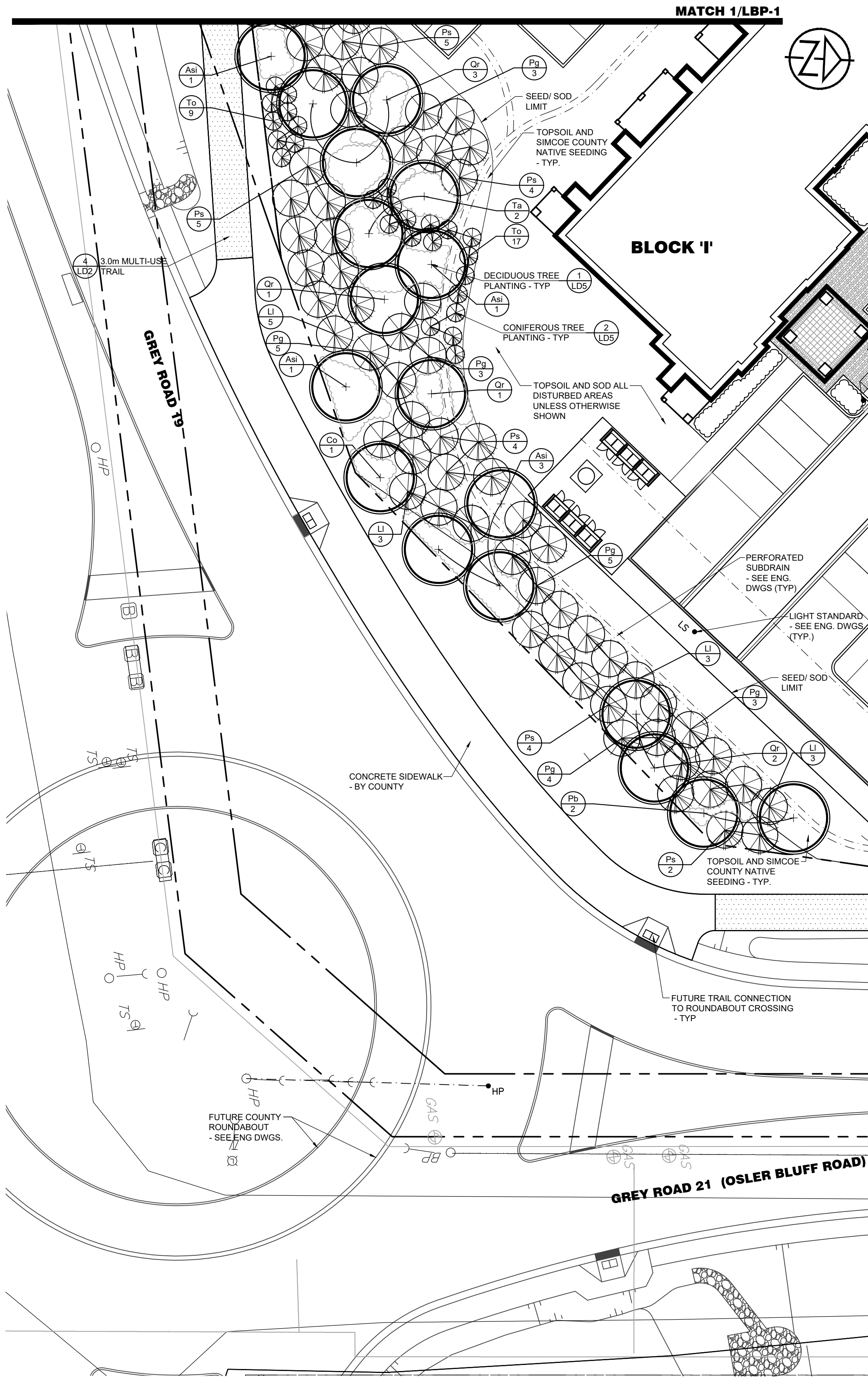
DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	BENCHMARKS TBM16 – ELEVATION 217.986 TOP NUT OF HYDRANT #263, FIRST HYDRANT WEST OF OSLER BLUFF ROAD ON SOUTH SIDE OF GREY ROAD 19. BM 720311 – ELEVATION 181.032 CONC. CULVERT UNDER HWY26, OVER SILVER CREEK, 4.2km EAST OF JUNCTION OF HWY26 WITH BLUE MOUNTAIN PARK ROAD, 45.4m SOUTHEAST OF CENTRE LINE OF A SIDE ROAD, TABLET IN WEST FACE OF CULVERT AT SOUTH END, 54cm BELOW TOP OF HEADWALL AND 24cm NORTH OF SOUTH END OF CULVERT.	NOTES	No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP	GREY ROAD 19/21 & SIMCOE ROAD 34 ROUNDABOUT COUNTY OF GREY / COUNTY OF SIMCOE ROUNDABOUT PLAN	TATHAM ENGINEERING	
			1.	60% SUBMISSION	JAN 2020				
			2.	90% SUBMISSION	MAY 2020				
							DESIGN: TP/KS	FILE: 114258	DWG:
						DRAWN: TP/KS	DATE: JAN 2020		
						CHECK: MJC	SCALE: 1:250		



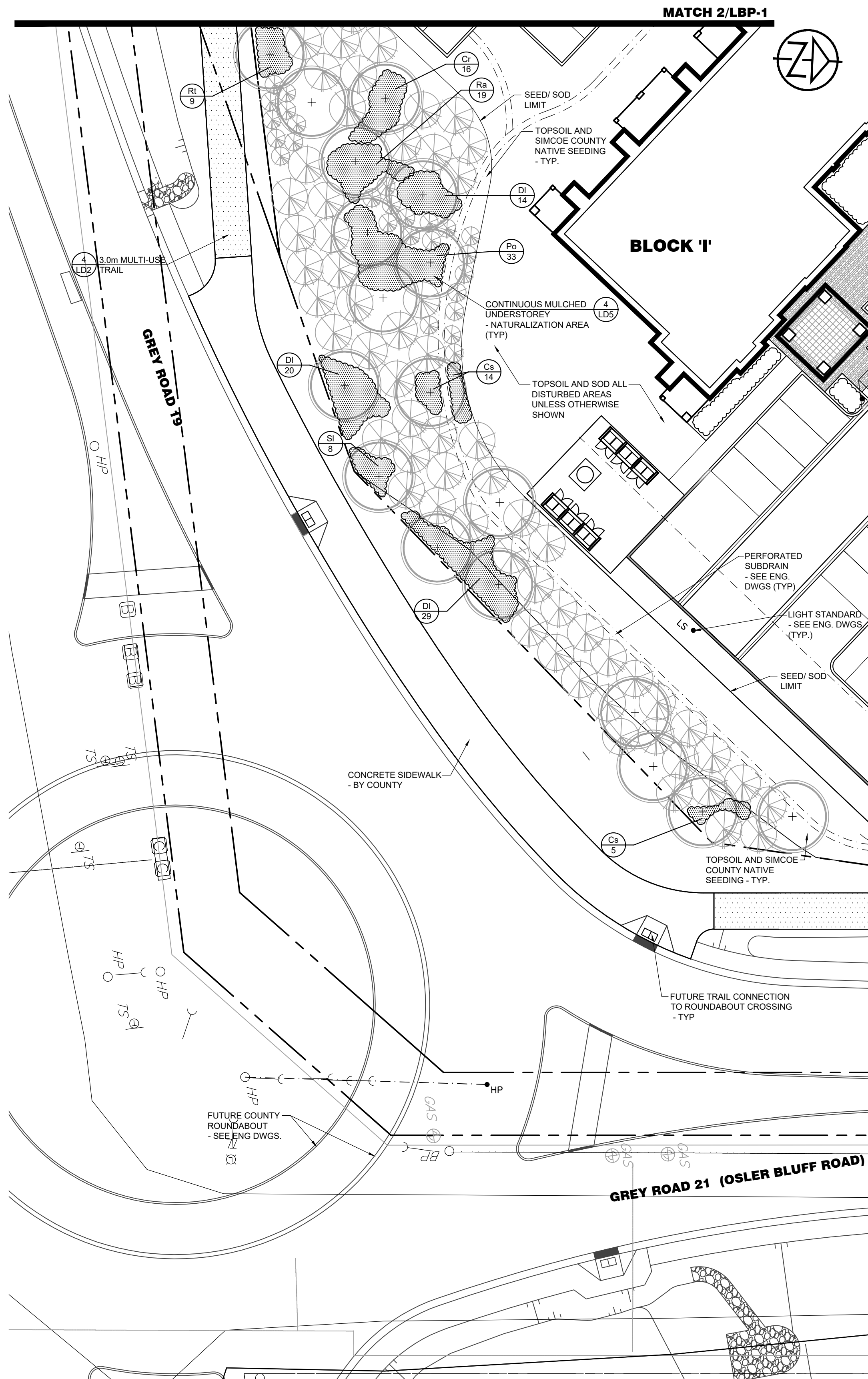
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CHECK: MJC	SCALE: 1:500																																					



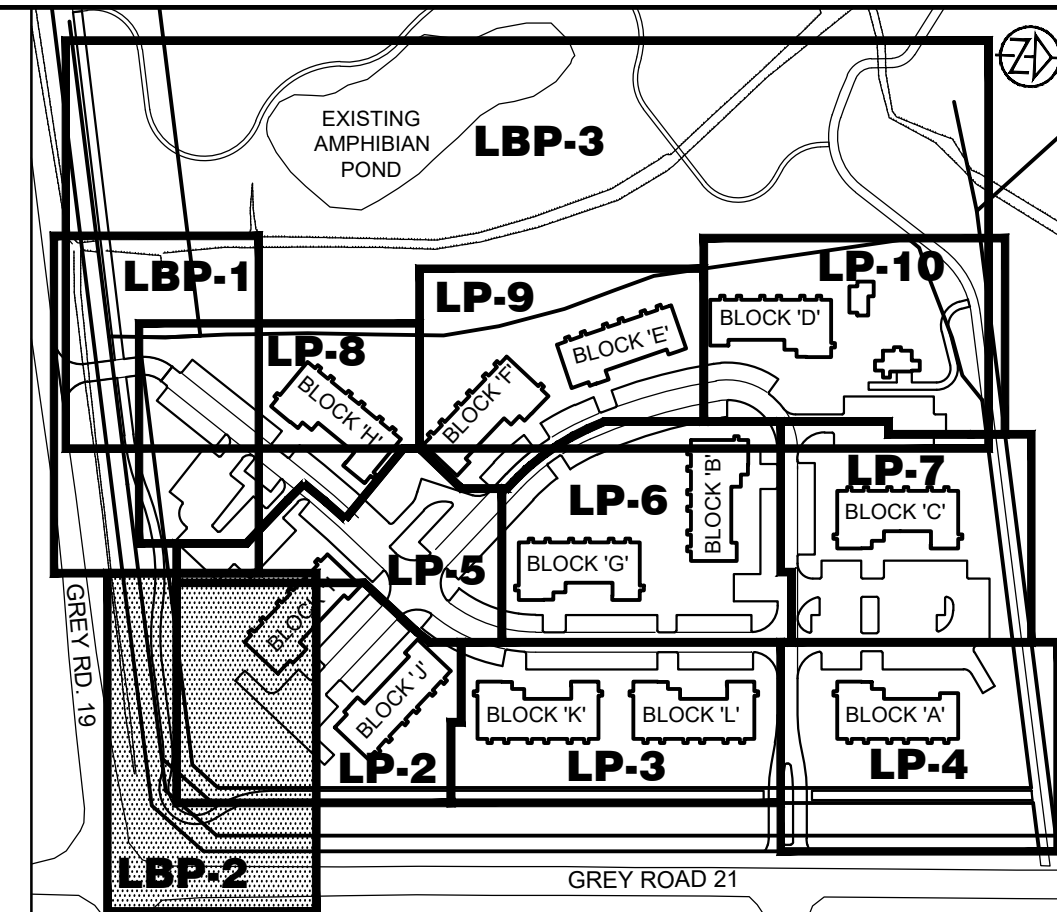
DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	BENCHMARK 72U311 - ELEV 181.032 CONCRETE CULVERT UNDER HIGHWAY No. 26, OVER SILVER CREEK, 4.2 km EAST OF JUNCTION OF HIGHWAY No. 26 WITH BLUE MOUNTAIN PARK ROAD, 45.4 m SOUTHEAST OF CENTRE LINE OF A SIDE ROAD, TABLET IN WEST FACE OF CULVERT AT SOUTH END, 54 cm BELOW TOP OF HEADWALL AND 24 cm NORTH OF SOUTH END OF CULVERT. SEE DWG. DE-1 FOR LIST OF TEMPORARY BENCHMARKS	No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP	WINDFALL LIMITED PARTNERSHIP MOUNTAIN HOUSE TOWN OF THE BLUE MOUNTAINS	TATHAM ENGINEERING	DESIGN: JPA	FILE: 113129-1	DWG:
		4.	ISSUED FOR TENDER	NOV 10/17				DRAWN: JPA	DATE: JUNE 2014	
		5.	4TH SUBMISSION	NOV 29/17				CHECK: MJC	SCALE: 1:250	
		6.	PHASE 3 ROAD ALIGNMENT	OCT 29/18						
7.	REVISED AS PER NEW SITE PLAN	JAN 17/20								
8.	GRADING REVISED NEAR ROUNDABOUT	APR 24/20								



1 **LBP-2** **TREE PLANTING** 1:250



2 **LBP-2** **SHRUB & UNDER PLANTING** 1:250



SITE KEY MAP
MOUNTAIN HOUSE, TOWN OF THE BLUE MOUNTAINS, ON NTS

- LEGEND**
- PROPERTY BOUNDARY
 - ~ EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
 - UNDERGROUND SERVICES - SEE ENG. DWGS
 - SWALE - SEE ENG. DWGS
 - HP EXISTING HYDRO POLE
 - EXISTING BELL PEDESTAL
 - EXISTING CABLE PEDESTAL
 - ▽ SIGN EXISTING TRAFFIC SIGN
 - HP HYDRO POLE - SEE ENG. DWGS.
 - LS LIGHT STANDARD - SEE ENG. DWGS.
 - + DECIDUOUS TREE
 - / CONIFEROUS TREE
 - SHRUB GROUPING PLANTED WITH CONTINUOUS MULCHED UNDERSTOREY - SEE 4/LD-5
 - SP QTY SPECIES QUANTITY

- NOTES**
- 1.0 TREE LAYOUT**
- FOR PLANT LIST AND LAYOUT NOTES SEE DRAWING LP-1.
 - FOR PLANTING DETAILS AND NOTES SEE DRAWING LD-5.
 - FOR PLANTING AROUND CONDOMINIUM BLOCKS REFER TO DRAWINGS LP-1 TO LP-10.

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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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**
- SURVEY PROVIDED BY TATHAM ENGINEERING.
 - ALL MEASUREMENTS IN METERS UNLESS OTHERWISE NOTED

6.	UPDATED TRAIL/PROPERTY AT ROUNDABOUT	APR. 29, 2020	DW
5.	PHASE 3 ISSUED FOR CONSTRUCTION	FEB. 6, 2020	DW
4.	PHASE 2 SITE PLAN AMENDMENT	DEC. 6, 2018	DW
3.	FOURTH SITE PLAN SUBMISSION	DEC. 4, 2017	DW
2.	THIRD SITE PLAN SUBMISSION	AUG. 30, 2017	DW
NO.	REVISIONS	DATE	INITIAL

APPROVED



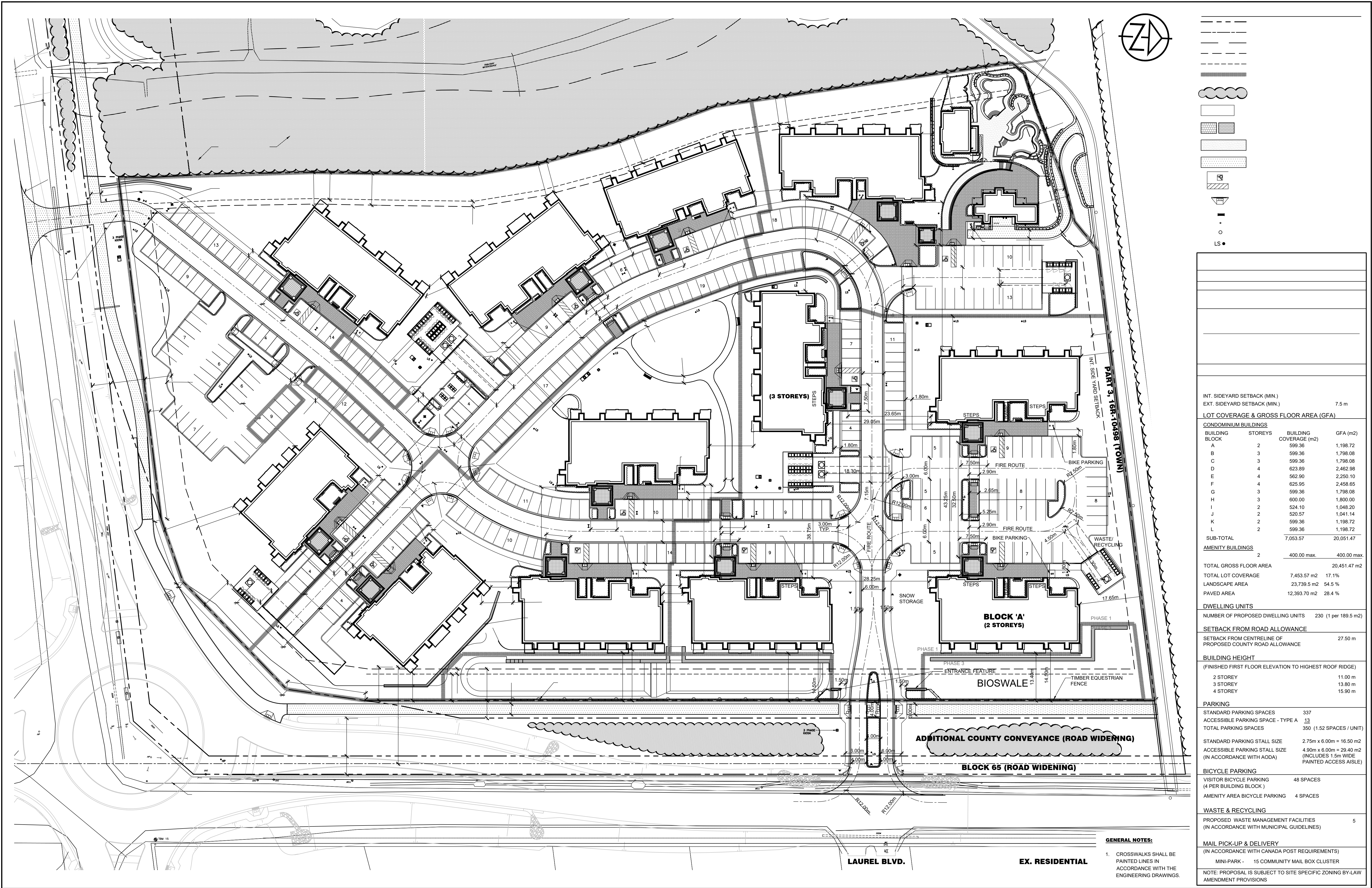
WINDFALL LIMITED PARTNERSHIP
MOUNTAIN HOUSE
TOWN OF THE BLUE MOUNTAINS

COUNTY ROAD 19
BUFFER PLAN - EAST

ENVISIONTATHAM

115 Sandford Fleming Dr. Suite 200
Collingwood, ON L9Y 5A6
Tel. 705.445.0422
inquiry@envision-tatham.com

SCALE: AS SHOWN	JOB NO. ET113017
DESIGN: AB	CHECKED: DW / AB
DRAWN: KW / AB / AS	DATE: AUG. 29, 2015
DWG. LBP-2	



INT. SIDEYARD SETBACK (MIN.)			
EXT. SIDEYARD SETBACK (MIN.)			
7.5 m			
LOT COVERAGE & GROSS FLOOR AREA (GFA)			
CONDOMINIUM BUILDINGS			
BUILDING BLOCK	STOREYS	BUILDING COVERAGE (m2)	GFA (m2)
A	2	599.36	1,198.72
B	3	599.36	1,798.08
C	3	599.36	1,798.08
D	4	623.89	2,462.98
E	4	562.90	2,250.10
F	4	625.95	2,458.65
G	3	599.36	1,798.08
H	3	600.00	1,800.00
I	2	524.10	1,048.20
J	2	520.57	1,041.14
K	2	599.36	1,198.72
L	2	599.36	1,198.72
SUB-TOTAL		7,053.57	20,051.47
AMENITY BUILDINGS			
	2	400.00 max.	400.00 max.
TOTAL GROSS FLOOR AREA			
20,451.47 m2			
TOTAL LOT COVERAGE			
7,453.57 m2 17.1%			
LANDSCAPE AREA			
23,739.5 m2 54.5%			
PAVED AREA			
12,393.70 m2 28.4%			
DWELLING UNITS			
NUMBER OF PROPOSED DWELLING UNITS 230 (1 per 189.5 m2)			
SETBACK FROM ROAD ALLOWANCE			
SETBACK FROM CENTRELINE OF PROPOSED COUNTY ROAD ALLOWANCE 27.50 m			
BUILDING HEIGHT			
(FINISHED FIRST FLOOR ELEVATION TO HIGHEST ROOF RIDGE)			
2 STOREY 11.00 m			
3 STOREY 13.80 m			
4 STOREY 15.90 m			
PARKING			
STANDARD PARKING SPACES 337			
ACCESSIBLE PARKING SPACE - TYPE A 13			
TOTAL PARKING SPACES 350 (1.52 SPACES / UNIT)			
STANDARD PARKING STALL SIZE 2.75m x 6.00m = 16.50 m2			
ACCESSIBLE PARKING STALL SIZE 4.90m x 6.00m = 29.40 m2 (INCLUDES 1.5m WIDE PAINTED ACCESS AISLE)			
BICYCLE PARKING			
VISITOR BICYCLE PARKING (4 PER BUILDING BLOCK) 48 SPACES			
AMENITY AREA BICYCLE PARKING 4 SPACES			
WASTE & RECYCLING			
PROPOSED WASTE MANAGEMENT FACILITIES (IN ACCORDANCE WITH MUNICIPAL GUIDELINES) 5			
MAIL PICK-UP & DELIVERY (IN ACCORDANCE WITH CANADA POST REQUIREMENTS)			
MINI-PARK - 15 COMMUNITY MAIL BOX CLUSTER			
NOTE: PROPOSAL IS SUBJECT TO SITE SPECIFIC ZONING BY-LAW AMENDMENT PROVISIONS			

GENERAL NOTES:

1. CROSSWALKS SHALL BE PAINTED LINES IN ACCORDANCE WITH THE ENGINEERING DRAWINGS.



**WINDFALL LIMITED PARTNERSHIP
MOUNTAIN HOUSE
TOWN OF THE BLUE MOUNTAINS**

SITE PLAN

ENVISIONATTHAM

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inquiry@envisionattham.com

SCALE: 1:500	JOB NO. ET113017
DESIGN: DW	CHECKED: DW/MJC
DRAWN: DW/AB/KW	DATE: FEB. 19, 2014
DWG. SP-1	