

**5-31 Nicholas Street
Site Plan Control Resubmission
Municipal File #: SP-07-24**

Item	Comment	Response	Drawing Number
1	Include the bike rack area on the site plan	The bike rack area has been indicated on the site plan.	Architectural Drawing Set, 100A
2	Ensure the statistics table (site area) excludes areas to be deeded to the municipality.	Please note density calculations are based on the pre-conveyanced site area. For the purposes of zoning compliance, the site area continues to represent the pre-transfer site area. For information purposes, the description of parts of "land exchange or retention" from report CSP-23-2025 has been provided which indicated the PIN and area of the respective parcels.	Architectural Drawing Set, 100A.
3	Provide a zoning table on the site plan.	A zoning compliance table has been provided on the site plan.	Architectural Drawing Set, 100A.
4	Add a north arrow to the site plan	A north arrow has been provided on the site plan.	Architectural Drawing Set, 100A
5	Please include all building entrances on the site plan.	All building entrances have been indicated on the site plan.	Architectural Drawing Set, 100A
6	Ensure sidewalks/walkways are a minimum of 1.5 metres.	Sidewalks/walkways have been labelled on the site plan, provided at a minimum width of 1.5 metres.	Architectural Drawing Set, 100A
7	Is the hatched area in front of the building a layby?	The area in front of Apartment Building E is a building layby for pick-up, and drop-off. The hatching has been removed, and the area has been labeled.	Architectural Drawing Set, 100A
8	All parking surfaces shall be hard surfaced. Please confirm and indicate on the plan.	Parking surfaces will be asphalt paving and have been indicated on the site plan with the texture corresponding with the site legend.	Architectural Drawing Set, 100A
9	Include additional curbing in the parking areas as indicated on the marked-up plan. Provide curbing and sidewalk details. Include drop curbs at entrance points and adjacent to barrier free parking areas.	Drop curbs have been indicated on the architectural and civil drawing sets. Please refer to the general notes on Sheet 001 of the civil drawing set for sidewalk details, and OPSD 600.110 for the concrete barrier curb detail.	Architectural Drawing Set, 100A, 101A. Civil Drawing Set, 001.
10	Include fencing at the rear yards of the townhomes.	Fencing at the rear yards of the townhomes has been provided on the site plan. A 1.8m (6ft) fence extends along the rear property line, as well as the side yard.	Architectural Drawing Set, 100A.
11	Please provide [the dimension for] additional setbacks as indicated on the marked-up plan.	Please note, setbacks have been provided in compliance with the site-specific zoning by-law. The missing dimensions for the setbacks as indicated in the marked-up plan have been captured on the updated site plan.	Architectural Drawing Set, 100A.
12	Remove illustration of walkway along Cumberland	The illustration of a walkway along Cumberland has been removed. There are no walkways proposed along Cumberland St.	Architectural Drawing Set, 100A.
13	Remove illustration of the additional extension of Nicholas and driveway to the south.	These works are considered off-site and are not included as part of the current application. The existing driveway for the property municipally known as 9 Nicholas St is shown on the plans for reference only.	Architectural Drawing Set, 100A.
14	What is the purpose of the asphalt area located adjacent to the barrier free parking spaces?	The asphalt area located adjacent to the barrier free spaces beside the Apartment Building (Building E) is a Loading Bay.	Architectural Drawing Set, 100A.
15	Consider shared driveways for the townhouses and a shared walkway for the semis.	Thank you for your suggestion, the townhouse units continue to be serviced by separate driveways. The semi-detached building has incorporated a shared walkway to complement the site's grading and improve accessibility.	Architectural Drawing Set, 100A.
16	Incorporate a municipal cul de sac at the end of Nicholas Street.	These works are considered off-site and is not included as part of the current application. Coordination and implementation of this work can be addressed as a post-approval condition through the Site Plan Agreement.	N/A
17	Replace maple trees along Nicolas with smaller shrubs (concerns is long term interference with infrastructure due to root structure).	The maple trees along Nicholas Steet have been replaced.	Landscape Drawing Set, LP-1.
18	Add additional trees along property boundaries.	Additional trees are not proposed due to stormwater management constraints along the property line adjacent to the cemetery. As a result, further planting in this area is not feasible and is not included in this application.	N/A
19	The pathway to Delhi Park will require a corner mirror and lighting.	These works are considered off-site and is not included as part of the current application. Coordination and implementation of this work can be addressed as a post-approval condition through the Site Plan Agreement.	N/A
20	Delineate property boundaries on all plans.	Property boundaries reflecting the post conveyance site boundary have been delineated on all respective plans within this submission. For the purposes of zoning compliance, the pre-conveyance site boundary shall apply.	Civil Drawing Set, 101. Landscape Drawing Set, LP-1. Architectural Civil Drawing Set, 100A.
21	Please provide a lighting plan for the site.	A site lighting plan has been prepared and enclosed with this submission.	Electrical Drawing Set, Sheet 502
22	The water meter chamber must be located in private property and must not be located in Nicholas Street Road allowance.	The water meter chamber has been relocated on private party, and not within the Nicholas Street Road allowance.	Civil Drawing Set, 101.
23	The water service for this property must be located within a pipe sleeve across the service corridor.	There is no need for a pipe sleeve since the water is above the service corridor as per Section A-A.	Civil Drawing Set, 101.
24	Only hydro vac equipment may be used around all essential and critical infrastructure and avoid the use of large excavation equipment near or around this critical and essential infrastructure.	Further to Comment 28, a meeting will be coordinated with County staff and the site construction contractors. The purpose of this meeting is to review all essential and critical infrastructure, as well as the proposed construction plans and associated challenges. It will also be used to confirm the County's expectations regarding equipment use, signage, infrastructure protection measures, monitoring, and site inspection.	N/A
25	Signage to mark critical infrastructure in the service corridor during construction.		N/A
26	When working in and around all municipal infrastructure protection measures for all existing municipal infrastructure throughout the duration of construction		N/A
27	Continuous monitoring and site inspection when work is performed within the boundaries of the service corridor will be required.	These requirements can then be incorporated into the Site Plan Agreement as post-approval conditions, to the satisfaction of the County.	N/A
28	Pre-construction meeting including engineering, water & wastewater and site construction contractors to discuss critical municipal infrastructure, construction plans, construction challenges, etc.		N/A

ISSUED BY COUNTY



LANDSCAPE PLAN

SCALE 1:400

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
DECIDUOUS TREES								
AD	8	AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jeffersred'</i>	60 mm	W.B.	9.0 m o/c	D-1	Full Form
Agr	2	PAPERBARK MAPLE	<i>Acer griseum</i>	60 mm	W.B.	6.0 m o/c	D-1	Full Form
As	6	SUGAR MAPLE	<i>Acer saccharum</i>	60 mm	W.B.	9.0 m o/c	D-1	Full Form / Fall pruning only
Co	4	COMMON HICKBERRY	<i>Celtis occidentalis</i>	60 mm	W.B.	9.0 m o/c	D-1	Full Form
Gl	1	SHADEMASTER HONEYLOCUST	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	60 mm	W.B.	9.0 m o/c	D-1	Full Form
MIR	10	RED SPLENDOR CRABAPPLE	<i>Malus 'Red Splendor'</i>	60 mm	W.B.	7.0 m o/c	D-1	Full Form
Qa	3	WHITE OAK	<i>Quercus alba</i>	60 mm	W.B.	15.0 m o/c	D-1	Spring planting / Soil pH < 7.5
SyR	3	IVORY SILK TREE LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	60 mm	W.B.	6.0 m o/c	D-1	Full Form
Ti	6	STERLING SILVER LINDEN	<i>Tilia tomentosa 'Sterling Silver'</i>	60 mm	W.B.	9.0 m o/c	D-1	Full Form

CONIFEROUS TREES								
Ab	4	BALSAM FIR	<i>Abies balsamea</i>	200cm	w.b.	6m o/c	D-2	Full form / Do not cut leader
Pg	4	WHITE SPRUCE	<i>Picea glauca</i>	200cm	w.b.	5m o/c	D-2	Full form / Do not cut leader
PpG	3	COLORADO BLUE SPRUCE	<i>Picea pungens 'Glauca'</i>	200cm	w.b.	As Per Drawing	D-2	Full form / Do not cut leader
Ps	3	EASTERN WHITE PINE	<i>Pinus strobus</i>	200cm	w.b.	6m o/c	D-2	Full form / Do not cut leader

EVERGREENS								
JmM	13	MOFFET JUNIPER	<i>Juniperus scopulorum 'Moffettii'</i>	150cm	w.b.	0.90 m o/c	D-3	Full form / Container grown
JhB	11	BLUE CHIP JUNIPER	<i>Juniperus horizontalis 'Blue Chip'</i>	50cm	3 gal	0.90 m o/c	D-3	Full form / Container grown

HEDGES								
Box	49	MONT BRUNO BOXWOOD	<i>Buxus sempervirens 'Mont Bruno'</i>	10cm	2 gal	0.45 m o/c	D-3	Hedge form / Container grown
SyMK	20	MISS KIM LILAC	<i>Syringa patula 'Miss Kim'</i>	60 cm	3 gal	1.0m o/c	D-3	Full form / Container grown
TmH	52	HICK'S YEW	<i>Taxus x media 'Hicksii'</i>	50cm	3 gal	0.45m o/c	D-3	Clipped hedge at 1.5m ht

DECIDUOUS SHRUBS								
Bu	11	BAILONE BARBERRY	<i>Berberis thunbergii 'Ruby Carmel'</i>	60 cm	3 gal	0.70m o/c	D-3	Full form / Container grown
CaE	12	SILVER EDGE DOGWOOD	<i>Cornus alba 'Flanaganii'</i>	60 cm	3 gal	1.10m o/c	D-3	Full form / Container grown
Ec	13	DWARF WINGED BURNING BUSH	<i>Eurostymus alatus 'Compactus'</i>	60 cm	3 gal	1.60 m o/c	D-3	Full form / Container grown
Fc	5	PURPLE LEAF SAND CHERRY	<i>Prunus x cistena</i>	60 cm	3 gal	0.90m o/c	D-3	Full form / Container grown
Rr	11	NEARLY WILD ROSE	<i>Rosa rugosa 'Nearly Wild'</i>	60 cm	3 gal	0.90m o/c	D-3	Full form / Container grown
Wf	2	RED PRINCE WEIGELA	<i>Weigela florida 'Red Prince'</i>	60 cm	3 gal	1.2m o/c	D-3	Full form / Container grown

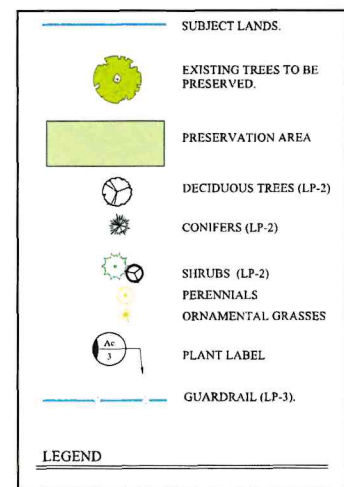
PLANT LIST
REFER TO PLANTING NOTES AND DETAILS ON LP-3

ORNAMENTAL GRASSES

CaK	12	KARL FOERSTER FEATHER REED GRASS	<i>Calamagrostis arundinacea 'Karl Foerster'</i>	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
FgE	300	ELIJAH'S BLUE FESCUE	<i>Festuca glauca 'Elijah Blue'</i>	1 gal	pot	0.30 m o/c	n/a	Full form / Container grown

PERENNIALS

Hem	13	STELLA D'ORO DAYLILY	<i>Hemerocallis x 'Stella D'Oro'</i>	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
-----	----	----------------------	--------------------------------------	-------	-----	------------	-----	-----------------------------



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY JDB ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APPROV.
1.	JDB AND SFA SUBMISSION	June 7, 2024	SIT

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION.

DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWINGS FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. JDB ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.

BASE PLAN REVISED: November, 2022

Client Info:
CENTRAL CLEAR VIEW DEVELOPMENTS INC.

ACCEPTED BY: [Signature]
DATE: [Blank]

JDB ASSOCIATES LTD.
Urban Designers
Landscape Architects
Arborists
274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 2K4
Fax: 705-722-5660
Tel: 705-722-6278

Nicholas Apartment Building
Picton
LANDSCAPE PLAN

SCALE: 1:400	DESIGNED BY: SIT	REVIEWED BY: NB
TOWN FILE No:	OUR FILE REF. # 35-23	LP-1