SITE PLAN LEGEND

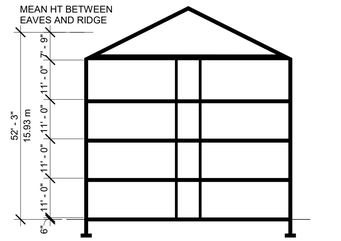
- ASPHALT PAVEMENT
- TINTED AND STAMPED CONCRETE
- CONCRETE PAVEMENT
- GRASS
- PROPERTY LINE
- W — W — WATER
- G — G — GAS
- UH — UH — UNDERGROUND ELECTRICAL
- OH — OH — OVERHEAD ELECTRICAL
- SAN — SAN — UNDERGROUND SANITARY
- STM — STM — UNDERGROUND STORM
- X — X — CONSTRUCTION FENCE. APPROXIMATE LOCATION ONLY. GENERAL CONTRACTOR TO ADJUST TO SUIT CONSTRUCTION METHODS AND TIMING AS REQUIRED.
- BARRIER-FREE PARKING SPACE. PAINTED SYMBOL 48" MIN. HEIGHT. REFER ALSO TO MUNICIPAL SYMBOL REQUIREMENTS.
- V — DENOTES VISITOR PARKING SPACE
- DENOTES PAINTED PEDESTRIAN CROSSWALK/ BARRIER-FREE PARKING AISLE

SITE PLAN LEGEND

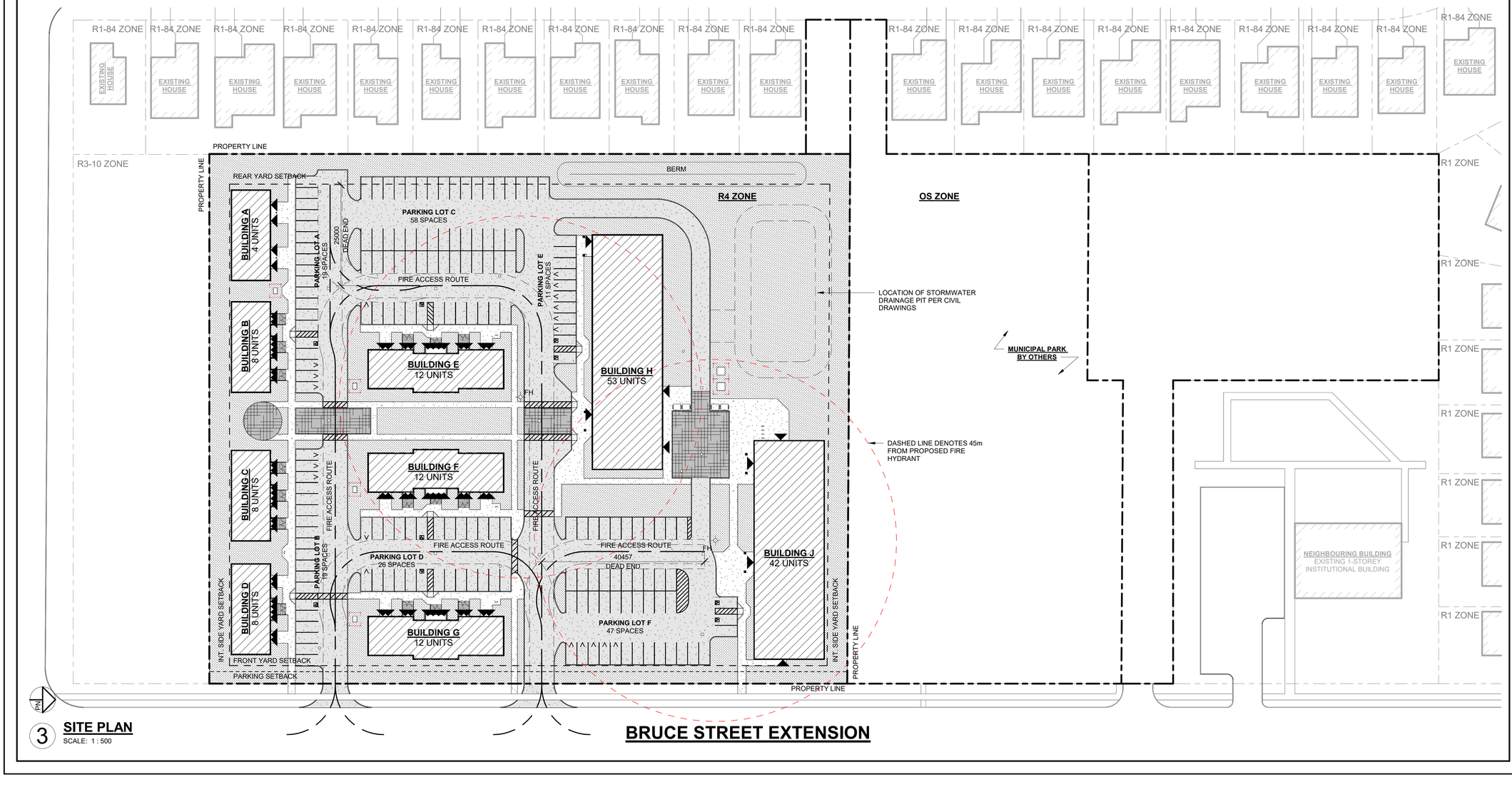
- CONIFEROUS TREE
- DECIDUOUS TREE
- REMOVE AND DISPOSE OF EXISTING TREE
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- LP — LIGHT POLE
- BOL — TRAFFIC BOLLARD
- FH — FIRE HYDRANT
- G — GAS METER
- DENOTES SNOW STORAGE AREA

SITE STATISTICS AND ZONING CHART

MUNICIPALITY: SAUGEEN SHORES		ZONE: R4-SPECIAL
ZONE PROVISION	REQUIRED	PROPOSED
LOT AREA: (min.) BUILDINGS: 9 UNITS: 159	(230m²)(4)(9)=8,280m² (100m²)(111)=11,100m² TOTAL = 19,380 m²	20,917 m²
LOT FRONTAGE: (min.)	30 m	158.5 m
LOT COVERAGE: (max.)	45%	18.6%
	9,412 m²	3,903 m²
FRONT YARD: (min.)	4.5 m	5.9 m
REAR YARD: (min.)	7.5 m	8.8 m
INTERIOR SIDE YARD: (min.)	5 m	5.4 m
LANDSCAPED OPEN SPACE: (min.)	30%	36.9%
	6,275 m²	7,719 m²
BUILDING HEIGHT: (max.)	16 m (SITE SPECIFIC)	16 m
NO. OF RESIDENTIAL UNITS:		159
PARKING: 1/UNIT 1/8 UNITS "VISITOR" ACCESSIBLE 4 + 2% OF SPACES	159 (INCL. 8 ACCESSIBLE) 20 VISITOR	160 (INCL. 9 ACCESSIBLE) 20 VISITOR
BIKE PARKING: 0.08/UNIT	13	18



VARIANCE FOR APARTMENT BUILDING HEIGHT (BUILDINGS H +J)



3 **SITE PLAN**
SCALE: 1 : 500

JPM ARCHITECTURE INC.
51 Kingston Street
Goderich, ON N7A 3K3
T 519 524 5313
www.JPMArchitecture.ca

PRELIMINARY NOT FOR CONSTRUCTION

Rev No.	DATE	REMARKS
2	13JULY2026	CLIENT REVIEW

ISSUED FOR

All measurements must be checked on the work by the Contractor.
Do not scale the drawing.
Do not use this drawing for construction until sealed and signed by the Architect.
Signing Architect has exercised responsible control with respect to design activities.

AFFORDABLE HOUSING & MUNICIPAL PARK DEVELOPMENT AT BLUEWATER LANDS

BRUCE STREET, PORT ELGIN

SITE PLAN AND STATISTICS

SITE PLAN APPROVAL

scale : As indicated

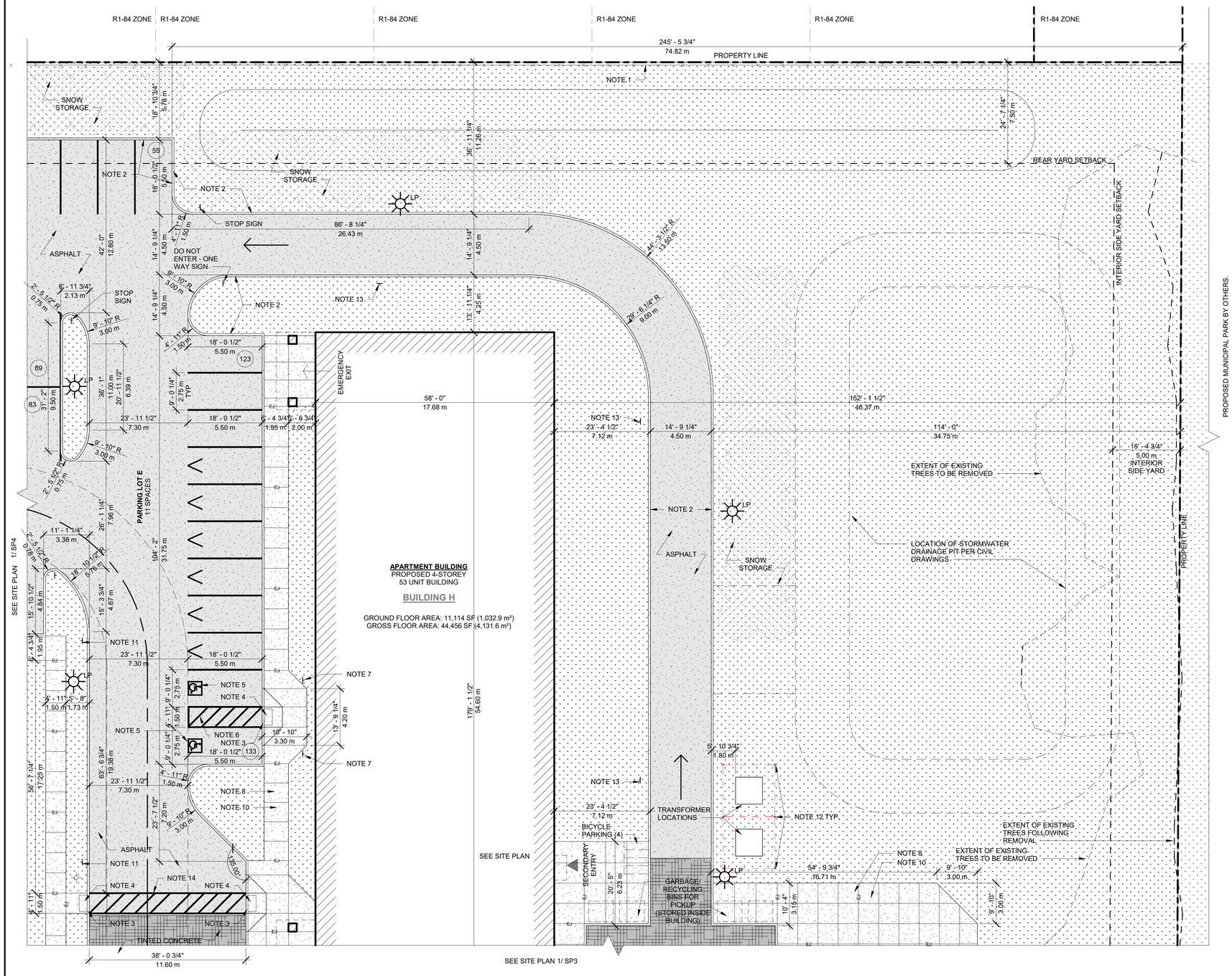
detail : a - Detail number, b - Location drawing

drawn : LS
check : JM
date : 13JULY2026
job : 2295.00
sheet : SP1

2026-08-17 4:29:58 PM

SITE PLAN GENERAL NOTES:

1. PROVIDE 1800mm (6'-0") HEIGHT WOOD SOLID BOARD PRIVACY FENCE ALONG SOUTH AND EAST PROPERTY LINES WHERE SHOWN ON SITE PLAN.
2. PROVIDE CONCRETE BARRIER CURB AROUND PARKING AREAS TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 1/ SP6.
3. PROVIDE CONCRETE MOUNTABLE CURB WHERE SHOWN IN PARKING AREA AS SHOWN TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 5/ SP6.
4. PROVIDE CAST IRON TACTILE WARNING SURFACE FOR FULL WIDTH OF SIDEWALK CAST INTO SIDEWALK EQUAL TO KINESIK ENGINEERED PRODUCTS.
5. PROVIDE WHITE PAINTED ACCESSIBILITY SYMBOL WITHIN BLUE SQUARE 1500mm (5'-0") x 1500mm (5'-0") WITH 100mm (4") WHITE BORDER WHERE SHOWN.
6. PROVIDE YELLOW PAINTED WARNING MARKINGS ON ACCESSIBILITY AISLE OF 100mm (4") PERIMETER LINE AND 300mm (12") DIAGONAL STRIPS 300mm (12") APART BETWEEN ACCESSIBLE PARKING SPACES WHERE SHOWN.
7. PROVIDE ACCESSIBLE PARKING SIGNS ON T-POSTS AT EACH ACCESSIBLE SPOT WHERE SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 4/ SP6.
8. ALL PEDESTRIAN SIDEWALKS EXCEPT CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 5% AND MAXIMUM RUNNING SLOPE OF 5% AND BE IN COMPLIANCE WITH MUNICIPAL ACCESSIBILITY GUIDELINES
9. REFER TO LANDSCAPING PLAN FOR ALL PLANTING REQUIREMENTS AND PLACEMENTS.
10. PROVIDE CONCRETE SIDEWALK PER DETAIL 1/ SP6.
11. PROVIDE 'TYPE A' NO PARKING FIRE ACCESS ROUTE SIGNS ON T-POSTS ALONG FIRE ACCESS ROUTE AS SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 9/ SP6.
12. PROVIDE CONCRETE BOLLARDS PER DETAIL 8/ SP6 AT EACH CORNER OF THE ELECTRICAL TRANSFORMERS.
13. PROVIDE 'TYPE B' NO PARKING SIGN ON T-POSTS PER DETAIL 9/ SP6.
14. PROVIDE YELLOW PAINTED CROSSWALK DESIGNATION SIMILAR TO ACCESSIBILITY AISLE MARKING IN NOTE 6.



PN

1 **PARTIAL SITE PLAN - NORTHWEST**
SCALE: 1 : 150

JPM ARCHITECTURE INC.
51 Kingston Street
Goderich, ON N7A 3K3
T 519 524 5313
www.JPMArchitecture.ca

PRELIMINARY NOT FOR CONSTRUCTION

Rev No.	DATE	REMARKS
1	13MAY2026	SITE PLAN APPROVAL

ISSUED FOR

All measurements must be checked on the work by the Contractor.
Do not scale the drawing.
Do not use this drawing for construction until sealed and signed by the Architect.
Signing Architect has exercised responsible control with respect to design activities.

AFFORDABLE HOUSING & MUNICIPAL PARK DEVELOPMENT AT BLUEWATER LANDS

BRUCE STREET, PORT ELGIN

ENLARGED SITE PLANS

SITE PLAN APPROVAL

scale : As indicated

detail : a - Detail number, b - Location drawing (a/b)

drawn : LS

check : JM

date : 13MAY2026

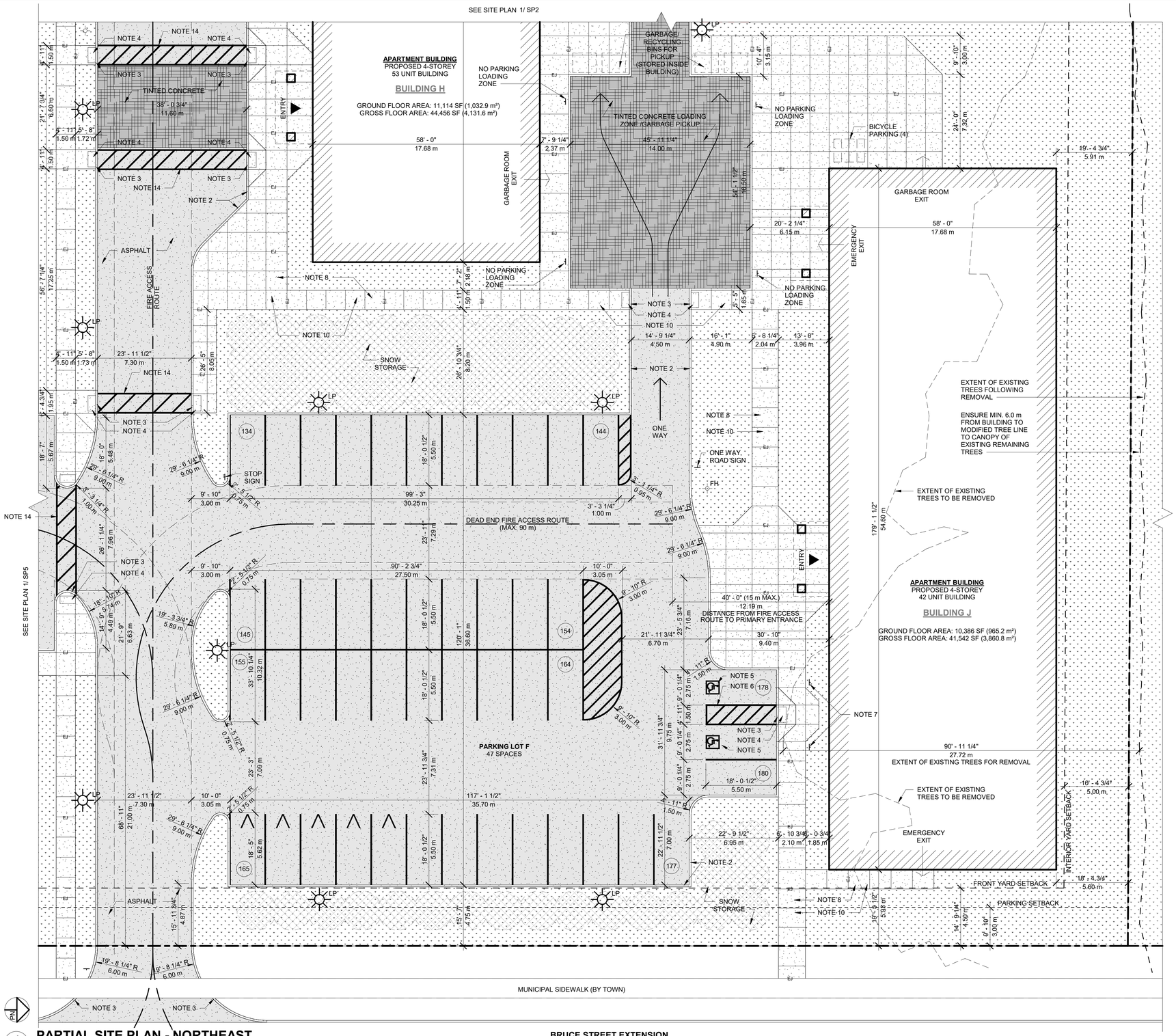
job : 2295.00

sheet : SP2

2026-08-17 4:30:02 PM

SITE PLAN GENERAL NOTES:

1. PROVIDE 1800mm (6'-0") HEIGHT WOOD SOLID BOARD PRIVACY FENCE ALONG SOUTH AND EAST PROPERTY LINES WHERE SHOWN ON SITE PLAN.
2. PROVIDE CONCRETE BARRIER CURB AROUND PARKING AREAS TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 1/ SP6.
3. PROVIDE CONCRETE MOUNTABLE CURB WHERE SHOWN IN PARKING AREA AS SHOWN TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 5/ SP6.
4. PROVIDE CAST IRON TACTILE WARNING SURFACE FOR FULL WIDTH OF SIDEWALK CAST INTO SIDEWALK EQUAL TO KINESIK ENGINEERED PRODUCTS.
5. PROVIDE WHITE PAINTED ACCESSIBILITY SYMBOL WITHIN BLUE SQUARE 1500mm (5'-0") x 1500mm (5'-0") WITH 100mm (4") WHITE BORDER WHERE SHOWN.
6. PROVIDE YELLOW PAINTED WARNING MARKINGS ON ACCESSIBILITY AISLE OF 100mm (4") PERIMETER LINE AND 300mm (12") DIAGONAL STRIPS 300mm (12") APART BETWEEN ACCESSIBLE PARKING SPACES WHERE SHOWN.
7. PROVIDE ACCESSIBLE PARKING SIGNS ON T-POSTS AT EACH ACCESSIBLE SPOT WHERE SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 4/ SP6.
8. ALL PEDESTRIAN SIDEWALKS EXCEPT CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 5% AND MAXIMUM RUNNING SLOPE OF 5% AND BE IN COMPLIANCE WITH MUNICIPAL ACCESSIBILITY GUIDELINES
9. REFER TO LANDSCAPING PLAN FOR ALL PLANTING REQUIREMENTS AND PLACEMENTS.
10. PROVIDE CONCRETE SIDEWALK PER DETAIL 1/ SP6.
11. PROVIDE 'TYPE A' NO PARKING FIRE ACCESS ROUTE SIGNS ON T-POSTS ALONG FIRE ACCESS ROUTE AS SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 9/ SP6.
12. PROVIDE CONCRETE BOLLARDS PER DETAIL 8/ SP6 AT EACH CORNER OF THE ELECTRICAL TRANSFORMERS.
13. PROVIDE 'TYPE B' NO PARKING SIGN ON T-POSTS PER DETAIL 9/ SP6.
14. PROVIDE YELLOW PAINTED CROSSWALK DESIGNATION SIMILAR TO ACCESSIBILITY AISLE MARKING IN NOTE 6.



1 PARTIAL SITE PLAN - NORTHEAST

SCALE: 1 : 150

JPM ARCHITECTURE INC.
51 Kingston Street
Goderich, ON N7A 3K3
T 519 524 5313
www.JPMArchitecture.ca

PRELIMINARY NOT FOR CONSTRUCTION

Rev No.	DATE	REMARKS
1	13MAY2026	SITE PLAN APPROVAL

ISSUED FOR

All measurements must be checked on the work by the Contractor.
Do not scale the drawing.
Do not use this drawing for construction until sealed and signed by the Architect.
Signing Architect has exercised responsible control with respect to design activities.

AFFORDABLE HOUSING & MUNICIPAL PARK DEVELOPMENT AT BLUEWATER LANDS

BRUCE STREET, PORT ELGIN

ENLARGED SITE PLANS

SITE PLAN APPROVAL

scale : As indicated

detail : a - Detail number / b - Location drawing (a/b)

drawn : LS | check : JM

date : 13MAY2026

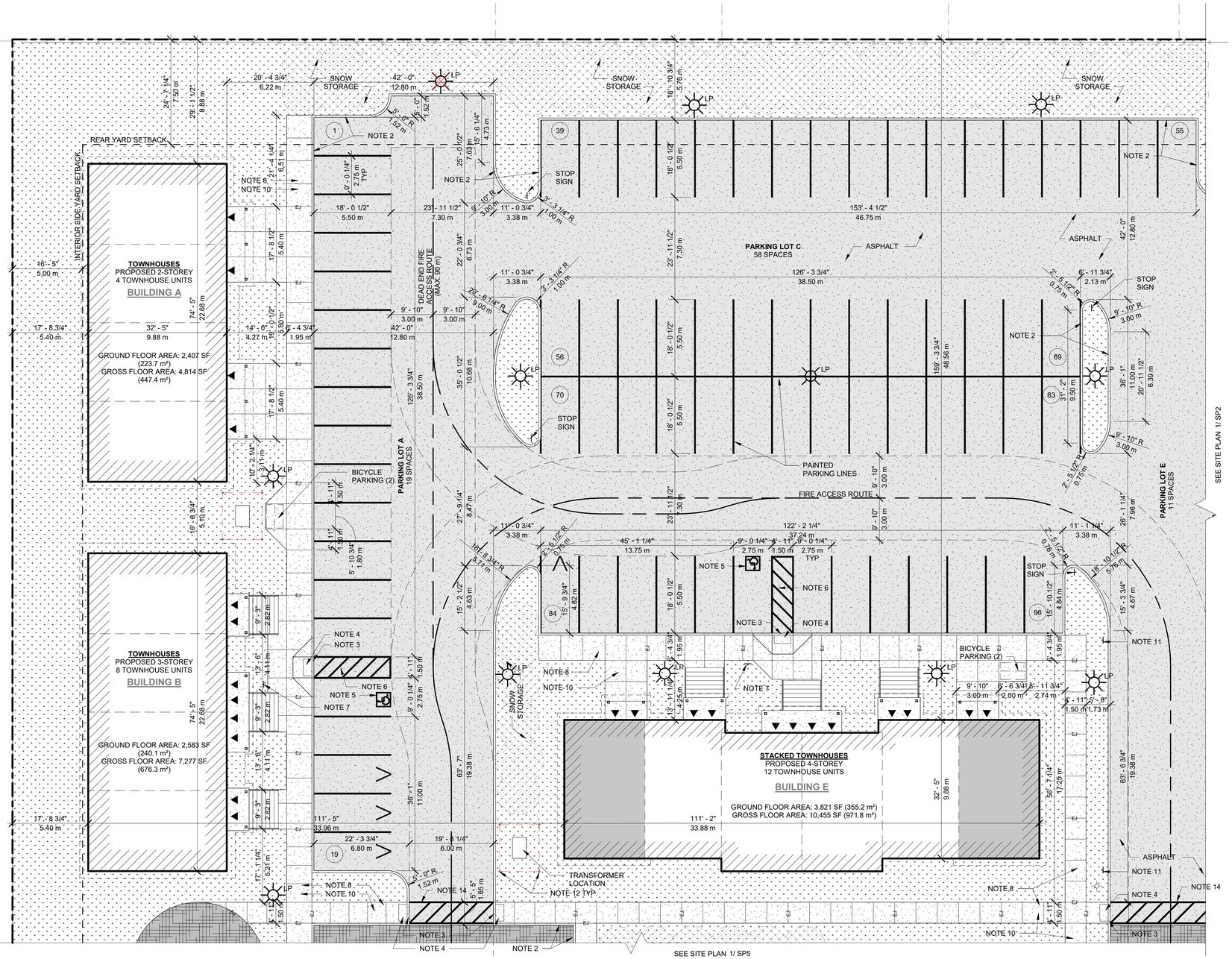
job : 2295.00

sheet : SP3

2026-08-17 4:30:07 PM

SITE PLAN GENERAL NOTES:

1. PROVIDE 1800mm (6'-0") HEIGHT WOOD SOLID BOARD PRIVACY FENCE ALONG SOUTH AND EAST PROPERTY LINES WHERE SHOWN ON SITE PLAN.
2. PROVIDE CONCRETE BARRIER CURB AROUND PARKING AREAS TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 1/ SP6.
3. PROVIDE CONCRETE MOUNTABLE CURB WHERE SHOWN IN PARKING AREA AS SHOWN TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 5/ SP6.
4. PROVIDE CAST IRON TACTILE WARNING SURFACE FOR FULL WIDTH OF SIDEWALK CAST INTO SIDEWALK EQUAL TO KINESIK ENGINEERED PRODUCTS.
5. PROVIDE WHITE PAINTED ACCESSIBILITY SYMBOL WITHIN BLUE SQUARE 1500mm (5'-0") x 1500mm (5'-0") WITH 100mm (4") WHITE BORDER WHERE SHOWN.
6. PROVIDE YELLOW PAINTED WARNING MARKINGS ON ACCESSIBILITY AISLE OF 100mm (4") PERIMETER LINE AND 300mm (12") DIAGONAL STRIPS 300mm (12") APART BETWEEN ACCESSIBLE PARKING SPACES WHERE SHOWN.
7. PROVIDE ACCESSIBLE PARKING SIGNS ON T-POSTS AT EACH ACCESSIBLE SPOT WHERE SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 4/ SP6.
8. ALL PEDESTRIAN SIDEWALKS EXCEPT CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 5% AND MAXIMUM RUNNING SLOPE OF 5% AND BE IN COMPLIANCE WITH MUNICIPAL ACCESSIBILITY GUIDELINES
9. REFER TO LANDSCAPING PLAN FOR ALL PLANTING REQUIREMENTS AND PLACEMENTS.
10. PROVIDE CONCRETE SIDEWALK PER DETAIL 1/ SP6.
11. PROVIDE 'TYPE A' NO PARKING FIRE ACCESS ROUTE SIGNS ON T-POSTS ALONG FIRE ACCESS ROUTE AS SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 9/ SP6.
12. PROVIDE CONCRETE BOLLARDS PER DETAIL 8/ SP6 AT EACH CORNER OF THE ELECTRICAL TRANSFORMERS.
13. PROVIDE 'TYPE B' NO PARKING SIGN ON T-POSTS PER DETAIL 9/ SP6.
14. PROVIDE YELLOW PAINTED CROSSWALK DESIGNATION SIMILAR TO ACCESSIBILITY AISLE MARKING IN NOTE 6.



1 **PARTIAL SITE PLAN - SOUTHWEST**
SCALE: 1 : 150

JPM ARCHITECTURE INC.
51 Kingston Street
Goderich, ON N7A 3K3
T 519 524 5313
www.JPMArchitecture.ca

PRELIMINARY NOT FOR CONSTRUCTION

Rev No.	DATE	REMARKS
1	13MAY2026	SITE PLAN APPROVAL

ISSUED FOR

All measurements must be checked on the work by the Contractor.
Do not scale the drawing.
Do not use this drawing for construction until sealed and signed by the Architect.
Signing Architect has exercised responsible control with respect to design activities.

AFFORDABLE HOUSING & MUNICIPAL PARK DEVELOPMENT AT BLUEWATER LANDS

BRUCE STREET, PORT ELGIN

ENLARGED SITE PLANS

SITE PLAN APPROVAL

scale : As indicated

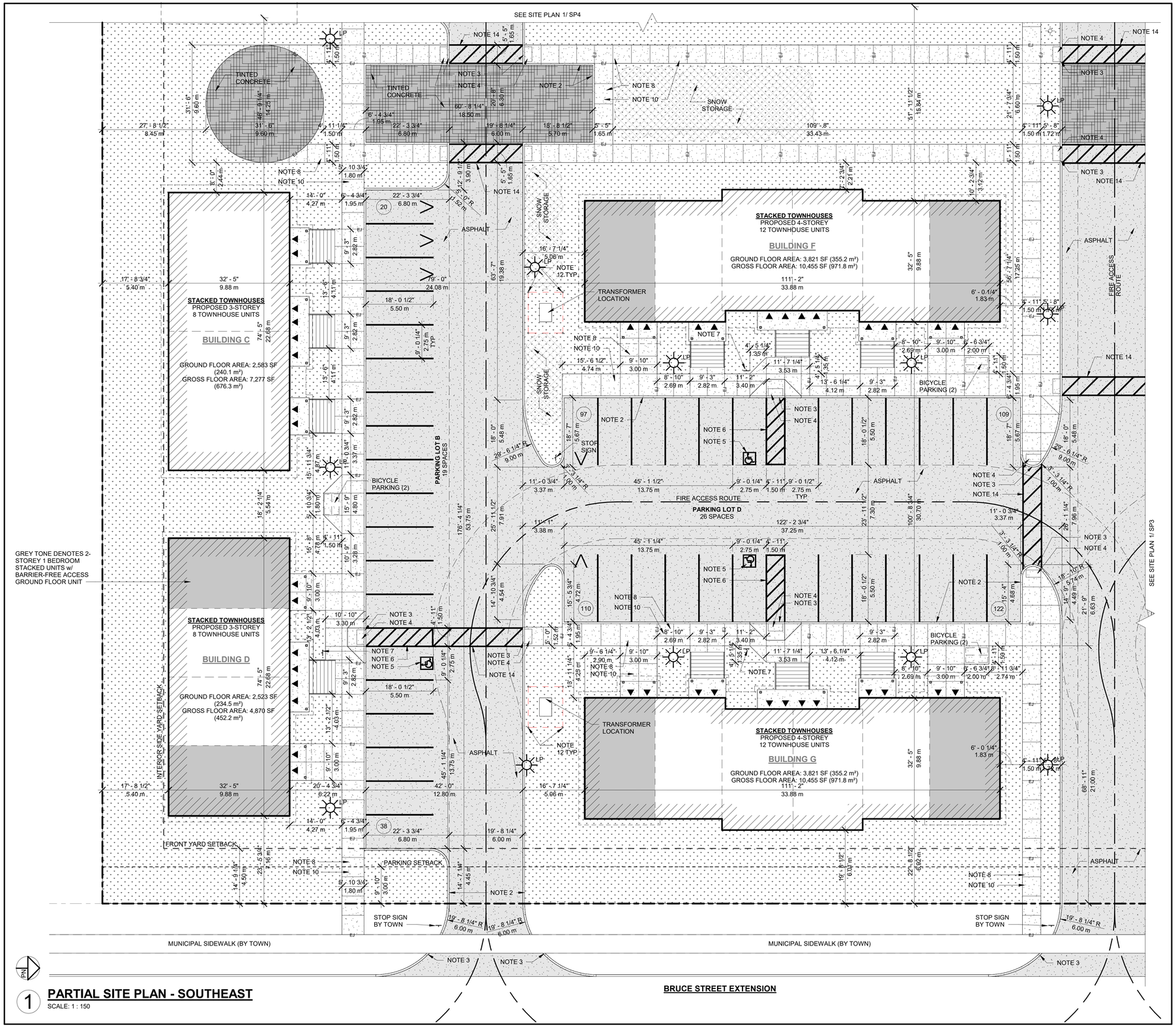
detail : a - Detail number, b - Location drawing

drawn : LS
check : JM
date : 13MAY2026
job : 2295.00
sheet : SP4

2026-08-17 4:30:11 PM

SITE PLAN GENERAL NOTES:

1. PROVIDE 1800mm (6'-0") HEIGHT WOOD SOLID BOARD PRIVACY FENCE ALONG SOUTH AND EAST PROPERTY LINES WHERE SHOWN ON SITE PLAN.
2. PROVIDE CONCRETE BARRIER CURB AROUND PARKING AREAS TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 1/ SP6.
3. PROVIDE CONCRETE MOUNTABLE CURB WHERE SHOWN IN PARKING AREA AS SHOWN TO ONTARIO PROVINCIAL STANDARD DETAIL OPSD 600.110 - SEE DETAIL 5/ SP6.
4. PROVIDE CAST IRON TACTILE WARNING SURFACE FOR FULL WIDTH OF SIDEWALK CAST INTO SIDEWALK EQUAL TO KINESIK ENGINEERED PRODUCTS.
5. PROVIDE WHITE PAINTED ACCESSIBILITY SYMBOL WITHIN BLUE SQUARE 1500mm (5'-0") x 1500mm (5'-0") WITH 100mm (4") WHITE BORDER WHERE SHOWN.
6. PROVIDE YELLOW PAINTED WARNING MARKINGS ON ACCESSIBILITY AISLE OF 100mm (4") PERIMETER LINE AND 300mm (12") DIAGONAL STRIPS 300mm (12") APART BETWEEN ACCESSIBLE PARKING SPACES WHERE SHOWN.
7. PROVIDE ACCESSIBLE PARKING SIGNS ON T-POSTS AT EACH ACCESSIBLE SPOT WHERE SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 4/ SP6.
8. ALL PEDESTRIAN SIDEWALKS EXCEPT CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 5% AND MAXIMUM RUNNING SLOPE OF 5% AND BE IN COMPLIANCE WITH MUNICIPAL ACCESSIBILITY GUIDELINES
9. REFER TO LANDSCAPING PLAN FOR ALL PLANTING REQUIREMENTS AND PLACEMENTS.
10. PROVIDE CONCRETE SIDEWALK PER DETAIL 1/ SP6.
11. PROVIDE 'TYPE A' NO PARKING FIRE ACCESS ROUTE SIGNS ON T-POSTS ALONG FIRE ACCESS ROUTE AS SHOWN ON SITE PLAN AND AS SHOWN IN DETAIL 9/ SP6.
12. PROVIDE CONCRETE BOLLARDS PER DETAIL 8/ SP6 AT EACH CORNER OF THE ELECTRICAL TRANSFORMERS.
13. PROVIDE 'TYPE B' NO PARKING SIGN ON T-POSTS PER DETAIL 9/ SP6.
14. PROVIDE YELLOW PAINTED CROSSWALK DESIGNATION SIMILAR TO ACCESSIBILITY AISLE MARKING IN NOTE 6.



1 PARTIAL SITE PLAN - SOUTHEAST

SCALE: 1 : 150

JPM ARCHITECTURE INC.

51 Kingston Street
Goderich, ON N7A 3K3
T 519 524 5313
www.JPMArchitecture.ca

PRELIMINARY NOT FOR CONSTRUCTION

Rev No.	DATE	REMARKS
1	13MAY2026	SITE PLAN APPROVAL

ISSUED FOR

All measurements must be checked on the work by the Contractor.
Do not scale the drawing.
Do not use this drawing for construction until sealed and signed by the Architect.
Signing Architect has exercised responsible control with respect to design activities.

AFFORDABLE HOUSING & MUNICIPAL PARK DEVELOPMENT AT BLUEWATER LANDS

BRUCE STREET, PORT ELGIN

ENLARGED SITE PLANS

SITE PLAN APPROVAL

scale : As indicated

detail : a - Detail number, b - Location drawing

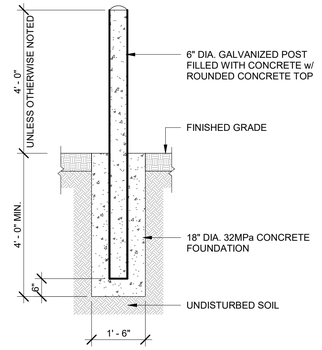
drawn : LS | check : JM

date : 13MAY2026

job : 2295.00

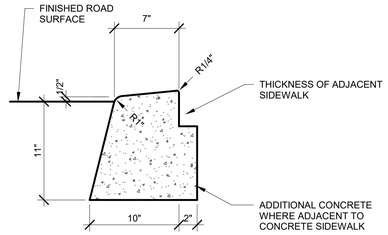
sheet : SP5

2026-08-17 4:30:15 PM



8 CONCRETE BOLLARD DETAIL

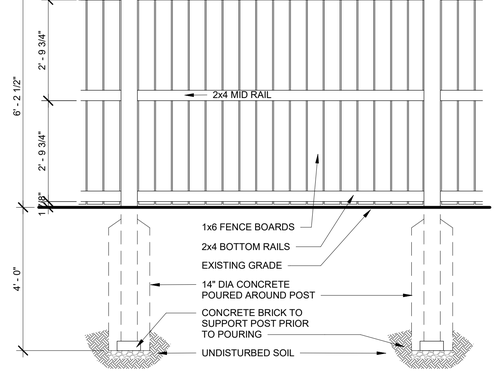
SCALE: 1 : 24



NOTES:
CONSTRUCT CURB TO OPSD 600.110 CONCRETE BARRIER CURB USE THIS DRAWING AS REFERENCE ONLY.
1. FOR SLIPFORMING PROCEDURE A 5% BATTER IS ACCEPTABLE.

7 CONCRETE DROPPED CURB DETAIL

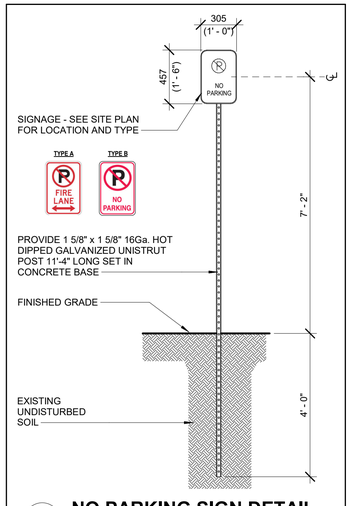
SCALE: 1 : 8



NOTE:
- ALL FENCE WOOD SHALL BE "SIENNA" PRESSURE TREATED
- PROVIDE SIMPSON STRONG-TIE FBFZ CONNECTORS BETWEEN RAILS AND POSTS
- FASTENERS EPOXY COATED COLOUR MATCH SCREWS.
- ALL CUT ENDS TO HAVE END CUT PRESERVATIVE APPLIED IN COLOUR TO MATCH "SIENNA" PRESSURE TREATED LUMBER
- ELEVATION FROM EXTERIOR SIDE OF FENCE.

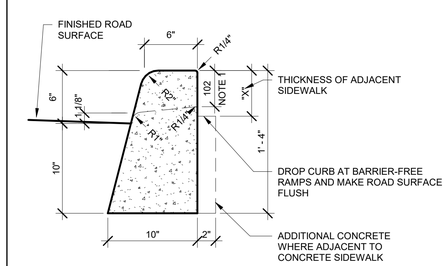
6 PRIVACY FENCE DETAIL

SCALE: 1 : 24



9 NO PARKING SIGN DETAIL

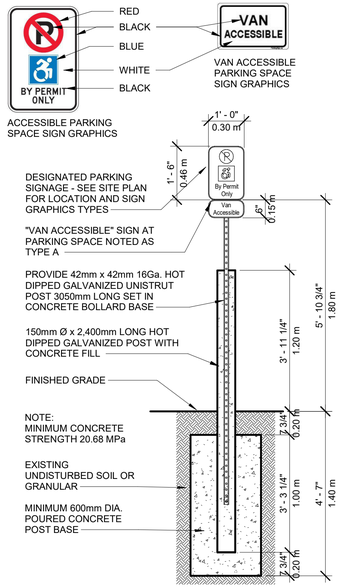
SCALE: 1 : 24



NOTES:
CONSTRUCT CURB TO OPSD 600.110 CONCRETE BARRIER CURB USE THIS DRAWING AS REFERENCE ONLY
1. WHEN SIDEWALK IS CONTINUOUSLY ADJACENT, THE DROPPED CURB AT ENTRANCES SHALL BE REDUCED TO 3".
2. FOR SLIPFORMING PROCEDURE A 5% BATTER IS ACCEPTABLE.
3. TREATMENT AT ENTRANCES SHALL BE IN ACCORDANCE WITH OPSD 351.010.
4. OUTLET TREATMENT SHALL BE ACCORDING TO THE OPSD 610 SERIES.
5. THE TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE A MINIMUM LENGTH OF 3.0m (9'-10"), EXCEPT IN CONJUNCTION WITH GUIDE RAIL WHERE IT SHALL BE IN ACCORDANCE WITH THE OPSD 900 SERIES.

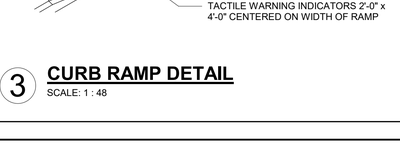
5 CONCRETE BARRIER CURB DETAIL

SCALE: 1 : 8



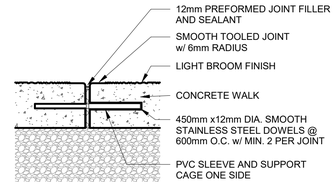
4 BARRIER-FREE PARKING SIGN DETAIL

SCALE: 1 : 24

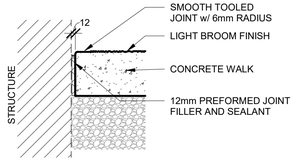


3 CURB RAMP DETAIL

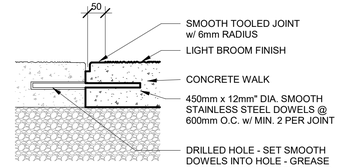
SCALE: 1 : 48



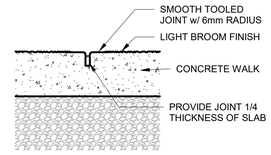
EXPANSION JOINT (EJ)



ISOLATION JOINT (IJ)



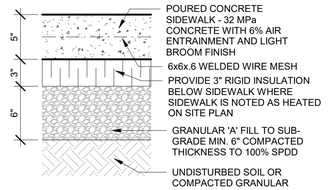
COLD JOINT (DJ)



TOOLED CONTROL JOINT (CJ)

2 CONCRETE SIDEWALK JOINT DETAILS

SCALE: 1 : 8



NOTE:
1. PROVIDE TOOLED CONTROL JOINTS PERPENDICULAR ACROSS SIDEWALKS AT 5'-0" O.C. AND EXPANSION JOINTS @ MAX. 25'-0" OR AS SHOWN ON DRAWINGS
2. PROVIDE 3" RIGID INSULATION BETWEEN GRANULAR 'A' AND CONCRETE WHERE SHOWN ON SITE PLAN FOR HEATED SIDEWALK AREAS

1 CONCRETE SIDEWALK DETAIL

SCALE: 1 : 8

JPM ARCHITECTURE INC.
51 Kingston Street
Goderich, ON N7A 3K3
T 519 524 5313
www.JPMArchitecture.ca

PRELIMINARY NOT FOR CONSTRUCTION

Rev No.	DATE	REMARKS
1	13MAY2026	SITE PLAN APPROVAL

ISSUED FOR

All measurements must be checked on the work by the Contractor.
Do not scale the drawing.
Do not use this drawing for construction until sealed and signed by the Architect.
Signing Architect has exercised responsible control with respect to design activities.

AFFORDABLE HOUSING & MUNICIPAL PARK DEVELOPMENT AT BLUEWATER LANDS

BRUCE STREET, PORT ELGIN

SITE PLAN DETAILS

SITE PLAN APPROVAL

scale : As indicated

detail : a - Detail number, b - Location drawing

drawn : LS

check : JM

date : 13MAY2026

job : 2295.00

sheet : SP6

2026-08-17 4:30:18 PM