



ARCHITECTS CONSULTANTS DESIGNERS

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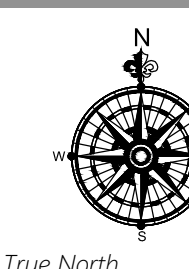
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Project North

Project North



True North

PROJECT TITLE:

GBH - GEORGIAN
BAY HARBOUR
Condo Development

23-37 Trowbridge St.,
Meaford, ON

PROJECT NO. **23016**

DRAWING TITLE:

SITE CONTEXT PLAN

Drawn By	MP
Checked By	RL
Date	2024-08-15

SHEET NO. **SP010**



1 SITE CONTEXT PLAN
SP010 SCALE: 1:2000 MTS

SP010 SCALE: 1:2000 MTS



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121 Lebovic Avenue Unit C04, Toronto ON M1L 0J2

SCALE 1 : 250

5 4 3 2 1 0 5 10 25 METRES

RODNEY G. REYNOLDS
ONTARIO LAND SURVEYOR

LEGEND

□ DENOTES PLANTED ■ DENOTES FOUND
 SIB - DENOTES STANDARD IRON BAR
 IB - DENOTES IRON BAR
 IBφ - DENOTES ROUND IRON BAR
 IP - DENOTES IRON PIPE
 CC - DENOTES CUT CROSS

(H&M) - IDENTIFIES HEWETT & MILNE LTD.
(ZUMQ) - IDENTIFIES ZUBEK, EMO, PATTEN & THOMSEN LTD.

(WT.) - DENOTES WITNESS
(OU) - DENOTES ORIGIN UNKNOWN
-OH- DENOTES OVERHEAD HYDRO
(P.I.N.) - DENOTES PROPERTY IDENTIFICATION NUMBER
(P1) - DENOTES PLAN OF SURVEY BY HEWETT AND MILNE ONTARIO LAND SURVEYORS
DATED OCTOBER 1, 1964.
(P2) - DENOTES PLAN OF SURVEY BY HEWETT AND MILNE ONTARIO LAND SURVEYORS
DATED NOVEMBER 10, 1989.

BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM
THE N74°20'00"E OF THE NORTHERLY LIMIT
OF TROWBRIDGE STREET, IN ACCORDANCE WITH
DEPOSITED PLAN 16R-7792.

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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. THIS SURVEY WAS COMPLETED ON THE 6th DAY OF OCTOBER, 2021

OCTOBER 7, 2021
WASAGA BEACH, ONTARIO


RODNEY S. REYNOLD
ONTARIO LAND SURVEYOR

RODNEY G. REYNOLDS
ONTARIO LAND SURVEYOR
P.O. BOX 333 998 MOSLEY STREET
WASAGA BEACH, ONTARIO L9Z 1A4
(705)429-5028 WWW.REYNOLDSSURVEYING.COM

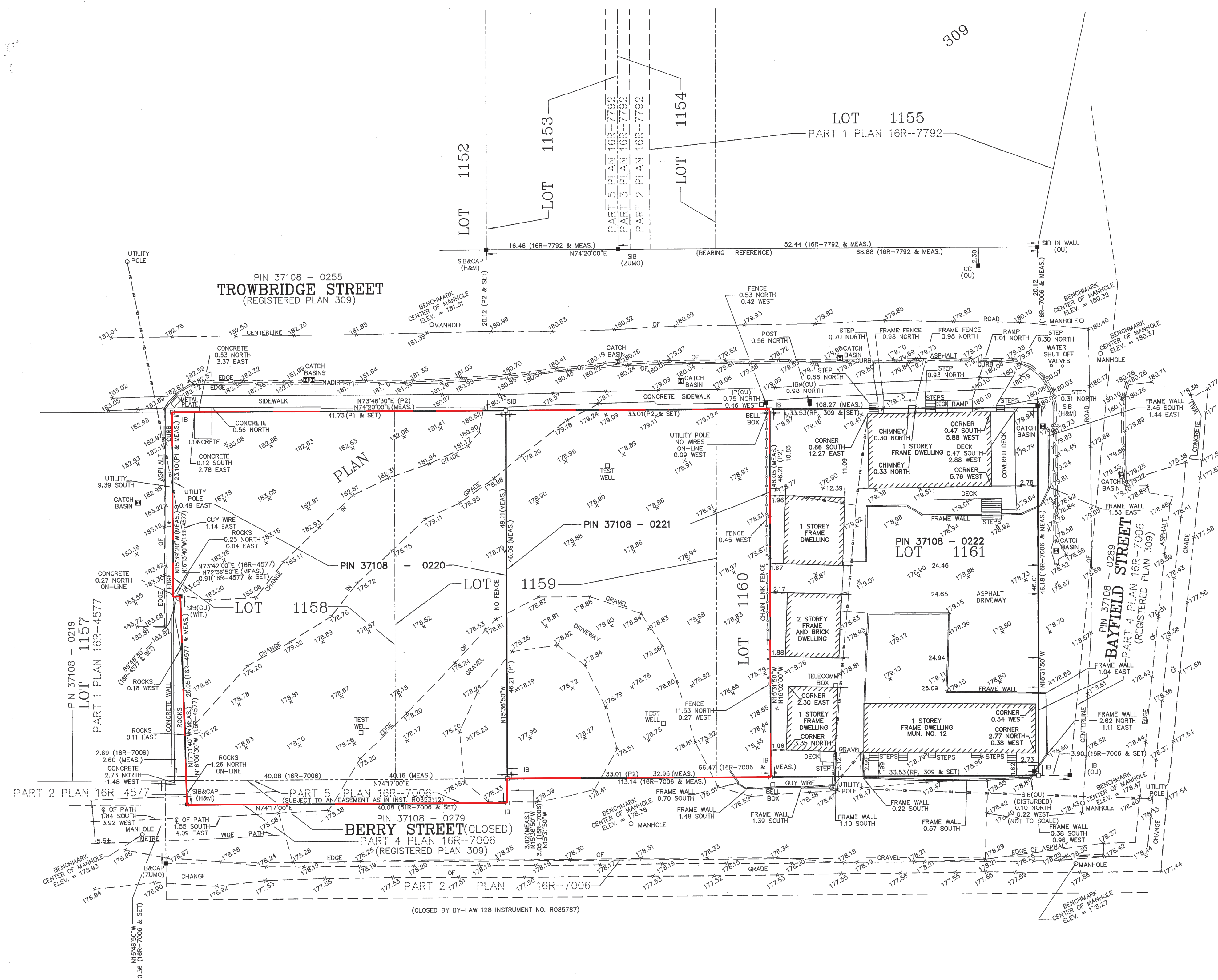
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2175867



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RODNEY G. REYNOLDS O.L.S.
IN ACCORDANCE WITH
REGULATION 1058, SECTION 28(1)

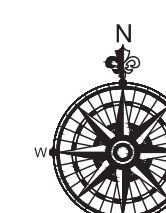
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GEORGIAN BAY HARBOUR, R.G. REYNOLDS, O.L.S. ACCEPTS NO RESPONSIBILITY
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ELEVATION NOTE

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE OBSERVED
TEMPORARY BENCHMARKS FROM THE REAL TIME NETWORK (RTN),
UTM ZONE 17, NAD 83 (CSRS) (2010).



Project North



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GBH - GEORGIAN
BAY HARBOUR
Condo Development

23-37 Trowbridge St.,
Meaford, ON

PROJECT NO.

23016

DRAWING TITLE:

EXISTING SITE
(FOR REFERENCE ONLY)

Drawn By	MP
Checked By	RL
Date	2024-08-1

SHEET NO. **SP100**

NOTE

CODEDTC AND ARE DERIVED FROM THE OBSERVED MARKS ON THE REAL TIME NETWORK (RTN), 83 (CPRS) (2010).

PROJECT DATA

MUNICIPAL ADDRESS : 23 & 37 Trowbridge Street East, Meaford, Ontario
LEGAL DESCRIPTION: Lots 1158, 1159, 1160 REGISTERED PLAN 309 Town of Meaford

ZONING:	Commercial (C1) and Environmental Protection (EP)
PROPOSED USES:	Mixed-use Residential and Commercial

LOT FRONTAGE	74.74 m	245.15 ft
LOT DEPTH	46.05 m	151.04 ft

FLOOR AREA U/G PARKING LEVEL	5,528.08 m2	59,504 SF
BELOW GRADE PARKING LEVEL 1	2,764.04 m2	29,752 SF
BELOW GRADE PARKING LEVEL 2	2,764.04 m2	29,752 SF

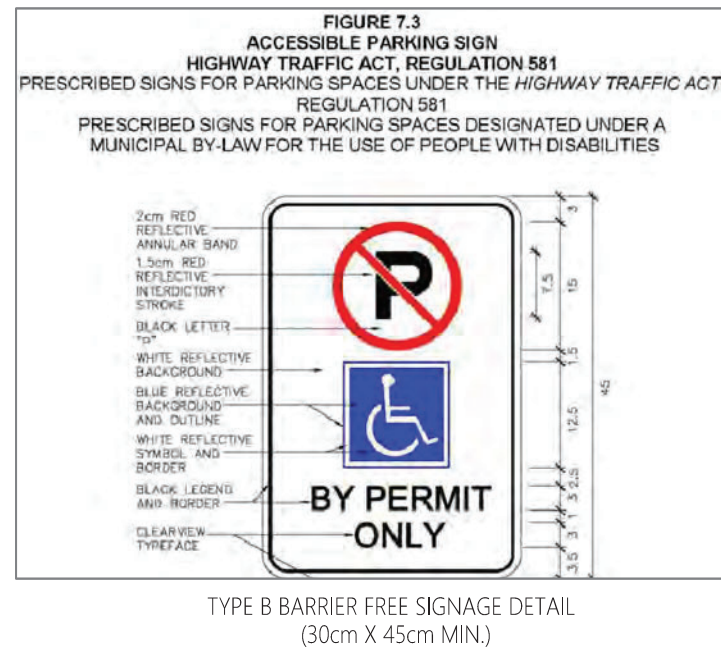
PROPOSED RETAIL (GFA)	278.32 m2	2996 SF
LEVEL 1 GROUND FLOOR	278.32 m2	2996 SF

BUILDING HEIGHT	STANDARD	PROPOSED		COMPLIANCE
MAX. BUILDING HEIGHT	TBD	15.54 m		

PARKING SPACE	STANDARD	PROPOSED	COMPLIANCE
PARKING STALL DIMENSIONS	2.7 X 5.8	2.7 X 5.8	YES
PARALLEL PARKING STALL DIMENSIONS	3.6 X 7.5	0	
ACCESSIBLE PARKING STALL DIMENSIONS (A&B)	3.4X7.5 & 2.4X5.8	3.4X7.5 & 2.4X5.8	YES
DOUBLE LOADS DRIVE ISLE-TWO-WAY	5.8	5.8	YES

PROPOSED RESIDENTIAL UNITS	
TOTAL NUMBER OF UNITS	100 UNITS
LEVEL 1 GROUND FLOOR	16 UNITS
LEVEL 2 SECOND FLOOR	23 UNITS
LEVEL 3 THIRD FLOOR	23 UNITS
LEVEL 4 FOURTH FLOOR	21 UNITS
LEVEL 5 FIFTH FLOOR	17 UNITS

PROPOSED AMENITY	STANDARD		PROVIDED	
	m2	sq ft	m2	sq ft
INDOOR AMENITY	TBD	TBD	383.00 m2	4123 SF
OUTDOOR AMENITY (ROOF DECK)	TBD	TBD	552.00 m2	5942 SF

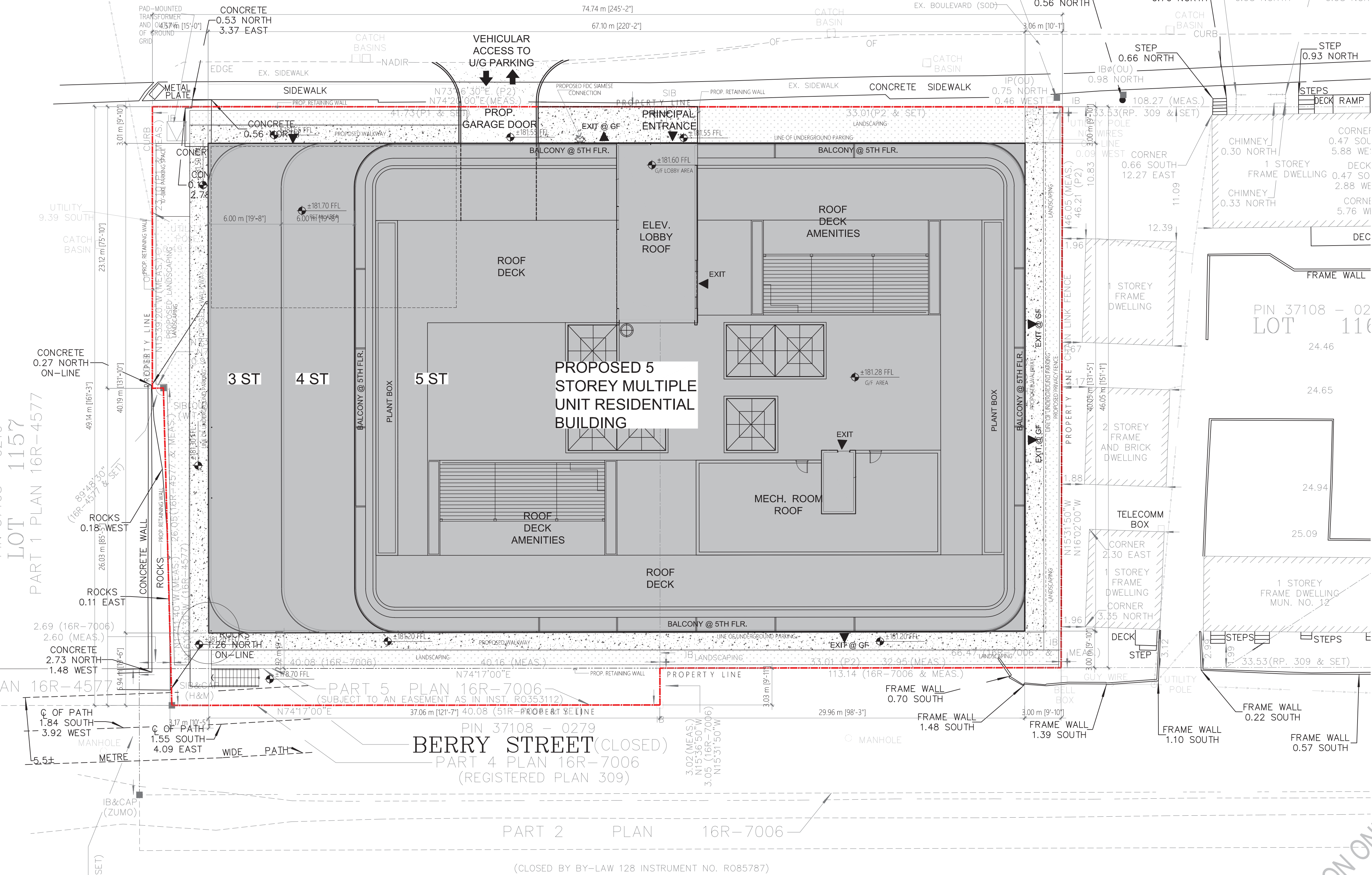


TYPE B BARRIER FREE SIGNAGE DETAIL
(30cm X 45cm MIN.)

GENERAL NOTES:

1. FIRE HYDRANTS TO BE LOCATED WITHIN 90 M OF ALL POINTS OF BUILDING FACADE FACING TROWBRIDGE ST. AND WITHIN 45 M OF FIRE DEPARTMENT CONNECTIONS FIRE HYDRANTS TO BE LOCATED BY SIDE SERVICES AND FIRE PROTECTION AND FIRE PROTECTION ENGINEERS.
2. FOR LANDSCAPING & GRADES, DRAINAGE REFER TO LANDSCAPE DRAWINGS AND CIVIL DRAWINGS
3. RESIDENTIAL GARBAGE AND RECYCLING: GARBAGE ROOM PROVIDED AT UNDERGROUND LEVEL OF THE BUILDING.

PROPERTY LINE IS BASE ON EXPROPRIATION PLAN OF
LOTS 1158, 1159, 1160 REGISTERED PLAN 309 TOWN OF MEAFORD,
ONTARIO
BY: RODNEY G. REYNOLDS
ONTARIO LAND SURVEYOR



BIG HEAD RIVER

1 SITE DEVELOPMENT PLAN
SP101 SCALE: 1:200 MTS



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ARCHITECTS INC.

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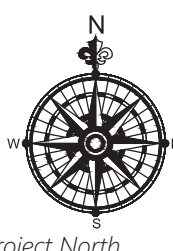
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BAY HARBOUR
Condo Development

23-37 Trowbridge St.,
Meaford, ON

PROJECT NO.

23016

DRAWING TITLE:

SITE DEVELOPMENT PLAN

Drawn By	MP
Checked By	RL
Date	2024-08-15

SHEET
NO.

SP101



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Project North

23-37 Trowbridge St.,
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SHEET NO. **A101**

FOR COORDINATION ONLY

A101



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GBH - GEORGIAN
BAY HARBOUR
Condo Development

23-37 Trowbridge St.,
Meaford, ON

PROJECT NO. **23016**

DRAWING TITLE:

OVERALL PLAN -
UNDERGROUND PARKING
LEVEL 1

SHEET
NO.

A101



1 OVERALL PLAN

A101 SCALE: 1:150 MTS

FOR COORDINATION ONLY



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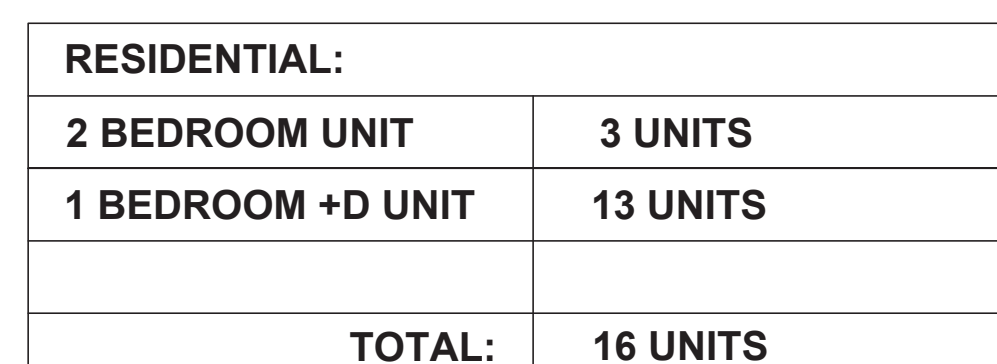
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True North

23-37 Trowbridge St.,
Meaford, ON

23016

A102



GROUND FLOOR LEVEL
OVERALL PLAN
SCALE: 1:150 MTS

FOR COORDINATION ONLY



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PROJECT NO.

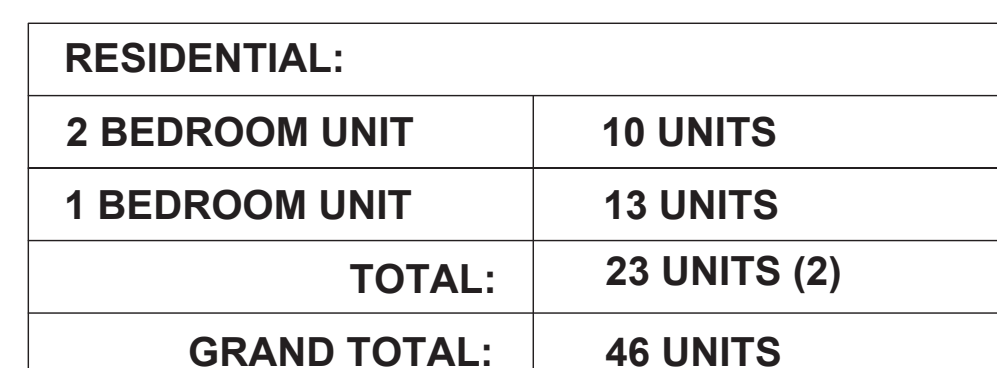
23016

DRAWING TITLE:

OVERALL PLAN -
SECOND - THIRD
FLOOR LEVEL

Drawn By	MP
Checked By	RL
Date	2024-08-15

SHEET NO. **A103**



SECOND- THIRD FLOOR LEVEL

OVERALL PLAN

SCALE: 1:150 MTS

FOR COORDINATION ONLY

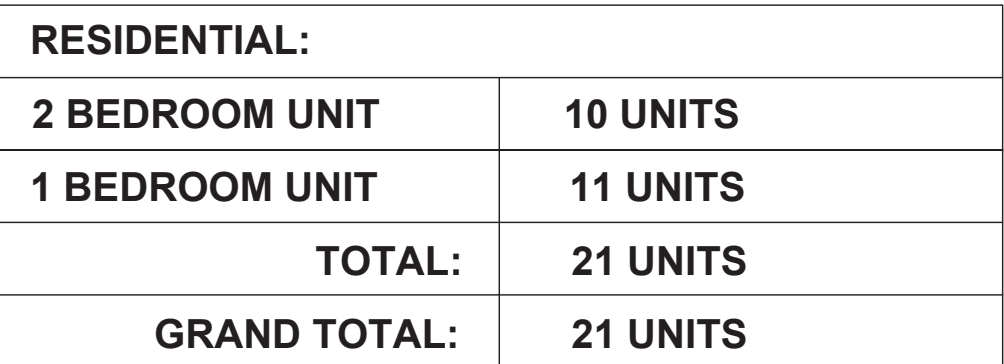


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3-37 Trowbridge St.,
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SHEET NO. **A104**



A104

SCALE: 1:150 MTS

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Project North

North

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GBH - GEORGIAN
BAY HARBOUR
Condo Development

23-37 Trowbridge St.,
Meaford, ON

PROJECT NO.

23016

DRAWING TITLE:

OVERALL PLAN -
FIFTH FLOOR LEVEL

Drawn By	MP
Checked By	RL
Date	2024-08-15

SHEET
NO.

A105

RESIDENTIAL:	
2 BEDROOM UNIT	9 UNITS
1 BEDROOM UNIT	8 UNITS
TOTAL:	17 UNITS
GRAND TOTAL:	17 UNITS

FIFTH FLOOR LEVEL
OVERALL PLAN

1

A105

SCALE: 1:150 MTS

FOR COORDINATION ONLY



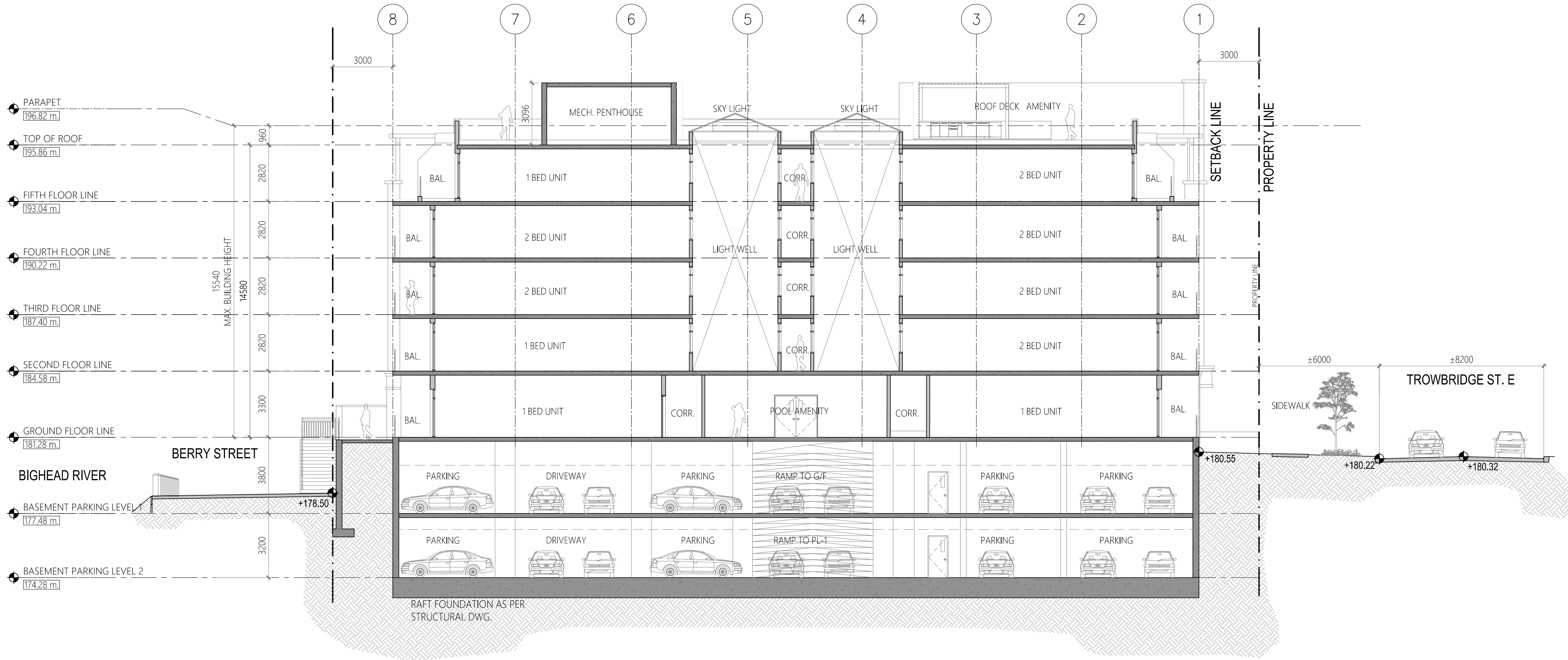
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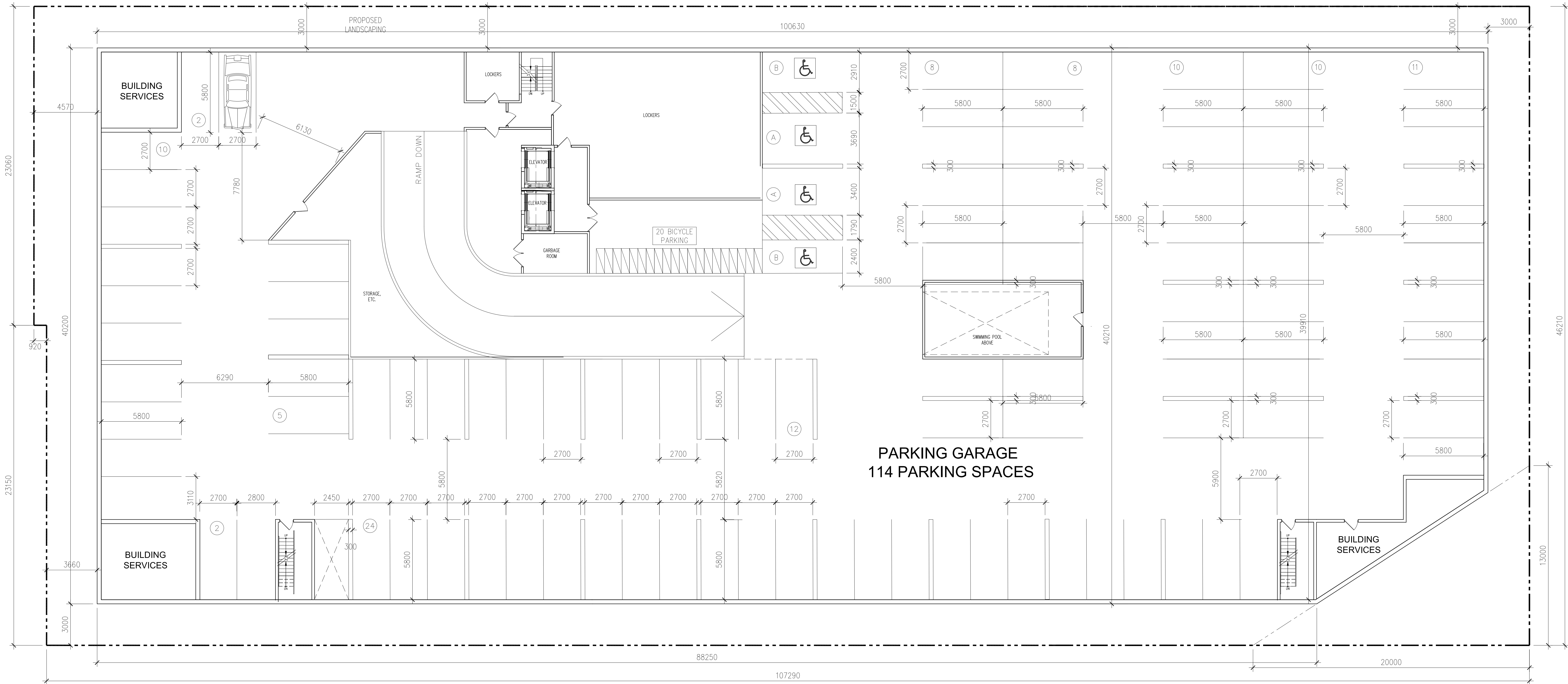
SHEET NO. **A106**

SCALE: 1:150 MTS

FOR COORDINATION ONLY



2 SECTION THRU B-B'
A300 SCALE: 1:175 MTS



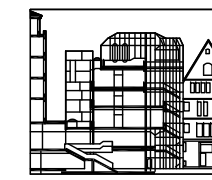
1 1st UNDERGROUND PARKING LEVEL FLOOR PLAN
SCALE = 1:100

BERRY STREET

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Architect of Record:



**ANDRE
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ARCHITECT**

135 HOLMES AVE. TORONTO, ON. M2N 4M5
TEL: (416) 733-9000 E-mail: info@shermanarchitect.com

Seal:

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions:

No:	Date:	Rev.:
1	21/04/30	FOR CLIENT REVIEW
2	21/05/03	FOR CLIENT REVIEW
3	21/05/10	FOR CLIENT REVIEW
4	21/05/18	FOR CLIENT REVIEW
5	21/05/27	FOR ZONING AMENDMENT
6	21/07/12	FOR CLIENT REVIEW
7	21/08/02	FOR CLIENT REVIEW 21 BAYFIELD ADDED
8	21/10/11	FOR REVIEW
9	21/11/03	FOR CLIENT REVIEW

Project Name:

**GEORGIAN BAY
HARBOUR CONDOS**

23-37 TROWBRIDGE ROAD, MEAFORD, ON.

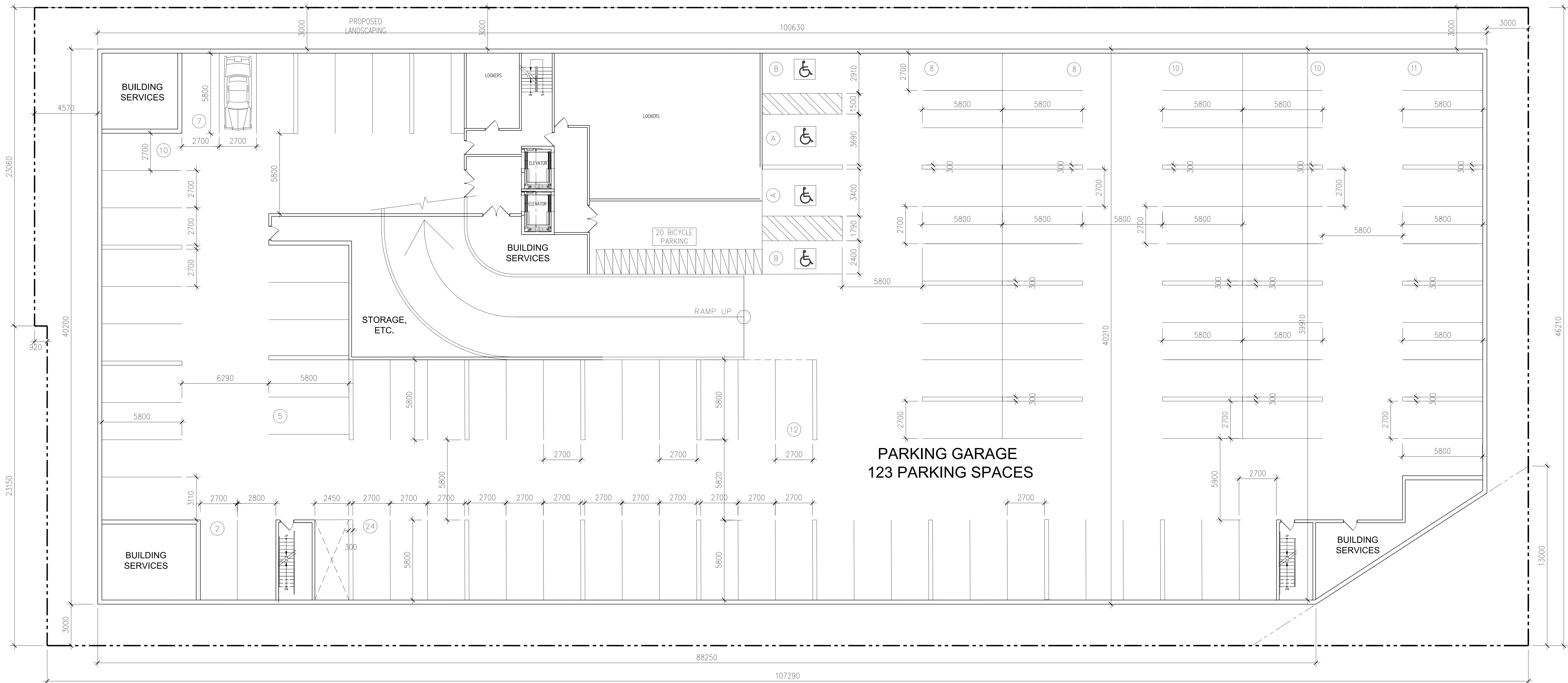
Drawing Title:

**SITE PLAN (ON-GRADE
PARKING LEVEL FLOOR)**

SCALE: AS INDICATED DATE: 21/04/30

Drawn BY: AS CHECKED BY:

DRAWING NO: **A100**



1 2nd UNDERGROUND PARKING LEVEL FLOOR PLAN
A101 SCALE = 1:100

BERRY STREET

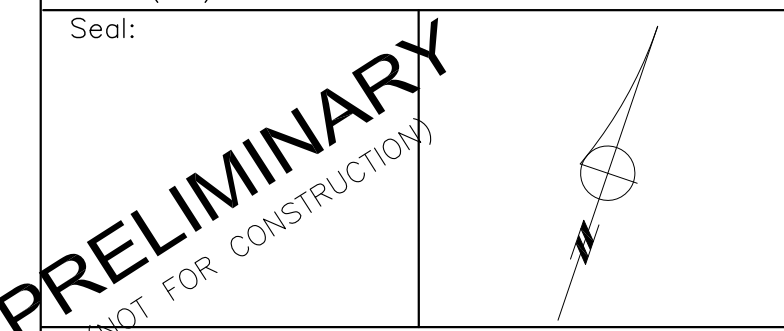
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Architect of Record:

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TEL: (416) 733-9000 E-mail: info@shermanarchitect.com

Seal:



Revisions:

No.	Date:	Rev.:
1	21/04/30	FOR CLIENT REVIEW
2	21/05/03	FOR CLIENT REVIEW
3	21/05/10	FOR CLIENT REVIEW
4	21/05/18	FOR CLIENT REVIEW
5	21/05/27	FOR ZONING AMENDMENT
6	21/07/12	FOR CLIENT REVIEW
7	21/08/02	FOR CLIENT REVIEW 21 BAYFIELD ADDED
9	21/11/03	FOR CLIENT REVIEW

Project Name:

GEORGIAN BAY HARBOUR CONDOS

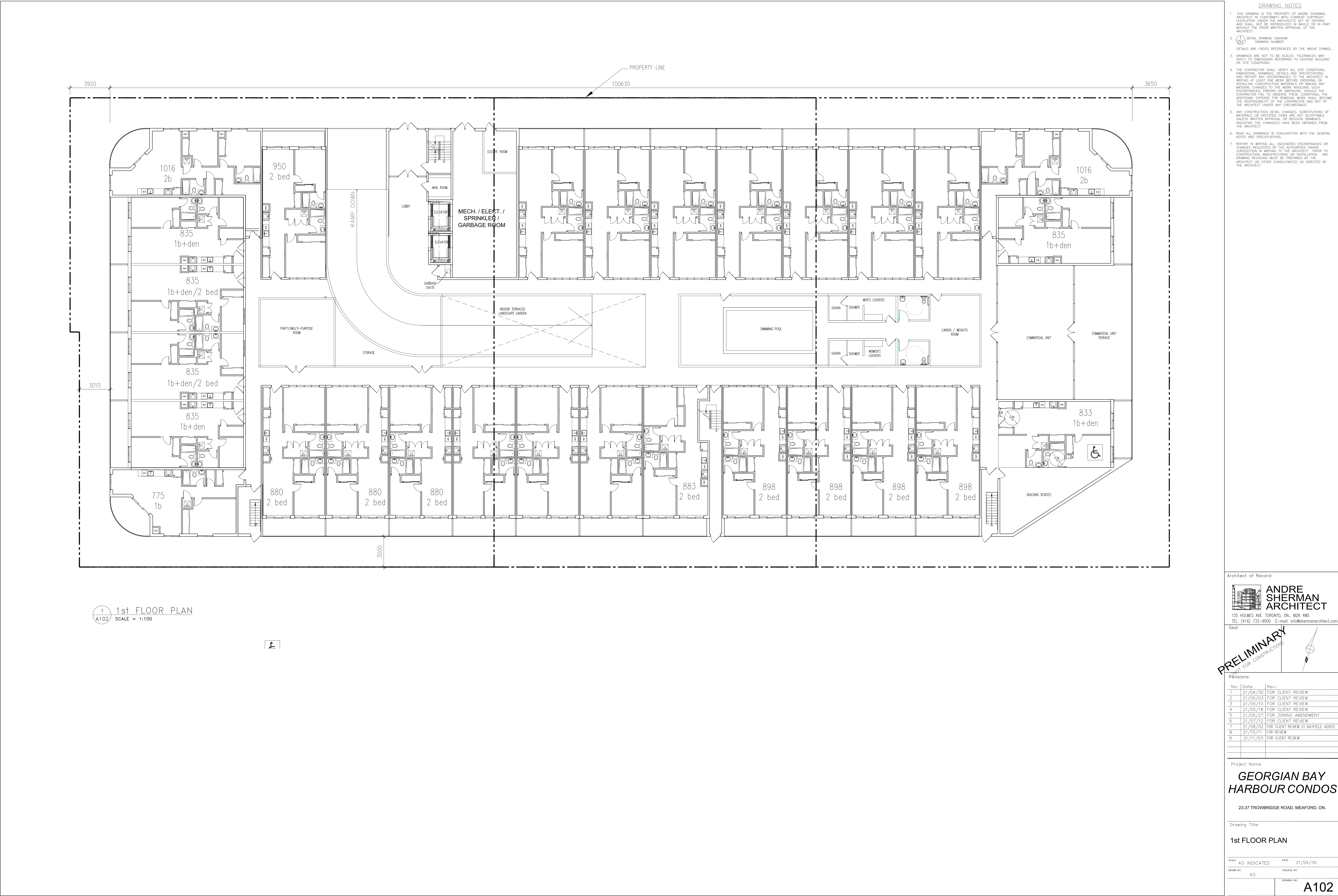
23-37 TROWBRIDGE ROAD, MEAFORD, ON.

Drawing Title:

UNDERGROUND PARKING LEVEL FLOOR PLAN

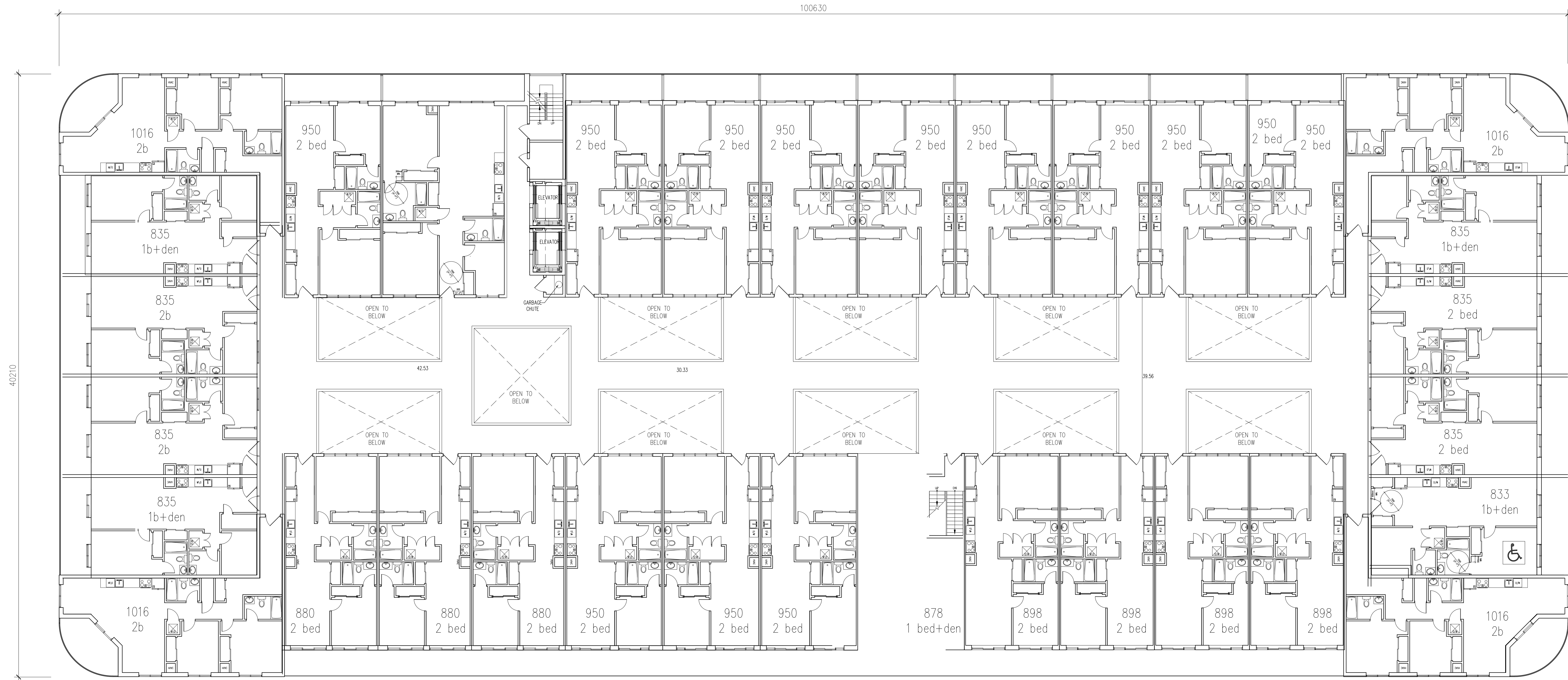
SCALE: AS INDICATED DATE: 21/04/30
Drawn BY: AS CHECKED BY:

DRAWING NO: **A101**



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1 2nd FLOOR PLAN
A103 SCALE = 1:100

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Architect of Record:



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Sect:

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Revisions:

No:	Date:	Rev.:
1	21/04/30	FOR CLIENT REVIEW
2	21/05/03	FOR CLIENT REVIEW
3	21/05/10	FOR CLIENT REVIEW
4	21/05/18	FOR CLIENT REVIEW
5	21/05/27	FOR ZONING AMENDMENT
6	21/07/12	FOR CLIENT REVIEW
7	21/08/02	FOR CLIENT REVIEW 21 BAYFIELD ADDED
9	21/11/03	FOR CLIENT REVIEW

Project Name:

**GEORGIAN BAY
HARBOUR CONDOS**

23-37 TROWBRIDGE ROAD, MEAFORD, ON.

Drawing Title:

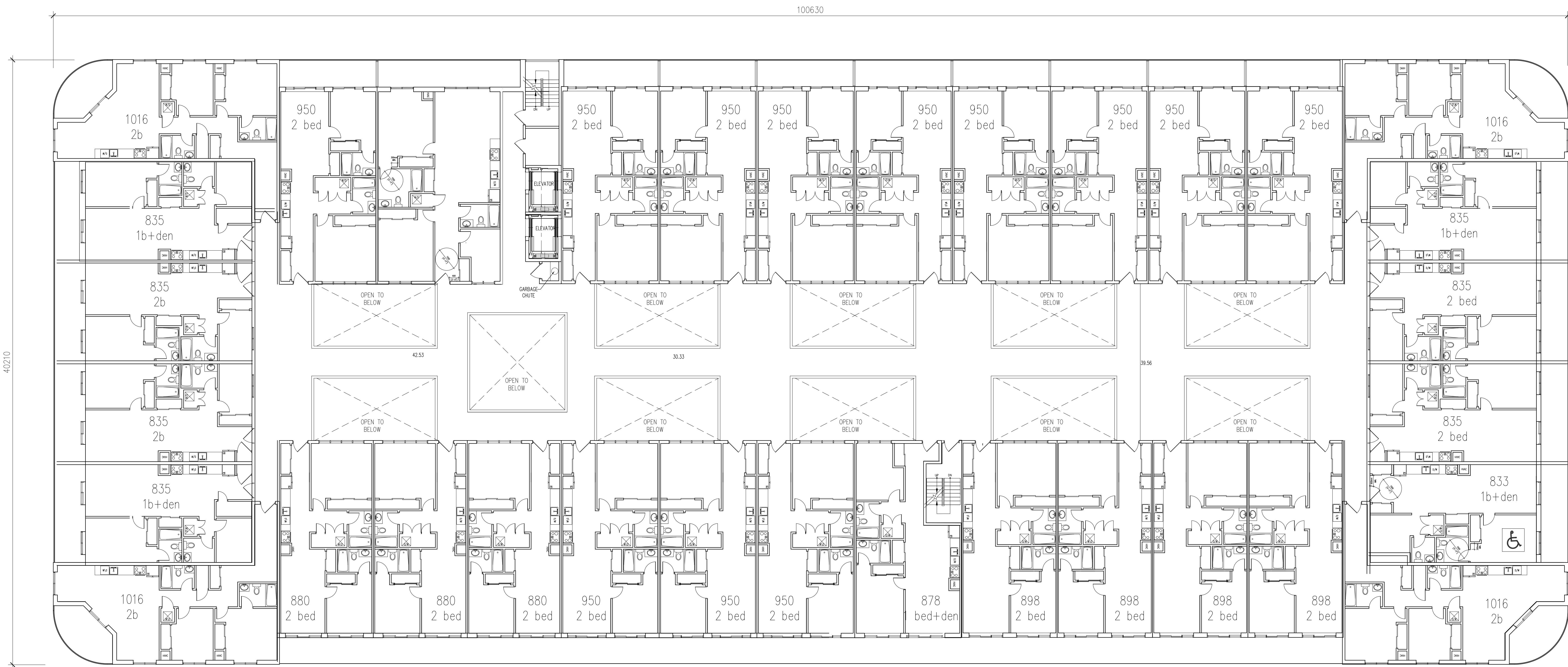
2nd FLOOR PLAN

SCALE: AS INDICATED DATE: 21/04/30

DRAWN BY: AS CHECKED BY:

DRAWING NO:

A103

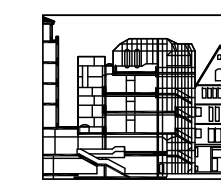


1 3rd FLOOR PLAN
A104 SCALE = 1:100

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6	21/07/12	FOR CLIENT REVIEW
7	21/08/02	FOR CLIENT REVIEW 21 BAYFIELD ADDED
9	21/11/03	FOR CLIENT REVIEW

Project Name:

**GEORGIAN BAY
HARBOUR CONDOS**

23-37 TROWBRIDGE ROAD, MEAFORD, ON.

Drawing Title:

3rd FLOOR PLAN

SCALE: AS INDICATED DATE: 21/04/30

DRAWN BY:

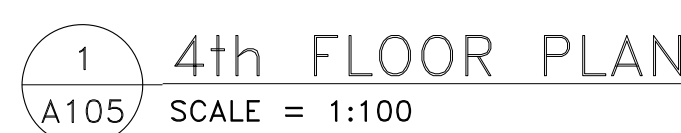
AS

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DRAWING NO:

A104



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7	21/08/02	FOR CLIENT REVIEW 21 BAYFIELD ADDED
9	21/11/03	FOR CLIENT REVIEW

Project Name:

GEORGIAN BAY
HARBOUR CONDOS

23-37 TROWBRIDGE ROAD, MEAFORD, ON

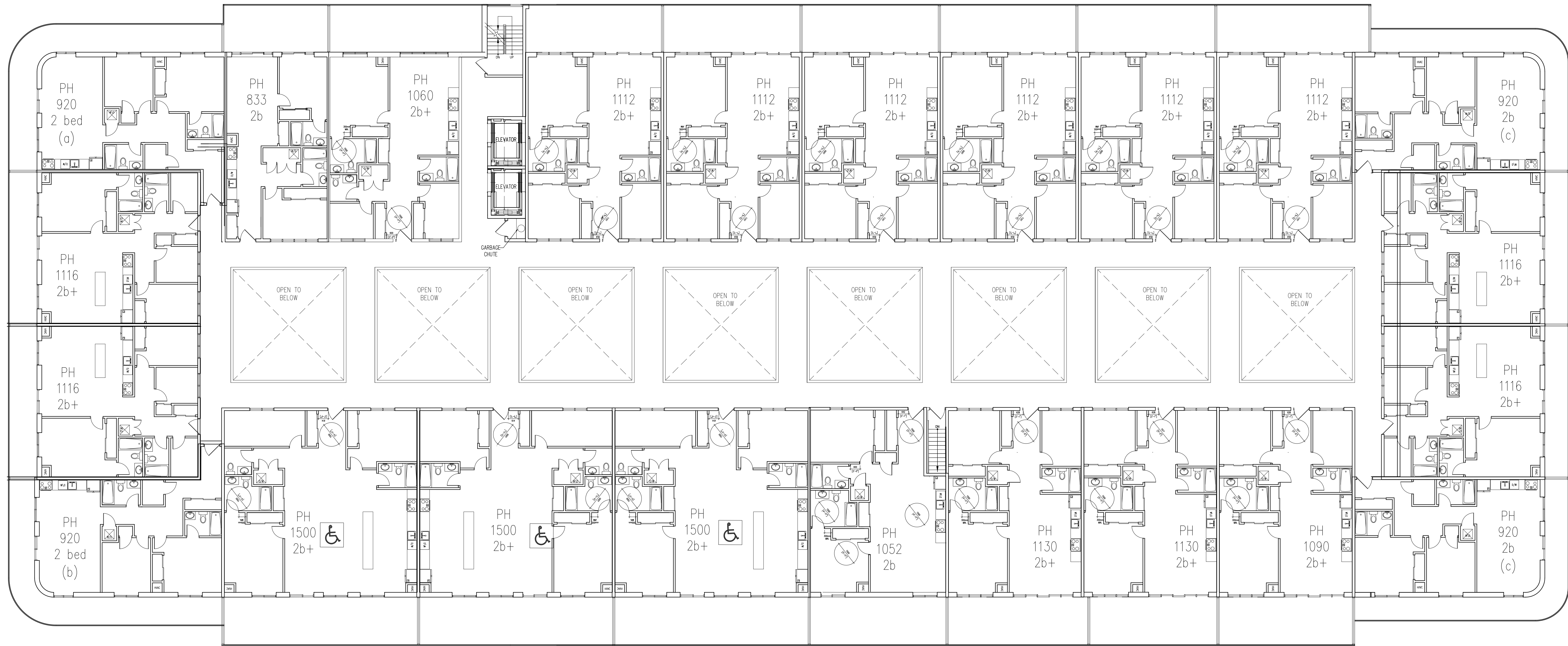
Drawing Title:

4th FLOOR PLAN

SCALE) AS INDICATED (DATE) 21/04/30

DRAWN BY:

DRAWING NO.: **A105**



1 5th FLOOR PLAN
A106 SCALE = 1:100

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7	21/08/02	FOR CLIENT REVIEW 21 BAYFIELD ADDED
9	21/11/03	FOR CLIENT REVIEW

Project Name:

**GEORGIAN BAY
HARBOUR CONDOS**

23-37 TROWBRIDGE ROAD, MEAFORD, ON.

Drawing Title:

5th FLOOR PLAN

SCALE: AS INDICATED DATE: 21/04/30

DRAWN BY: AS CHECKED BY:

DRAWING NO: A106

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ANDRE
SHERMAN
ARCHITECT

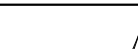
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9	21/11/03	FOR CLIENT REVIEW

Project Name:

GEORGIAN BAY
HARBOUR CONDOS

23-37 TROWBRIDGE ROAD, MEAFORD, ON.

Drawing Title:

CROSS SECTION

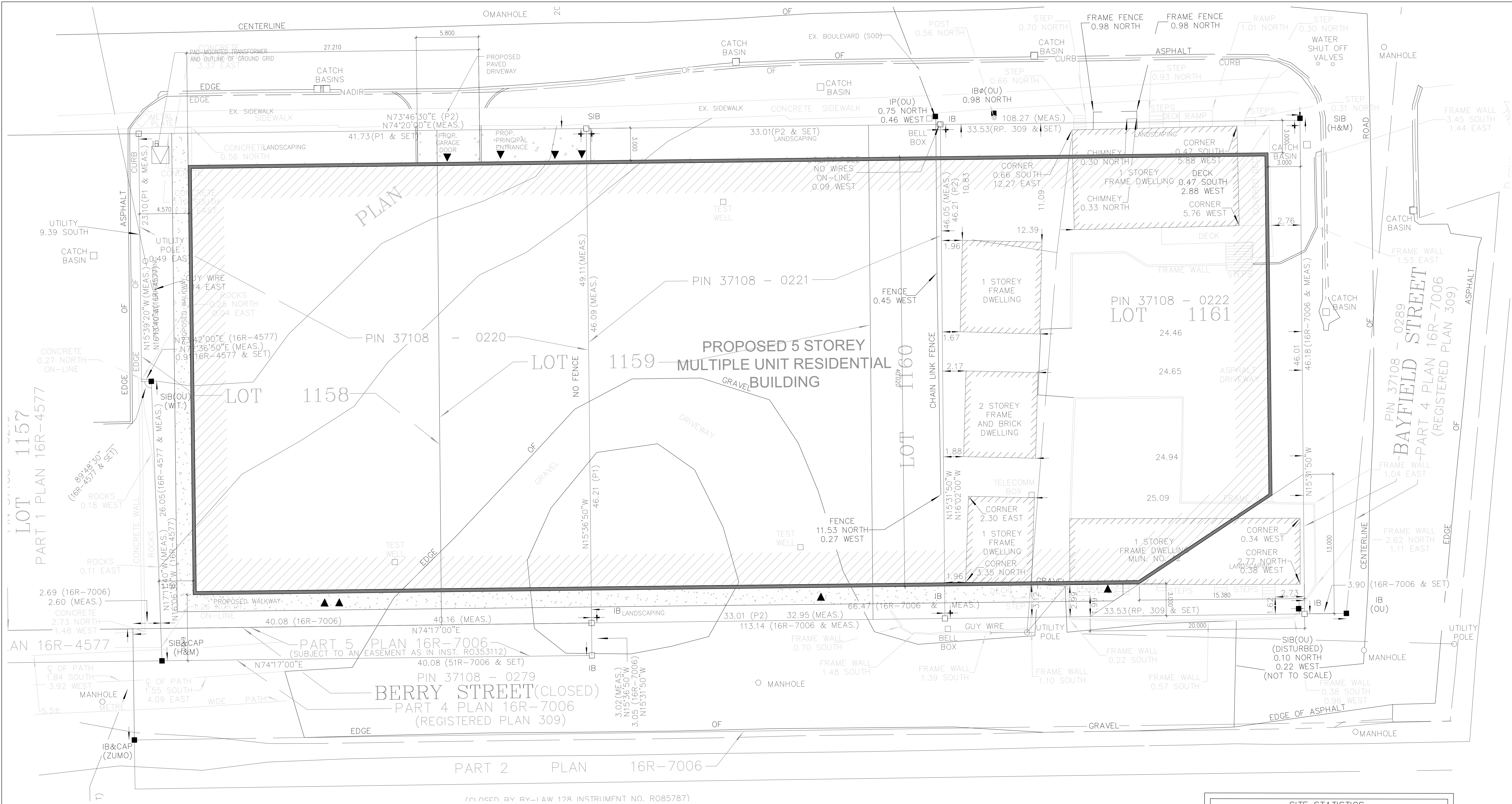
SCALE) AS INDICATED DATE) 21/04/30

DRAWN BY: _____ CHECKED BY: _____

AS

DRAWING NO.:

A201



1 SITE PLAN
SP100 SCALE = 1:125

SITE PLAN INFORMATION TAKEN FROM:
PLAN OF SURVEY ILLUSTRATING TOPOGRAPHICAL INFORMATION OF
LOTS 1158, 1159, 1160, 1161
AND PART OF BERRY STREET
BEING PART 5 PLAN 16R-7006
REGISTERED PLAN 309
TOWN OF MEAFORD
COUNTY OF GREY
PREPARED BY: RODNEY G. REYNOLDS
ONTARIO LAND SURVEYOR

SITE STATISTICS				
LOT AREA:	m ²	sq. ft.	ACRES	%
ZONING: TO BE DETERMINED	5078.72	54665.82	1.255	
LANDSCAPE AREA	879.92	9471.38	0.217	1.7
ASPHALT AREA	0	0	0	0
MISC. CURBS AND WALKWAYS	219.61	2363.86	0.054288	4.3
BELOW GRADE PARKING LEVEL 1	3929.19	42500.81	0.963298	78.4
BELOW GRADE PARKING LEVEL 2	3929.19	42500.81	0.963298	78.4
1st FLOOR	3606.53	38819.61	0.88121	71.0
2nd FLOOR	3646.96	39254.78	0.9012	71.8
3rd FLOOR	3646.96	39254.78	0.9012	71.8
4th FLOOR	3646.96	39254.78	0.9012	71.8
5th FLOOR	3254.00	34809.81	0.791154	63.7
TOTAL - GFA	25739.79	277055.40	6.360561	506.9

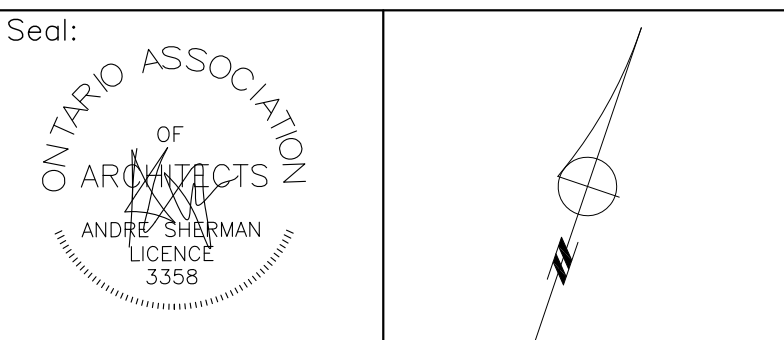
VEHICLE PARKING		
NUMBER OF UNITS		149
REQUIRED PARKING SPACES PER UNIT		1.25
TOTAL PARKING REQUIRED		187
TOTAL PARKING PROVIDED		237
PARKING SURPLUS (BY-LAW COMPLIANT)		30
PARKING SURPLUS (SMALL CARS)		20

PARKING & LOADING (ZONING BY-LAW 60-2009, Section 5.12 & 5.13)			
	REQUIRED	PROVIDED	COMPLIANCE
ACCESSIBLE PARKING	7	7	YES
LOADING (RESIDENTIAL USE)	0	0	YES
PARKING STALL	22 x 5.8		YES
LOADING SPACE	3.5 x 8.0 x 4.0 (H)	N/A	YES
ACCESSIBLE PARKING STALLS (A & B)	2.76 x 8.2 x 4.6 x 5	YES	YES
DOUBLE LOADED DRIVE ISLE - TWO WAY	5.8	YES	YES

ZONING INFORMATION - TO BE CONFIRMED IN ACCORDANCE WITH A PROPOSED ZONING BY-LAW AMENDMENT			
ZONING: TO BE DETERMINED (TBD)			
PROPOSED USES	PERMITTED		NOT PERMITTED
CONDOMINIUM APARTMENTS	X		
ZONE STANDARDS	REQ(m2/m)	PROV(m2/m)	COMPLY
1. MIN. LOT AREA	TBD	4,978.65	TBD
2. MIN. LOT FRONTAGE	TBD	107.21	TBD
3. MIN. FRONT YARD (NORTH)	TBD	3.00	TBD
4. MIN. EXTERIOR SIDE YARD	TBD	N/A	TBD
5. MIN. INTERIOR SIDE YARD (EAST)	TBD	3.00	TBD
6. MIN. INTERIOR SIDE YARD (WEST)	TBD	3.00	TBD
7. MIN. REAR YARD (SOUTH)	TBD	3.00	TBD
7a. MAX. BUILDING HEIGHT-AT MID-POINT BETWEEN EAVE AND ROOF	TBD	N/A	N/A
7b. MAX. HEIGHT - HIGHEST PARAPET / MED. SCREEN	TBD	15.50	TBD
7c. MAX. NUMBER OF STOREYS	TBD	TBD	TBD
8. MAX. LOT COVERAGE	TBD	78.4%	TBD

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6	21/07/22	FOR CLIENT REVIEW
7	21/08/22	FOR CLIENT REVIEW 21 BAYFIELD ADDED
8	21/08/22	DIMENSIONS CONVERTED TO METRIC
9	21/08/22	FOR REVIEW
10	21/10/22	FOR REVIEW
11	21/10/22	FOR REVIEW
12	21/10/22	FOR REVIEW
13	21/11/23	FOR CLIENT REVIEW
14	21/12/20	NEW SURVEY UNDEPLAY FOR 20A

Project Name:
GEORGIAN BAY HARBOUR CONDOS
23-37 TROWBRIDGE ROAD, MEAFORD, ON.

Drawing Title:	
SITE PLAN	
DATE: AS INDICATED	DATE: 21/04/20
DATE: 21	DATE: 21
DATE: 21	DATE: 21

SP100



GBH FRONT ELEVATION

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GBH LEFT SIDE ELEVATION



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