

PHASE 1 SITE STATISTICS

SITE AREA	6.08ha (15.04ac)
SINGLE DETACHED	44
TOWNHOME UNITS	64
TOTAL UNITS	108
SALEABLE FRONTAGE	921.5m
R.O.W. CENTRELINE LENGTH	923.0m
RATIO	0.99

PHASE 2 SITE STATISTICS

SITE AREA	7.12ha (17.58ac)
SINGLE DETACHED (10m)	72
TOWNHOME (6m)	112
TOTAL	184
SALEABLE FRONTAGE	1,458.5m
R.O.W. CENTRELINE LENGTH	921.0m
RATIO	1.58
6m WIDE TRAIL LENGTH	776m

PHASE 3 SITE STATISTICS

SITE AREA***	9.09ha (22.46ac)
SINGLE DETACHED (10m)	91
TOWNHOME (6m)	65
SUBTOTAL	156
NON-PROFIT APARTMENT	60
TOTAL	216
SALEABLE FRONTAGE	1,270.9m
R.O.W. CENTRELINE LENGTH	987.8m
RATIO	1.29
6m WIDE TRAIL LENGTH	475m
NON-PROFIT APARTMENT*	0.55ha (1.35ac)

*NOTE: NON-PROFIT APARTMENT FRONTAGE NOT INCLUDED IN SALEABLE FRONTAGE CALCULATIONS.

***NOTE: AREA INCLUDES LIGHT INDUSTRIAL AREA AND THE AREA OF BLOCK 4 FROM THE PHASE 1 DRAFT PLAN TO BE TRANSFERRED TO PHASE 3.

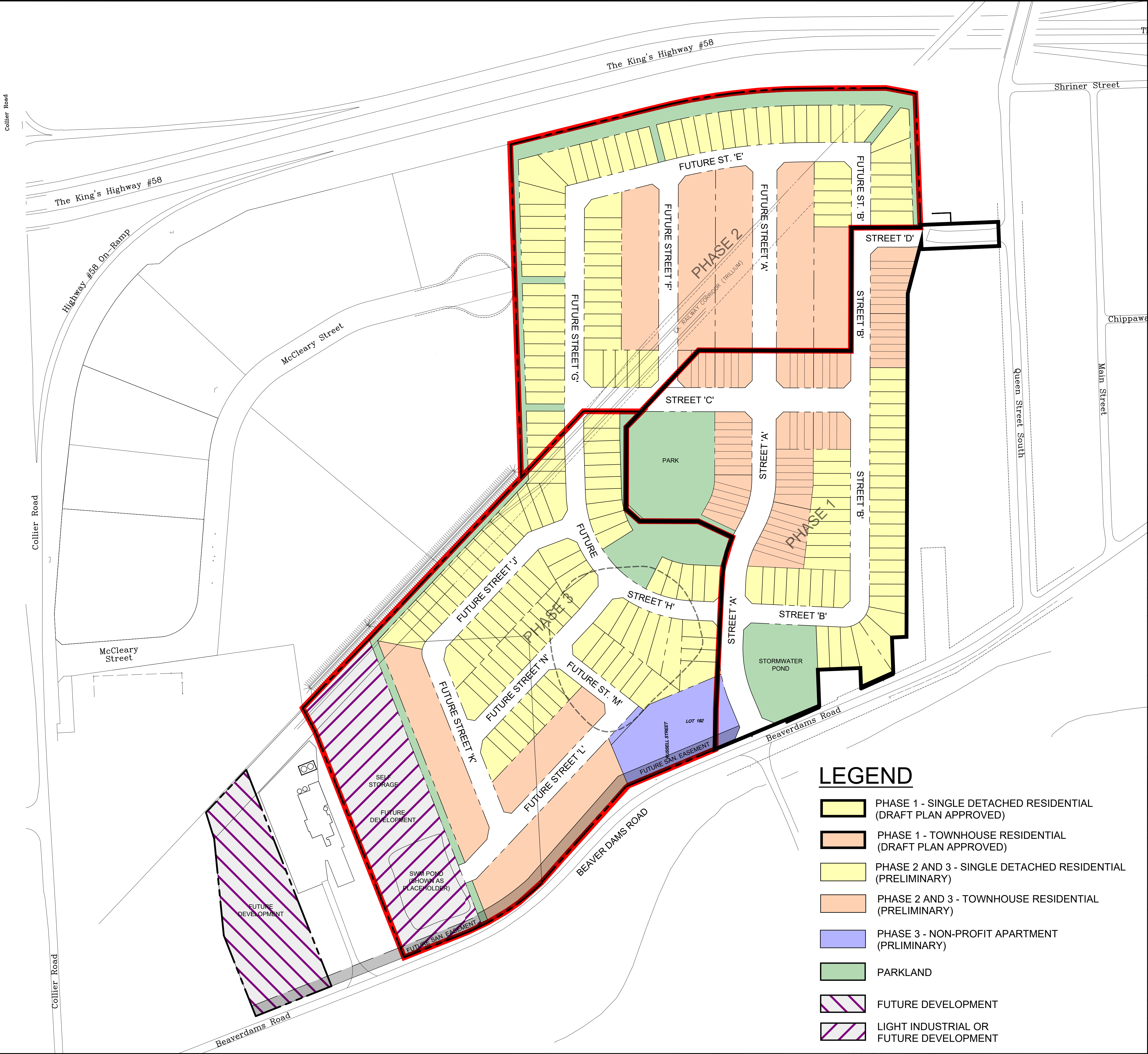
SELF STORAGE STATISTICS (PHASE 3)

AREA LIGHT INDUSTRIAL	1.69ha (4.17ac)
SELF-STORAGE** SITE UNITS	
1.5m x 3.1m (5' x 10')	66
3.1m x 3.1m (10' x 10')	29
3.1m x 4.6m (10' x 15')	48
3.1m x 6.1m (10' x 20')	96
TOTAL	239

**NOTE: "SELF-STORAGE" IS NOT CURRENTLY DEFINED AS A USE IN THE CITY OF THOROLD OFFICIAL PLAN OR ZONING BY-LAW. PLANNING APPROVAL PROCESS WILL BE REQUIRED TO ALLOW THIS USE.

SITE SUMMARY

AREA	
PHASE 1	6.08ha (15.04ac)
PHASE 2	7.12ha (17.58ac)
PHASE 3	7.32ha (18.1ac)
LIGHT INDUSTRIAL	1.69ha (4.17ac)
TOTAL AREA	22.21ha (54.89ac)
RESIDENTIAL UNIT COUNT	
SINGLE DETACHED	207
TOWNHOME	241
SUBTOTAL	448
NON-PROFIT APARTMENT	60
TOTAL	508
SALEABLE FRONTAGE	3,650.9m
R.O.W. CENTRELINE LENGTH	2,831.8m
RATIO	1.29
6m WIDE TRAIL LENGTH	1,251m



LEGEND

- PHASE 1 - SINGLE DETACHED RESIDENTIAL (DRAFT PLAN APPROVED)
- PHASE 1 - TOWNHOUSE RESIDENTIAL (DRAFT PLAN APPROVED)
- PHASE 2 AND 3 - SINGLE DETACHED RESIDENTIAL (PRELIMINARY)
- PHASE 2 AND 3 - TOWNHOUSE RESIDENTIAL (PRELIMINARY)
- PHASE 3 - NON-PROFIT APARTMENT (PRLIMINARY)
- PARKLAND
- FUTURE DEVELOPMENT
- LIGHT INDUSTRIAL OR FUTURE DEVELOPMENT

LEGAL DESCRIPTION

LEGEND

REVISIONS

E	INFORMATION	21-MAR-2016	JW
D	INFORMATION	20-MAR-2016	JW
C	INFORMATION	16-MAR-2016	JW
B	INFORMATION	25-NOV-2016	JW
A	REVIEW	27-OCT-2016	JW
REV.	DESCRIPTION	DATE	INIT.

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PROJECT TITLE

ARTISAN RIDGE

THOROLD, ONTARIO

DRAWING TITLE

DEVELOPMENT CONCEPT PLAN

DRAWN BY	DESIGNED BY
JW	JW/JP
PRINT DATE	PROJECT NUMBER
21-Apr-2017	0101
REVISION	DRAWING NUMBER
E	
SCALE	
1:1500	

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