

Zone: RU

Phase I

Phase II

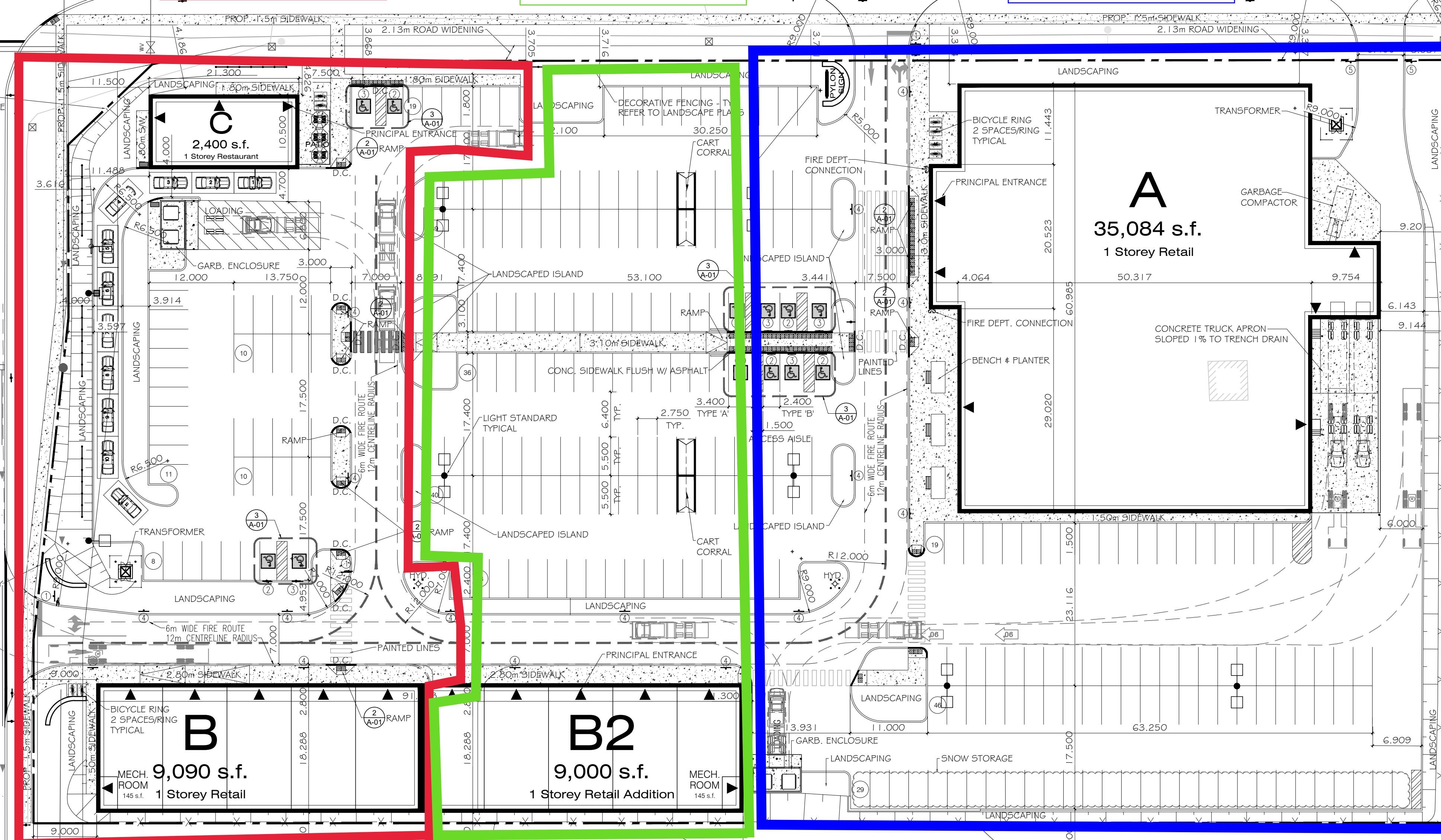
Phase III

Zone: Residential

Zone: EC

Zone: LM-2

Zone: LM-2



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 PLAN OF TOPOGRAPHICAL SURVEY OF PART OF LOT 10, CONCESSION B and PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 and 11  
 GEOGRAPHIC TOWNSHIP OF HAMILTON  
 TOWN OF COBOURG  
 COUNTY OF NORTHUMBERLAND  
 SCALE RATIO : 1 TO 500 metric

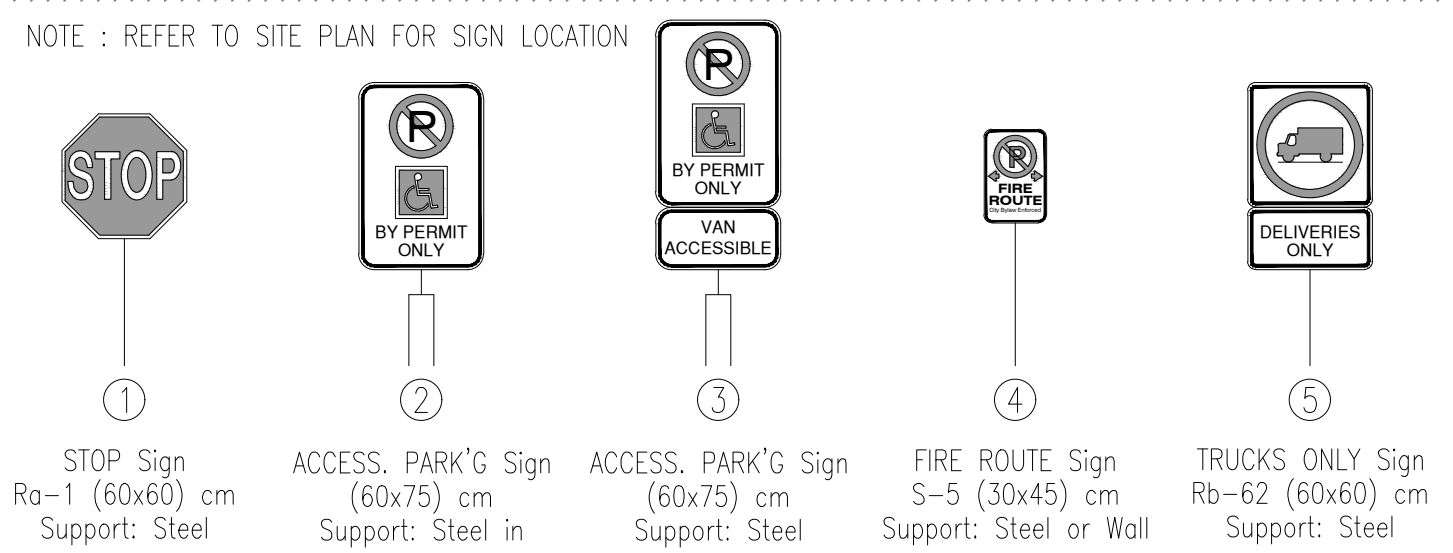
IVAN B. WALLACE O.L.S. LTD.  
 NOTES  
 DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCH MARK NOTE  
 Benchmark No. 30, Elevation 188.044

- LEGEND
- SSIB denotes short standard iron bar
  - SIB denotes standard iron bar
  - IB denotes iron bar
  - IP denotes iron pipe
  - Ø denotes round
  - denotes survey monument planted
  - denotes survey monument found
  - FFE denotes finished floor elevation
  - denotes spot elevation
  - denotes deciduous tree
  - denotes coniferous tree
  - BP denotes bell pole
  - BPED denotes bell pedestal
  - CB denotes catch basin
  - HP denotes hydro pole
  - LP denotes light pole
  - MH denotes manhole
  - NPS denotes no parking sign
  - SS denotes street sign
  - WK denotes water key

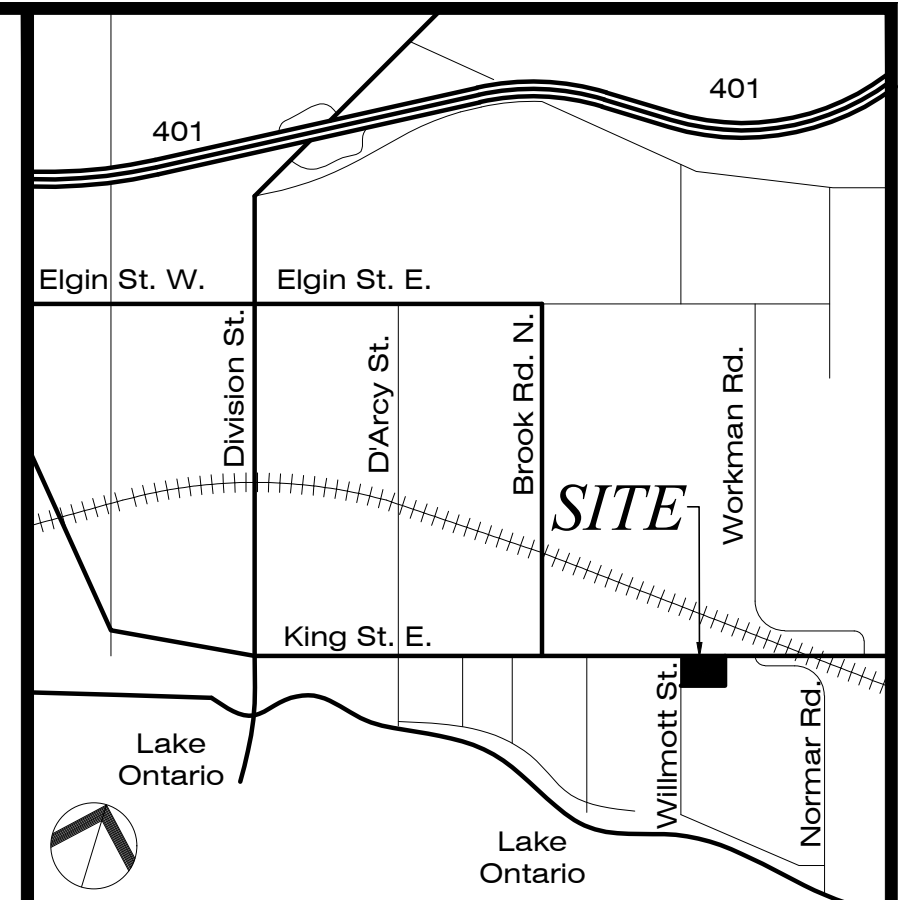
1 SITE PLAN  
 A-1 1 : 400

| ZONE : District Commercial DC-3 (H)   |                             |                           |
|---|-----------------------------|---------------------------|
| SITE AREA   | 21,383.07 m <sup>2</sup>    | 5.28 acres                |
| Frontage (Willmott St.)   | 108.54 metres               |                           |
| Depth   | 198.04 metres               |                           |
| Rear  | 108.63 metres               |                           |
| ZONE REGULATIONS  |                             |                           |
|   | REQUIRED                    | PROVIDED                  |
| Min. Lot Area   | 740 m <sup>2</sup>          | 21,460.51 m <sup>2</sup>  |
| Min. Lot Frontage   | 25.0 m                      | 122.59 metres             |
| Min. Front Yard (Willmott St.)  | 3.0 metres                  | 9.0 metres                |
| Min. Rear Yard  | 7.50 metres                 | 9.14 metres               |
| Min. Interior Side Yard   | 0 metres                    | 1.50 metres               |
| Min. Exterior Side Yard   | 3.0 metres                  | 3.34 metres               |
| Max. Lot Coverage   | 30%                         | 24.1%                     |
| Min. Landscaped Area  | 15%                         | 19.7%                     |
| Max. Building Height  | 4 storeys                   | 1 storey                  |
| Max. Floor Space Index  | 1.0                         | .24                       |
| BUILDING  |                             |                           |
|   | FLOOR AREA ft. <sup>2</sup> | FLOOR AREA m <sup>2</sup> |
| A   | 35,084                      | 3,259.30                  |
| B   | 18,090                      | 1,680.62                  |
| C   | 2,400                       | 222.96                    |
| TOTAL   | 55,574                      | 5,162.99                  |
| PARKING   |                             |                           |
|   | REQUIRED                    | PROVIDED                  |
| Max. - 5.50 spaces / 93 m <sup>2</sup> GFA  | 305 spaces                  | 285 spaces                |
| Min. - 4.0 spaces / 93 m <sup>2</sup> GFA   | 223 spaces                  | 5.13 spaces / 1,000 s.f.  |
| ACCESSIBLE PARK'G   |                             |                           |
|   | REQUIRED                    | PROVIDED                  |
| 301-350 Required Parking  | 4 Type 'A'<br>5 Type 'B'    | 6 spaces<br>6 spaces      |
| PARKING SPACE : 2.75m x 5.50m, 6.40m AISLE  |                             |                           |
| ACCESSIBLE SPACES: Type 'A'- 3.4m x 5.50m, Type 'B'- 2.4m x 5.50m, 1.50m access aisle |                             |                           |
| FIRE ROUTE : 6.0m WIDE, MIN. 12.0m Ø RADIUS   |                             |                           |
| LOADING   |                             |                           |
|   | REQUIRED                    | PROVIDED                  |
| 2,351 m <sup>2</sup> - 7,450 m <sup>2</sup>   | 2 spaces                    | 4 spaces                  |
| COVERAGE CALCULATIONS   |                             |                           |
|   | REQUIRED                    | PROVIDED                  |
| BUILDING AREA (includes all buildings)  | 5,162.99 m <sup>2</sup>     | 24.1 %                    |
| LANDSCAPED AREA   | 4,215.26 m <sup>2</sup>     | 19.7%                     |
| PAVED AREA (includes all sidewalks, driving aisles and parking areas)                 | 12,004.82 m <sup>2</sup>    | 56.1%                     |



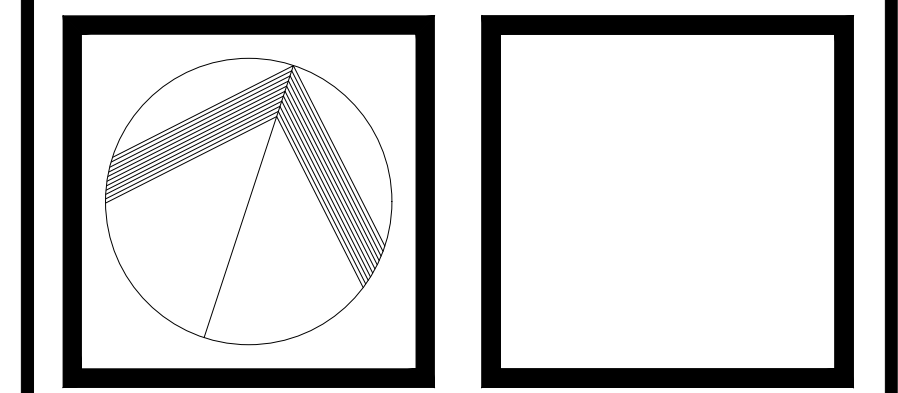
3 TRAFFIC SIGNS  
 A-1 N.T.S.

2 SITE STATISTICS  
 A-1 N.T.S.



CONTEXT PLAN

| # | Date       | Revision                        | By   |
|---|------------|---------------------------------|------|
| 4 | 2021-05-09 | LANDSCAPE COORDINATION          | G.B. |
| 4 | 2021-04-08 | REVISED AS PER TOWN COMMENTS    | G.B. |
| 3 | 2020-11-16 | REVISED AS PER TOWN COMMENTS    | G.B. |
| 2 | 2020-09-23 | PROPOSED TRAFFIC SIGNAL DELETED | G.B. |
| 1 | 2019-11-29 | REVISED AS PER TOWN COMMENTS    | G.B. |



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Project:  
**COMMERCIAL DEVELOPMENT**  
 545 KING STREET EAST  
**COBOURG, ONTARIO**  
 Drawing Title:  
**PHASE 3**  
**SITE PLAN**  
 Drawn by: G.B.  
 Checked by:  
 Scale: 1 : 400  
 Date: May 9, 2021  
 Job no.: 18-037

A-1.3