

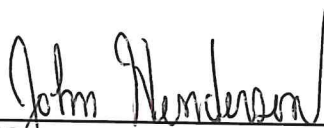
**A BY-LAW TO AUTHORIZE EXECUTION OF A DEVELOPMENT AGREEMENT WITH DODGER INVESTMENTS INC., LAKEFRONT UTILITY SERVICES INC. AND THE CORPORATION OF THE TOWN OF COBOURG (560 THOMPSON STREET, COBOURG)**


**WHEREAS** Section 41 (7) of the Planning Act, R.S.O. 1990 c. P. 13 as amended provides that a municipality has the authority to enter into one or more agreements dealing with and ensuring the provision of facilities, works or other matters and the maintenance thereof and to ensure that development proceeds in accordance with approved plans and drawings;

**NOW THEREFORE** the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

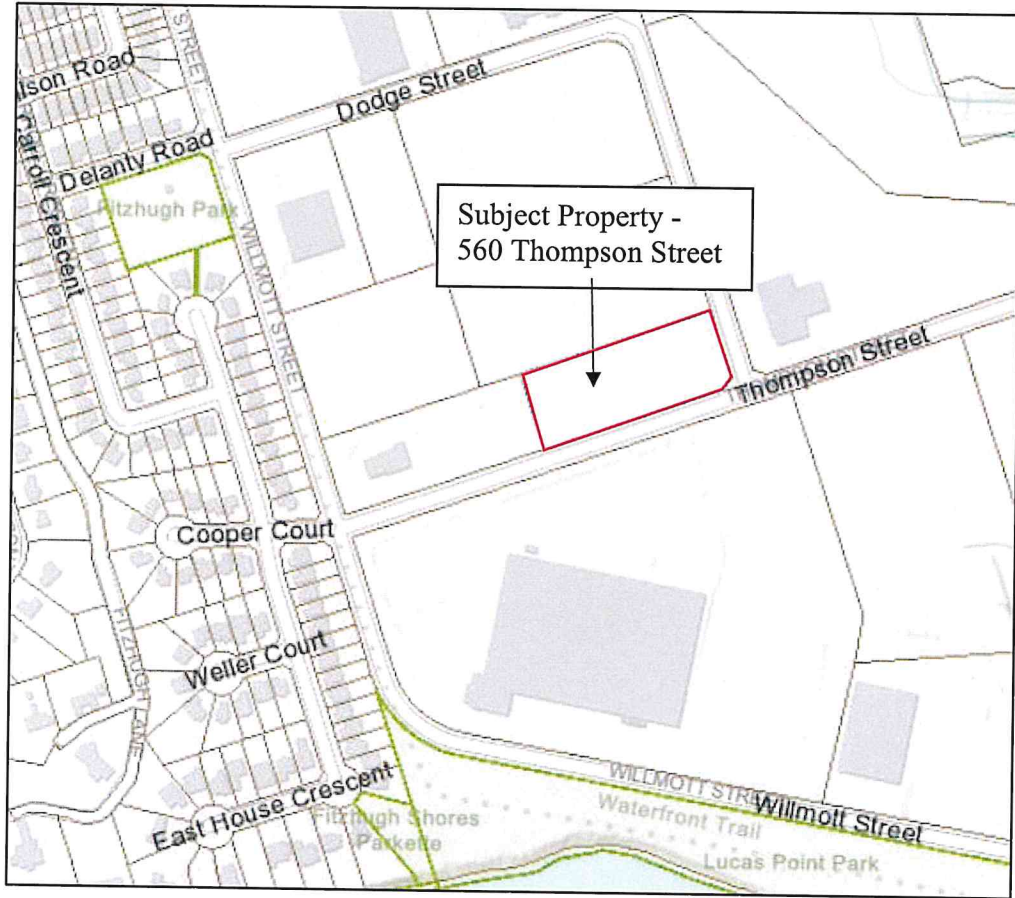
1. That the Mayor and Municipal Clerk are hereby authorized and instructed to execute on behalf of the Corporation an agreement with Dodger Investments Inc., Lakefront Utility Services Inc. and the Corporation of the Town of Cobourg for the industrial development matters at 560 Thompson Street, Cobourg, subject to the finalization of details by municipal staff and partner review agencies.
2. THAT this By-law come into effect as of its final passing thereof, and shall expire two (2) years from the date of passing.

By-law read and passed in Open Council this 18<sup>th</sup> day of July, 2022.

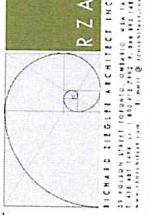
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 MUNICIPAL CLERK

**CONTEXT MAP**







NOTE: INFORMATION FROM  
 PLAN & SURVEY OF  
 FORMERLY GEOMETRIC TOWNSHIP OF HAMILTON,  
 COUNTY OF HASTING AND  
 COUNTY OF NORTHWINDHAM

PAULSTER & BROWN  
 101 TORONTO ROAD  
 UNIT FARGO L1A 3G5  
 BRANTFORD ONTARIO  
 N9S 2S2 2S0

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2021.10.15
2	REVISED FOR COMMENTS	2021.10.20
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**DODGER INVESTMENTS INC.**

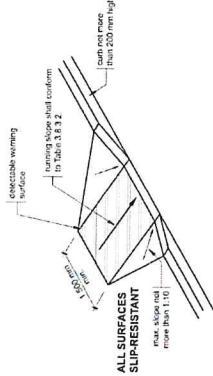
**SITE PLAN**

SCALE	PROJECT NUMBER
1:500	2021.20
DATE	DRAWN BY
2021.10.15	MM
CHECKED BY	DATE
MM	2021.10.15
REVISION	DATE
1	2021.10.15

**A.101**

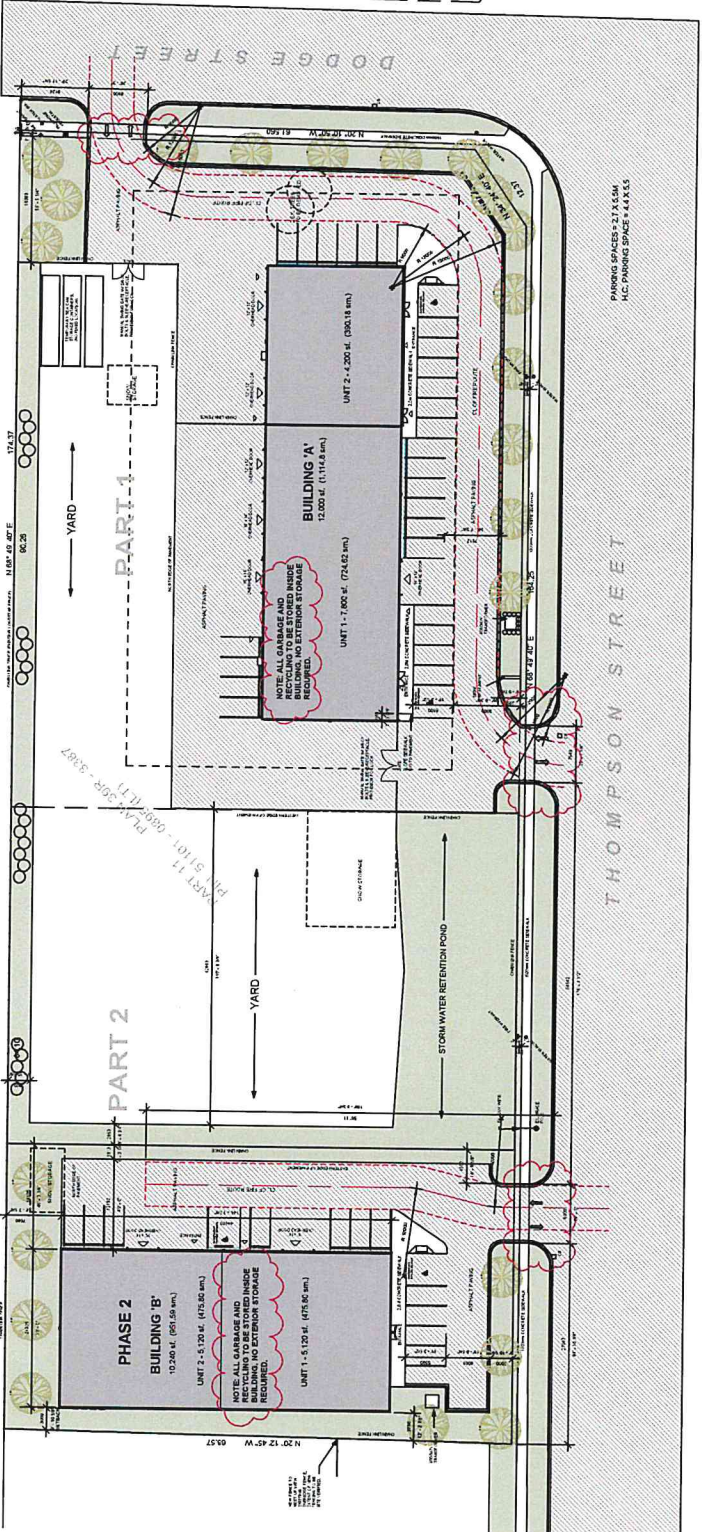
**THOMPSON STREET PROJECT - ZONING STATISTICS**

ZONING	PROVIDER
RESIDENTIAL	13.72%
COMMERCIAL	1.12%
INDUSTRIAL	0.00%
OFFICE	0.00%
RETAIL	0.00%
RESTAURANT	0.00%
20% MAX.	2.34%
30% MAX.	3.36%
40% MAX.	4.38%
50% MAX.	5.40%
60% MAX.	6.42%
70% MAX.	7.44%
80% MAX.	8.46%
90% MAX.	9.48%
100% MAX.	10.50%
110% MAX.	11.52%
120% MAX.	12.54%
130% MAX.	13.56%
140% MAX.	14.58%
150% MAX.	15.60%
160% MAX.	16.62%
170% MAX.	17.64%
180% MAX.	18.66%
190% MAX.	19.68%
200% MAX.	20.70%
210% MAX.	21.72%
220% MAX.	22.74%
230% MAX.	23.76%
240% MAX.	24.78%
250% MAX.	25.80%
260% MAX.	26.82%
270% MAX.	27.84%
280% MAX.	28.86%
290% MAX.	29.88%
300% MAX.	30.90%
310% MAX.	31.92%
320% MAX.	32.94%
330% MAX.	33.96%
340% MAX.	34.98%
350% MAX.	36.00%
360% MAX.	37.02%
370% MAX.	38.04%
380% MAX.	39.06%
390% MAX.	40.08%
400% MAX.	41.10%
410% MAX.	42.12%
420% MAX.	43.14%
430% MAX.	44.16%
440% MAX.	45.18%
450% MAX.	46.20%
460% MAX.	47.22%
470% MAX.	48.24%
480% MAX.	49.26%
490% MAX.	50.28%
500% MAX.	51.30%
510% MAX.	52.32%
520% MAX.	53.34%
530% MAX.	54.36%
540% MAX.	55.38%
550% MAX.	56.40%
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570% MAX.	58.44%
580% MAX.	59.46%
590% MAX.	60.48%
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610% MAX.	62.52%
620% MAX.	63.54%
630% MAX.	64.56%
640% MAX.	65.58%
650% MAX.	66.60%
660% MAX.	67.62%
670% MAX.	68.64%
680% MAX.	69.66%
690% MAX.	70.68%
700% MAX.	71.70%
710% MAX.	72.72%
720% MAX.	73.74%
730% MAX.	74.76%
740% MAX.	75.78%
750% MAX.	76.80%
760% MAX.	77.82%
770% MAX.	78.84%
780% MAX.	79.86%
790% MAX.	80.88%
800% MAX.	81.90%
810% MAX.	82.92%
820% MAX.	83.94%
830% MAX.	84.96%
840% MAX.	85.98%
850% MAX.	87.00%
860% MAX.	88.02%
870% MAX.	89.04%
880% MAX.	90.06%
890% MAX.	91.08%
900% MAX.	92.10%
910% MAX.	93.12%
920% MAX.	94.14%
930% MAX.	95.16%
940% MAX.	96.18%
950% MAX.	97.20%
960% MAX.	98.22%
970% MAX.	99.24%
980% MAX.	100.26%
990% MAX.	101.28%
1000% MAX.	102.30%



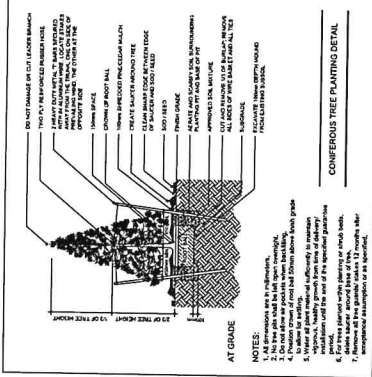
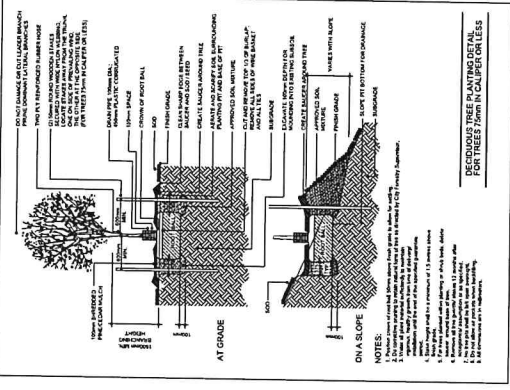
**ALL SURFACES SLIP-RESISTANT**  
 incl. slope not more than 1:10

**3.8.3.2. Exterior Walks**  
 Figure 3.8.3.2 shows a difference of not more than 200 mm occurs, a curb height is provided and shall not be more than 150 mm wide with a slope conforming to Table 3.8.3.2.

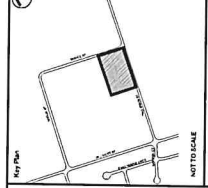


**SITE PLAN**  
 1:500

- Any discrepancies in dimensions or locations of landscape architectural elements shall be noted during layout of new work. Final layout of plant materials to be approved by Landscape Architect prior to installation.
  - All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.
  - All plants shall be healthy, vigorous plants, free from defects, decay, disfiguring roots, sun-scald injuries, bark abrasions, plant diseases and pests and all forms of infestations or objectionable disfigurements.
  - All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.
  - All plant material shall be unwrapped prior to inspection. Plant material that does not meet the standards listed herein shall be rejected.
  - Substitutions will not be accepted without prior written request to the client and the consulting Landscape Architect. Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the consulting Landscape Architect.
  - Underground utilities to be located prior to digging of tree pits or shrub beds.
  - All trees shall be inspected for vigor, firmness. Trees shall not be leaning or have significant swell, crack or chink. Deciduous trees shall have a minimum of 1/3 of their crown in leaf and a minimum of 1/3 of their crown in live branches. All trees shall have a single dominant leader with no side branches taller/longer than the main leader.
  - All trees shall have root ball size that meet or exceed nursery standards. Root balls shall be firm and structurally integral with the trunk.
  - Trees to be warranted for 2 year period.
- SHRUB/ORNAMENTAL GRASSES:**
- Shrubs shall have full, well branched crowns typical of species or variety.
  - Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, underbraced, or have been cut back from larger grades to meet specifications shall be rejected.
  - Shrubs to be planted individually as per instructions below.
  - Ornamental grasses to be planted in continuous bed as per instructions below.
- Mycorrhizal Fungi:**
- Apply mycorrhizal fungi growth supplement to the rootballs of all trees and shrubs following package recommendations. Spread over the entire rootball to ensure contact with new roots.
- MULCH/OCCO DISCS:**
- Mulch to be double (two) layers of 10 to 30mm in diameter free of debris, and wood from other tree species other than cedar or cedar/pine mix. Provide Landscape Architect with sample prior to installation.
  - Ornamental grasses to be planted in continuous bed around the base of all trees to be mulched.
  - Coco Discs to be 44cm diameter, placed around base of shrubs.
- PLANTING CONTAINER-GROWN SHRUBS:**
- Dig individual planting hole just as deep as the shrub's container so that the plant sits on an undisturbed soil. Slope the sides such that the hole is wider (approx. 3X the container diameter) at the bottom to encourage the roots to grow laterally outward into the soil. Score the sides of the hole with the edge of the spade.
  - Water all shrubs thoroughly before gently removing from pots.
  - Slide the root ball out of the container carefully and loosen or untangle any circling or smothered roots. Cut off impenetrable masses of roots.
  - Apply mycorrhizal fungi all over root system as per manufacturer's recommendations.
  - Set plant in planting hole such that the top of its soil ball is even with, or slightly above the surrounding ground.
  - Place the plant in the hole with the roots teased gently outward in all directions and begin to backfill with the soil removed from the hole. When the hole is 1/3 full, check to make sure the plant is straight and at proper depth, then fill remainder of hole with the native soil. Firm the soil to remove air pockets.
  - Water new shrubs and then place Coco Discs around the base of each shrub on the surface of the soil.
- PLANTING ORNAMENTAL GRASSES:**
- Ornamental grass to be planted in continuous bed around 3 sides of one transformer.
  - Bed to be 500mm depth and filled with approved soil mixture.
  - Remove ornamental grass plant from container and scarify edges.
  - Position in bed such that crown of material rests slightly above finish grade to allow for settling.
  - Filler cloth to be installed beneath shredded mulch.
  - Apply 50mm depth of approved shredded mulch over entire planting bed.
- GRASSED AREAS:**
- Watering of grassed areas required as necessary to ensure grass "takes".
- WATERING:**
- Water all plant material sufficiently to establish vigorous, healthy growth from time of delivery/installation until end of specified guarantee period.



KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ALL SIZES IN MILLIMETERS	REMARKS
DECEIDUOUS TREES								
AJ	8	ACER FREEMANII VARIANTE BLAZE	AUTUMN BLAZE MAPLE	60	1000	1500	1500	UNIFORM SPECIMEN
CI	5	GLADIA VINCIGRANIS 'SINGHMAITIE'	SHAGBARK HORSE LOCUST	60	1000	1500	1500	UNIFORM SPECIMEN
PC	3	PRINUS CALIFORNICA 'SINGHMAITIE'	CHINQUAPIN ORNAMENTAL PEAR	60	1000	1500	1500	UNIFORM SPECIMEN
EVIGREEN TREES								
EVIGREEN SHRUBS								
EVIGREEN SPECIMEN								
ORNAMENTAL GRASSES								
Ca	11	CALLAMARGRISIA V. NOTIFOLIA VARI. FORESTER	FEATHER REED GRASS	600	1000	1500	1500	UNIFORM SPECIMEN



**Project:** DODGER INVESTMENTS INC.  
580 THOMPSON STREET  
COBOURG, ONTARIO

**Drawing Title:** LANDSCAPE PLAN

**Client:** Dodger Investments Inc.

**Project No.:** DSI-21

**Drawing No.:** L1

**Checked:** [Signature]

**Date:** JULY 2021

**Scale:** 1:200

**Revisions:**

No.	Description	Date
1	Issued for SPA	Aug. 2021
2	Revised for SPA	01.08.22

**Professional Engineer:** [Signature]

**Professional Architect:** [Signature]

