ZONING DATA CHART

GROSS SITE AREA: 12,781 m² ASPHALT AREA: 9,755 m²
BUILDING AREA (TOTAL): 2,492 m² LANDSCAPED AREA: 1,301 m²
EXISTING 1,858 m²
PROPOSED 634 m²

ITEM	SC–1*	REQUIRED		PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1		SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (ACRES MIN)	1.3		3.2
3	LOT FRONTAGE (m MIN)	60		62.95
4	FRONT YARD EXTERIOR SIDE YARD SETBACK (m)	3.0 MIN 15.0 MAX		7.45 FRONT N/A EXTERIOR SIDE
5	REAR YARD (m MIN)	9.0 6.0	ABUTTING RESIDENTIAL ABUTTING OTHER	46.67 N/A
6	INTERIOR SIDE YARD SETBACK (m MIN)	9.0 6.0	ABUTTING RESIDENTIAL ABUTTING OTHER	N/A 0*
7	LANDSCAPED OPEN SPACE (%) MIN	10		10.2
8	LOT COVERAGE (%) MAX	35		19.6
9	HEIGHT MAXIMUM (STOREYS MAX)	4		1
10	GROSS FLOOR AREA (m² MAX)	N/A		2,510
11	LOADING SPACE REQUIREMENTS	SEE LOADING REQUIREMENTS NOTE		SEE LOADING REQUIREMENTS NOTE
12	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE		SEE PARKING REQUIREMENTS NOTE

* EXISTING CONDITION

PERMITTED USES

SC–1 ZONE (SITE SPECIFIC BY–LAW No. 85–2003):

- CALL CENTRE;
- CLINIC USE;
- CONFERENCE CENTRE;
- CONVENIENCE COMMERCIAL USE;
- CONVENTION USE;
- DATA PROCESSING USES;
- DAY NURSERY USE;
- **EATING ESTABLISHMENT USE, INCL. BANQUET HALL;**
- EDUCATION AND TRAINING USE;
- FINANCIAL INSTITUTION USE;
- FOOD AND/OR SPECIALTY FOOD USE, INCL. SUPERMARKET AND BAKED GOODS OUTLET;
- HOTEL AND MOTEL USE;
- INSTITUTIONAL USE;
- OFFICE USE;
- PARKS AND RECREATION USES;
- PERSONAL SERVICE USE INCL. A DRY CLEANING DISTRIBUTION STATION, BUT NOT A DRY CLEANING ESTABLISHMENT;
- PLACE OF ENTERTAINMENT USE;
- PRIVATE OR COMMERCIAL CLUB USE;
- PUBLIC USES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.3.2;
- **RETAIL COMMERCIAL USE, INCL. DEPARTMENT STORE AND CATALOGUE STORE;**
- VEHICLE SERVICE STATION;
- VEHICLE SERVICE AND SUPPLY USES;
- WHOLESALE USES

LOADING ZONE REQUIREMENTS

*LOADING SPACES MUST BE MINIMUM 4.5m WIDE WITH VERTICAL CLEARANCE OF 4.25m FOR CSA ZONING

TOTAL SPACES REQUIRED ON LOT (TWO BLDGS 0–2,350m²) = 2 SPACES REQUIRED
TOTAL SPACES PROVIDED ON LOT = 2 SPACES PROVIDED*
(*MINOR VARIANCE REQUIRED)

PARKING REQUIREMENTS (AREA 3):

MINIMUM PARKING SPACE DIMENSIONS 15.05m², TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

SHOPPING CENTRE (EXISTING)	5.5/100m²	1,858m² = 103 SPACES
EATING EST. (PROPOSED)	1/9m²	204m² = 23 SPACES
RETAIL COMMERCIAL (PROPOSED)	1/18m²	430m² = 24 SPACES
TOTAL REQUIRED PARKING		= 150 SPACES
TOTAL PROVIDED PARKING (INCL. 10 CAR STACKING)		= 166 SPACES
B/F PARKING: 1/20 FOR 1ST 100 + 1/ADDITIONAL 100		
REQUIRED		= 6 SPACES
PROVIDED		1 TYPE 'A', 2 TYPE 'B' + 2 EXISTING

NOTE:

REFER TO OBC MATRIX PREPARED BY PATRICK TROTTIER ARCHITECT, PROVIDED SEPARATELY.

WASTE REMOVAL

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK–UP AND REMOVAL.

BUILDING CLASS

COMMERCIAL – GROUP E OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR–BY SUPERBOX AS LOCATED BY CANADA POST.

LEGEND

FR–2	PROPOSED SIGN, TYPE OF SIGN
PFFE*	PRINCIPAL FIRE FIGHTER'S ENTRANCE
	PROPOSED BARRIER FREE ROUTE
	PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m ℄ RADIUS)
®	PROPOSED RAMP (SEE DETAIL ON SP2)
▲	BUILDING ENTRANCE
	PROPOSED LIGHT–DUTY ASPHALT
	PROPOSED HEAVY–DUTY ASPHALT
	PROPOSED CONCRETE
	EXISTING BUILDING
	PROPOSED BUILDING
	LIMITS OF SUBJECT PROPERTY

REFERENCE DOCUMENTS

1. TOPOGRAPHICAL SURVEY PREPARED BY SBMG, FILE. NO SBMG–21–0065, DATED APRIL 20, 2021.
2. CONCEPTUAL SITE PLAN PROVIDED BY WESTDELL DEVELOPMENT CORPORATION RECEIVED MARCH 18, 2021.
3. DESIGN BRIEF PREPARED BY STRIK, BALDINELLI, MONIZ (SBM), PROJECT NUMBER SBM–21–1211, DATED MAY 2021.

SITE BENCHMARK

BENCHMARK#1:
MONUMENT TYPE: HYDRANT SPINDLE

LOCATION: TOP OF HYDRANT SPINDLE LOCATED ON THE SOUTHEAST CORNER OF THE SUBJECT SITE.

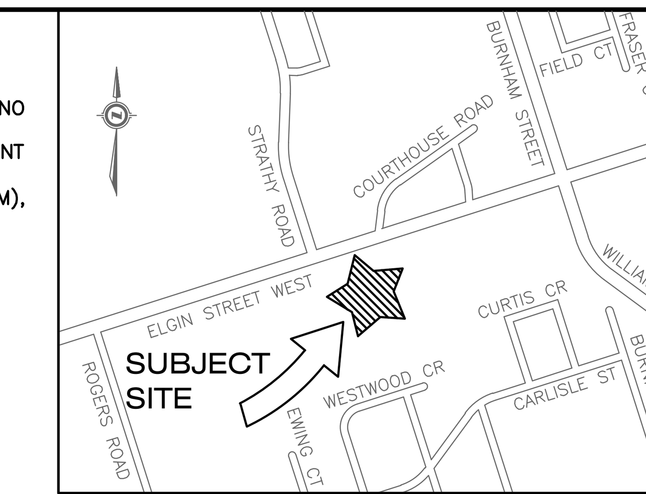
GEODETIC ELEVATION (CGVD2013): 98.77m

BENCHMARK#2:
MONUMENT TYPE: PK NAIL

LOCATION: PK NAIL IN ASPHALT AT NORTHWEST CORNER ON SITE ADJACENT TO ELGIN STREET WEST.

GEODETIC ELEVATION (CGVD2013): 104.16m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 21, CONCESSION A
(GEOGRAPHIC TOWHSHIP OF HAMILTON)
IN THE
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

LIST OF DRAWINGS

SHEET SP1	SITE PLAN, ZONING DATA CHART AND LEGEND
SHEET SP2	DETAILS

AS CONSTRUCTED SERVICES	COMPLETION			No.	REVISIONS	D/M/Y	BY
		DESIGN	CJ	1	FOR REVIEW/APPROVAL	18/05/21	CJ
		DRAWN	CJ	2	ISSUED FOR SPA	28/05/21	CJ
		CHECKED	LS/BH				
		APPROVED	BH				
		DATE	28/05/2021				
		CAD	21–1211				

CONSULTANT

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Email: sbm@sbmltd.ca

ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER
B. R. HYLAND
100223591
May 31, 2021
PROVINCE OF ONTARIO

ENGINEER'S STAMP

SEALED FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN CONTROLS AND ZONING BY–LAWS

CLIENT

TRI BATE ASSET MANAGEMENT
782 RICHMOND STREET
LONDON, ON N6A 3H5
P: 519.850.0000
E: INFO@WESTDELLCORP.COM

SCALE

SCALE – 1:300
3.0 0 6.0m

TITLE

SITE PLAN, ZONING DATA CHART AND LEGEND

COMMERCIAL DEVELOPMENT
1025 ELGIN STREET WEST
COBOURG, ON.

PROJECT No. SBM–21–1211
SHEET No. SP1
PLAN FILE No. –

S:\2021 Jobs\SBM–21–1211 Westdell 1025 Elgin Street West, Cobourg\03 Dwgs\03 Civil\03 Production Drawings\SBM–21–1211 Westdell 1025 Elgin Street West, Cobourg – Site Plan.dwg