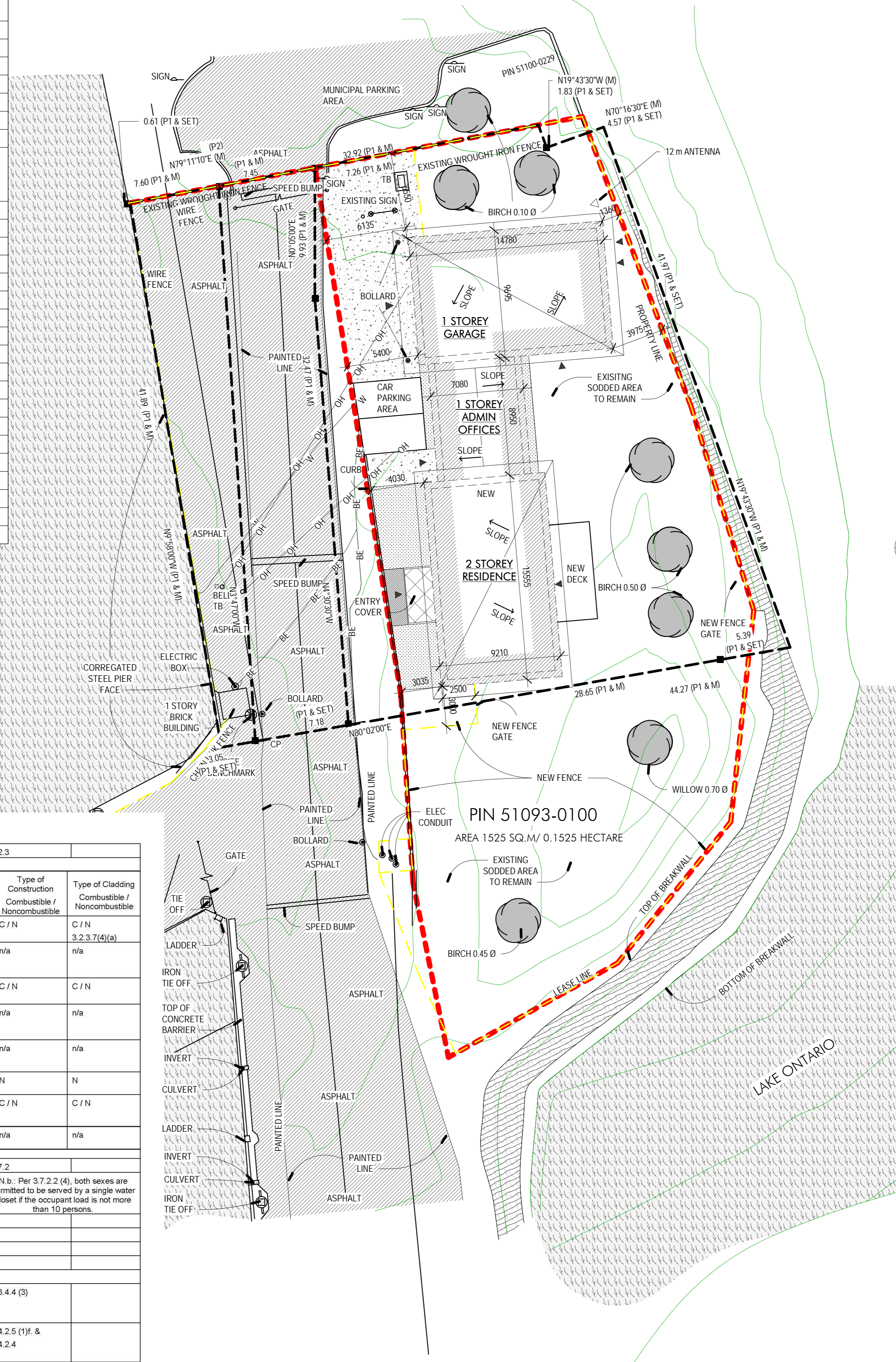


TOWN OF COBOURG ZONING BY-LAW ZONING BY-LAW 85-2003		
Zoning Aspect	Zoning Requirement	Reference
City Boundary Designation:	Open Space Exception 2 zone - Harbour Area/East Pier	Map 2 and Section 20.2.2
Zoning:	OS-2 (H-1)	Map 2 and Section 20.2.2
Building Height:	3 storeys maximum	Section 20.2.2.4. (iii)
Permitted Uses:	Holding Provision Exception 1 (H-1) Accessory Buildings and Structures Prohibited	Section 25.10.1
Minimum Lot Area:	465 m <sup>2</sup>	Section 20.1.4
Minimum Lot Frontage:	15 m	Section 20.1.5
Maximum lot coverage:	30%	Section 20.2.2.4. (i)
Minimum yards setback:	7.5 m from the edge of the pier	Section 20.2.2.4. (iv)
Landscaped Open Space:	Minimum 50% of the lot.	Section 20.2.2.4. (ii)
Minimum Required Parking:	Other Residential Uses: 2 spaces per dwelling unit	Section 6 Item 6.1.1 (j) Other Residential Uses
Loading Spaces Required:	not required	Section 6.2 Loading Provisions
Parking Required for the Physically Disabled	Number of Parking Spaces: Uses with less than 20 Parking Spots = 1 Reserved for the Physical Disabled	Section 6 Item 6.1.1 v) Parking for the Handicapped

PROJECT DATA AND CALCULATIONS	
Aspect	Data
Building Area:	343 m <sup>2</sup>
Gross Floor Area:	486 m <sup>2</sup>
Actual Use:	Residence & Garage
Lot Area:	1,573 m <sup>2</sup>
Minimum Lot Frontage:	42.4 m
Maximum lot coverage:	22%
Minimum yards setback:	> 7.5 m from the edge of the pier
Landscaped Open Space:	> 50%
Parking Required:	2
Parking Provided:	2
Parking Required for the Physical Disabled:	1
Parking Provided for the Physical Disabled:	0
Loading Required:	0
Loading Provided:	0



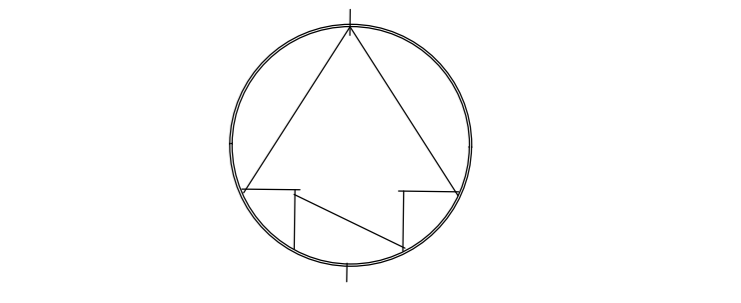
2 KEY PLAN  
1 : 750

- LEGEND
- DENOTES BUILDING ENTRANCE POINTS
  - DENOTES BUILDING AREA
  - DENOTES PROPERTY LIMITS
  - DENOTES BUILDING FENCE
  - DENOTES BURIED ELECTRICAL LINE
  - DENOTES TERMINAL BOX
  - DENOTES LIGHT STANDARD
  - DENOTES BURIED SERVICE WATER
  - DENOTES OVERHEAD HYDRO WIRES
  - DENOTES BOLLARD
  - DENOTES SIGN
  - DENOTES TREE WITRUNK DIAMETER
  - DENOTES IRON CLEAT
  - DENOTES BENCHMARK
  - DENOTES IRON TIE-OFF
  - DENOTES LADDER
  - DENOTES BREAK WALL
  - DENOTES PAINTED LINE
  - DENOTES SPEED BUMP
  - DENOTES CONCRETE PIN
  - DENOTES CURB
  - DENOTES CONCRETE
  - DENOTES SOFT LANDSCAPE - REFER TO SPEC
  - DENOTES ASPHALT
  - DENOTES PRECAST CONCRETE UNIT PAVERS
  - DENOTES SODDED AREA
  - DENOTES LEASE AREA

Item	National Building Code Data Matrix Parts 3 & 9	NBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9
2	Major Occupancy(s): Group C-Residential & Group F, Div 3	3.1.2.1
3	Building Area (m <sup>2</sup> ): Existing: n/a New: 343 m <sup>2</sup> Total: 343 m <sup>2</sup>	1.3.3.4
4	Gross Area: Existing: n/a New: 486 m <sup>2</sup> Total: 486 m <sup>2</sup>	1.3.3.4
5	Number of Storeys: Above grade: 2 Below grade: 0	3.2.1.1 & 1.4.1.2
6	Number of Streets / Fire Fighter Access: one (1)	
7	Building Classification: Dwelling Unit: Group C, up to 3 storeys Garage: Group F, Div 3, up to 2 storeys	3.2.2.53 3.2.2.85
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.53 3.2.2.85
9	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.8
10	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.1
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.8
13	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	3.2.2.53 3.2.2.85
14	Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	3.2.2.53 3.2.2.85
15	Mezzanine(s) Area (m <sup>2</sup> ): 29.7 m <sup>2</sup> Not applicable since not considered a storey as per 3.2.1.1. (3)	3.2.1.1 and 3.2.1.6
16	Occupant load based on <input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> design of building	3.1.1.7.1
17	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain): Building is for Lake Ontario Search and Rescue members who are required to be able bodied.	3.8
18	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.20
19	Required Fire Resistance Rating (FRR): Floors: none required Roof: none required Mezzanine: n/a FRR of Supporting Members: none required	3.2.2.53 3.2.2.85 & 3.2.1.6
20	Major Occupancy Fire Separations: Separation between Dwelling Unit and Storage Garage not required but a 1 hour FRR FS will be provided.	3.3.4.2. (5)

20	Spatial Separation - Construction of Exterior Walls	3.2.3																																																																																	
	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (m<sup>2</sup>)</th> <th>L/D (m)</th> <th>L/H Or H/L</th> <th>Permitted Max. % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (hours)</th> <th>Type of Construction</th> <th>Type of Cladding</th> </tr> </thead> <tbody> <tr> <td>North Garage</td> <td>&gt;112</td> <td>&gt;=2</td> <td>3:1</td> <td>31</td> <td>&lt;=0</td> <td>45 min</td> <td>C / N</td> <td>C / N</td> </tr> <tr> <td>North Dwelling Unit</td> <td>&gt;42</td> <td>&gt;=9</td> <td>3:1</td> <td>100</td> <td>&lt;=3</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>South Garage</td> <td>&gt;108</td> <td>&gt;=9</td> <td>3:1</td> <td>60</td> <td>&lt;=15</td> <td>45 min</td> <td>C / N</td> <td>C / N</td> </tr> <tr> <td>South Dwelling Unit</td> <td>&gt;=66.6</td> <td>&gt;=23.9</td> <td>3:1</td> <td>100</td> <td>&lt;=17</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>East - Dwelling Unit</td> <td>&gt;=138.2</td> <td>&gt;=13.3</td> <td>3:1 to 10:1</td> <td>100</td> <td>&lt;=25</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>East - Garage</td> <td>&gt;=66</td> <td>&gt;=2.3</td> <td>3:1</td> <td>10</td> <td>&lt;=10</td> <td>1 hr</td> <td>N</td> <td>N</td> </tr> <tr> <td>West - Dwelling Unit</td> <td>&gt;=138.2</td> <td>&gt;=10</td> <td>3:1 to 10:1</td> <td>64</td> <td>&lt;=20</td> <td>45 min</td> <td>C / N</td> <td>C / N</td> </tr> <tr> <td>West - Garage</td> <td>&gt;=66</td> <td>&gt;=10.5</td> <td>3:1</td> <td>100</td> <td>&lt;=63</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Wall	Area of EBF (m <sup>2</sup> )	L/D (m)	L/H Or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (hours)	Type of Construction	Type of Cladding	North Garage	>112	>=2	3:1	31	<=0	45 min	C / N	C / N	North Dwelling Unit	>42	>=9	3:1	100	<=3	n/a	n/a	n/a	South Garage	>108	>=9	3:1	60	<=15	45 min	C / N	C / N	South Dwelling Unit	>=66.6	>=23.9	3:1	100	<=17	n/a	n/a	n/a	East - Dwelling Unit	>=138.2	>=13.3	3:1 to 10:1	100	<=25	n/a	n/a	n/a	East - Garage	>=66	>=2.3	3:1	10	<=10	1 hr	N	N	West - Dwelling Unit	>=138.2	>=10	3:1 to 10:1	64	<=20	45 min	C / N	C / N	West - Garage	>=66	>=10.5	3:1	100	<=63	n/a	n/a	n/a	
Wall	Area of EBF (m <sup>2</sup> )	L/D (m)	L/H Or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (hours)	Type of Construction	Type of Cladding																																																																											
North Garage	>112	>=2	3:1	31	<=0	45 min	C / N	C / N																																																																											
North Dwelling Unit	>42	>=9	3:1	100	<=3	n/a	n/a	n/a																																																																											
South Garage	>108	>=9	3:1	60	<=15	45 min	C / N	C / N																																																																											
South Dwelling Unit	>=66.6	>=23.9	3:1	100	<=17	n/a	n/a	n/a																																																																											
East - Dwelling Unit	>=138.2	>=13.3	3:1 to 10:1	100	<=25	n/a	n/a	n/a																																																																											
East - Garage	>=66	>=2.3	3:1	10	<=10	1 hr	N	N																																																																											
West - Dwelling Unit	>=138.2	>=10	3:1 to 10:1	64	<=20	45 min	C / N	C / N																																																																											
West - Garage	>=66	>=10.5	3:1	100	<=63	n/a	n/a	n/a																																																																											
21	Plumbing Fixture Requirements based on <input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> design of building	3.7.2																																																																																	
	<table border="1"> <thead> <tr> <th>Floor</th> <th>Occupancy</th> <th>Group</th> <th>Occupant Load</th> <th>Fixtures Required</th> <th>Fixtures Provided</th> </tr> </thead> <tbody> <tr> <td>1<sup>st</sup> Floor</td> <td>Occupancy: Group C</td> <td>5</td> <td>1</td> <td>1</td> <td></td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td>Occupancy: Group C</td> <td>5</td> <td>1</td> <td>2</td> <td></td> </tr> </tbody> </table>	Floor	Occupancy	Group	Occupant Load	Fixtures Required	Fixtures Provided	1 <sup>st</sup> Floor	Occupancy: Group C	5	1	1		2 <sup>nd</sup> Floor	Occupancy: Group C	5	1	2																																																																	
Floor	Occupancy	Group	Occupant Load	Fixtures Required	Fixtures Provided																																																																														
1 <sup>st</sup> Floor	Occupancy: Group C	5	1	1																																																																															
2 <sup>nd</sup> Floor	Occupancy: Group C	5	1	2																																																																															
22	Other (describe) - Exits: Only 1 exit is required.	3.3.4.4 (3)																																																																																	
23	Travel Distance to at least one exit along a path of travel: Not more than 30 m	3.4.2.5 (1f) & 3.4.2.4																																																																																	

1 SITE PLAN - SPA  
SPA-A1



GENERAL NOTES:  
UNLESS OTHERWISE NOTED DIMENSIONS ARE METRIC.

GRAPHIC SCALE: 1:200

DO NOT SCALE DIMENSIONS FROM DRAWINGS  
FOR ELEVATION 0.00 ON DRAWINGS DENOTES GEODETIC ELEVATION 76.90 M

PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAIL PART OF THE WATER LOT LYING IN FRONT OF LOT 17, BROKEN FRONT CONCESSION B and PART OF THE WATER LOT LYING IN FRONT OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 16 and 17 (known locally as Division St.) BROKEN FRONT CONCESSION B (Geographic Township of Hamilton)

COUNTY OF NORTHUMBERLAND  
TOWN OF COBOURG

INFORMATION DERIVED FROM SURVEY CONDUCTED ON JANUARY 13, 2017 BY RYAN B. WALLACE O.L.S. LTD/RYAN B. WALLACE O.L.S. LTD.

NOTE: FIRE ACCESS ROUTE NOT REQUIRED BY O.B.C. 3.2.1.5 SINCE THE BUILDING IS NOT MORE THAN 3 STOREYS OR MORE THAN 600 m<sup>2</sup> IN BUILDING AREA

revision	ISSUED FOR SPA	3 June 2019
04		
03		
02		
01		

Do not scale drawings. Verify all dimensions and conditions on site and immediately notify the Departmental Representative of all discrepancies.

Detail No.	Detail Description
A	Detail No. No. du détail
B	drawing no. - where detail required
C	drawing no. - ou detail exigé
	drawing no. - where detailed
	dessin no. - ou détaillé

project title  
titre du projet  
COBOURG CITY  
COBOURG SEARCH

drawing title  
titre du dessin  
SITE PLAN  
ZONING  
N.B.C. MATRIX

drawn by  
dessiné par  
GA

designed by  
conçu par  
AT

approved by  
approuvé par  
AT

bid offer  
offre de soumission  
DFO PROJECT MANAGER  
administrateur de projets

project date  
date du projet  
29-03-2019

project no.  
no. du projet  
R.084112.001

drawing no.  
dessiné no.  
SPA-A1