

**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	
Minimum Lot Area:	465 m <sup>2</sup>	Section 25.10.1
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 not required	Section 6 Item 6.1.1 i) Other Residential Uses Section 6.2 Loading Provisions
Loading Spaces Required:		
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

**KEY PLAN**

1 : 750

- LEGEND
- ▲ DENOTES BUILDING ENTRANCE POINTS
  - ▨ DENOTES BUILDING AREA
  - - - DENOTES PROPERTY LIMITS
  - - - BE - - - DENOTES BUILDING FENCE
  - - - TB - - - DENOTES BURIED ELECTRICAL LINE
  - ⊙ LS DENOTES LIGHT STANDARD
  - W - DENOTES BURIED SERVICE WATER
  - OH - DENOTES OVERHEAD HYDRO WIRES
  - ⊙ BOL DENOTES BOLLARD
  - ⊗ DENOTES SIGN
  - ⊙ DENOTES TREE W/TRUNK DIAMETER
  - ⊙ DENOTES IRON CLEAT
  - ⊙ DENOTES BENCHMARK
  - ⊙ DENOTES IRON TIE-OFF
  - ⊙ DENOTES LADDER
  - ▨ DENOTES BREAK WALL
  - - - DENOTES PAINTED LINE
  - - - DENOTES SPEED BUMP
  - CP DENOTES CONCRETE PIN
  - ⌒ DENOTES GATE
  - - - DENOTES CURB
  - ▨ DENOTES CONCRETE
  - ▨ DENOTES SOFT LANDSCAPE - REFER TO SPEC
  - ▨ DENOTES ASPHALT
  - ▨ DENOTES PRECAST CONCRETE UNIT PAVERS
  - ▨ DENOTES SODDED AREA
  - - - DENOTES LEASE AREA

Item	Project: 1803	Project Name: Cobourg Search and Rescue Station	NBC Reference
1	Project Description:	National Building Code Data Matrix Parts 3 & 9	1.3.3.2
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	3.2.6
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	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
15	Occupant load based on	<input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> design of building 1 <sup>st</sup> Floor Occupancy: Group A Load: 5 persons 2 <sup>nd</sup> Floor Occupancy: Load: 5 persons <input type="checkbox"/> Additional floor areas to be included on separate page	3.1.17.1
16	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
17	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.20
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Listed Design No. or Description (SG-2) Floors: none required Roof: none required Mezzanine: n/a FRR of Supporting Members Floors: none required Roof: none required Mezzanine: n/a	3.2.2.53 3.2.2.85 & 3.2.1.6
19	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			
	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 Combustible / Noncombustible	Type of Cladding Combustible / Noncombustible
	North Garage	>112	>6.2	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	>69	>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	>69	>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			
	Male / Female Count @ 50% / 50% except as noted otherwise					Occupant Load	Fixtures Required	Fixtures Provided	N.b. Per 3.7.2.2 (4), both sexes are permitted to be served by a single water closet if the occupant load is not more than 10 persons.
	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 (1)f. & 3.4.2.4	

**SITE PLAN - SPA**

1 : 200