



STANDARDS REFLECT PARENT ZONING REQUIREMENTS UNLESS OTHERWISE NOTED OTHERWISE.
 STANDARDS IN SQUARE BRACKETS INDICATE ZONING INCONSISTENCY WITH OFFICIAL STANDARDS.

PARENT PLAN: ZONING BY-LAW NO. #5-2003
 SITE SPECIFIC BY-LAW: TBD
 PROPOSED ZONING DESIGNATION: RL-X

1.0 SITE STANDARDS

	25348.51 sqm (6126 ac) [2.53 ha]	INCLUDING BLOCK 1, 2, 3, 4, 5 & 8			
NET AREA	19993.9 sqm (4.84 sq) [20.0 ha]	BLOCK 1 (25348.51 sqm [6.126 ac])	BLOCK 2 (2721.0 sqm [0.67 ac])	BLOCK 3 (25348.51 sqm [6.126 ac])	BLOCK 4 (25348.51 sqm [6.126 ac])
		BLOCK 5 (25348.51 sqm [6.126 ac])	BLOCK 6 (25348.51 sqm [6.126 ac])	BLOCK 7 (25348.51 sqm [6.126 ac])	BLOCK 8 (25348.51 sqm [6.126 ac])
GROSS FLOOR AREA		PROPOSED			
		BLOCK 1 332.6 m ²	BLOCK 2 1558.9 m ²	BLOCK 3 332.6 m ²	BLOCK 4 332.6 m ²
		BLOCK 5 332.6 m ²	BLOCK 6 332.6 m ²	BLOCK 7 332.6 m ²	BLOCK 8 332.6 m ²
PROPOSED DENSITY		BLOCK 1 1.0 units/ha	BLOCK 2 1.0 units/ha	BLOCK 3 1.0 units/ha	BLOCK 4 1.0 units/ha
		BLOCK 5 1.0 units/ha	BLOCK 6 1.0 units/ha	BLOCK 7 1.0 units/ha	BLOCK 8 1.0 units/ha
		125 units / 2.53 ha = 49 units per hectare (ha)			

[illegible]

ZONING STANDARD		REQUIRED	PROPOSED
VEHICULAR PARKING REQUIREMENTS			
RESIDENT PARKING			
TOWNHOUSE DWELLING	2 UNIT	78	82
STACKED TOWNHOUSE DWELLING	1.25 UNIT	105	112
REQUIRED RESIDENT PARKING RANGE		183	194
MINIMUM PARKING SPACE WIDTH		2.7 m	2.7 m
MINIMUM PARKING SPACE LENGTH		5.5 m	5.5 m
ACCESSIBLE PARKING (APARTMENT DWELLING)			
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES		5 SPACES	5 SPACES



ACCESSIBLE PARKING SIGN N.J.S.
NOTES:
SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ACCESSIBLE PARKING AREAS THROUGHOUT THE SITE.

NOTES:
Gas meters shall not be located on building facades that face streets and shall be located discreetly, away from pedestrian travel routes and screened from public view. Gas pipes servicing roof top mechanical equipment shall not be visible to any public view and shall be installed within the wall construction.



- SIGNS TO BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES TO THE TRAFFIC AND SHOULD ALWAYS BE VISIBLE APPROACHING TO THE SIGN. THE SIGN IS TO BE PLACED ON OTHER SIDE (STAGGERED) OF THE FURNITURE AT INTERVALS OF NOT MORE THAN 30.0 METERS (100 FEET).
- SIGNS SHALL NOT EXCEED 2.0 METERS (7 FEET) AND NOT LESS THAN 0.5 METERS (1 FEET) IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FIXED PAYMENT/FURNITURE.
- SIGNS SHALL BE INSTALLED AT MAXIMUM OF 3 METERS (10 FEET) MINIMUM OF 1.0 METERS (3 FEET) MEASURED HORIZONTALLY FROM CURB.
- SIGNS SHALL BE INSTALLED SO THAT THERE ARE NO OBSTRUCTIONS WITHIN 6.0 METERS (20 FEET) OF THE SIGN AND BE VISIBLE APPROACHING TRAFFIC.
- SIGNS SHALL DISPLAY SINGLE HEADED ARROWS POINTING IN DIRECTION WHICH THE REGULATION IS IN EFFECT. AT INTERSECTIONS THROUGHOUT THE CITY, DOUBLE-ENDED HEADS SHALL INDICATE THAT THE PROHIBITION OR RESTRICTION EXISTS IN BOTH DIRECTIONS.

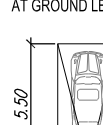


NOTES:

- SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO BICYCLE PARKING AREAS THROUGHOUT THE SITE



NOTES:
SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USER
ACCESSIBLE PARKING AREAS (VAN ACCESSIBLE) THROUGHOUT THE

Asking and Proposed Walkways a) pedestrian walkways must be raised approximately 15 cm from the ground b) vehicle traffic to provide direction and protection for pedestrian traffic; c) standard minimum width of a pedestrian walkway is 1.5 m ; d) standard minimum width of a pedestrian walkway adjacent to the end of parking spaces is 1.8 m (6.0 ft). TRAFFIC ROUTE Any driveway road is constructed to support expected load imposed by fire trucks. The fire route can only be asphalt or concrete. Disabled Parking signs Any parking spaces reserved for people with disabilities must comply to the current by-Law and Legislation and must be identified with a sign, installed at the applicant's expense, in accordance with the design specifications of IV.4.7. in the Town of Cambridge Accessibility Guidelines.	CMB Note: Concrete pad for community mailboxes as per Canada Post specifications – pad to be at level of sidewalk and be wheelchair accessible. THE HYDRO TRANSFORMER Ultimate location to be coordinated with electrical / utility consultants. Fencing Any fencing adjacent to municipal lands is to be located 15cm (6.0 in) inside the property line. Roadway, driveway & parking surface Roadway, driveway & parking areas surface materials, refer to site grading and landscape drawings for material finishes. TYPICAL PARKING SIZE AT GRADE LEVEL:  TYPICAL ACCESSIBLE PARKING SIZE AT GRADE LEVEL:  COMPLY TO TOWN OF CAMBRIDGE PARKING STANDARDS BY-LAW
---	--

APPLICATION NUMBER:

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF 4 ARCHITECTURE INC.

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS & CONDITIONS ON SITE, AND MUST NOTIFY 4 ARCHITECTURE INC. OF ANY VARIATION FROM THAT SUPPLIED INFORMATION.

4 ARCHITECTURE INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. WE REFER TO THE PROPER ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS AUTHORITIES HAVING JURISDICTION.

ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATIONS ONLY.

DRAWINGS ARE NOT TO BE SCALED.



LEGAL DESCRIPTION OF PROPERTY:
PART 1 - PLAN 39R-10679 REGISTERED PLAN NO. 227
TOWN OF COBOURG, ONTARIO

OWNER INFORMATION
MARSHALL HOMES
9-1295 WHARF ST
PICKERING, ON L1W 1A2

SITE LEGEND

 POWERED FILLOTS

 STREET FIRE

 REARWARD WALL FIRE

 CURB STOP

 DATA IN

 WALL FIRE (IN WALL AND SURFACE CONNECTION)

 INDOOR FIRE

 HANGING WATER

 100% DISTINGUISHING GRADES

 1/200 TO PROPOSED GRADES

 2.0% SLOPE

 HANGING WATER (MAX 3% SLOPE)

 WALL FIRE

 CURB STOP

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

 HANGING WATER

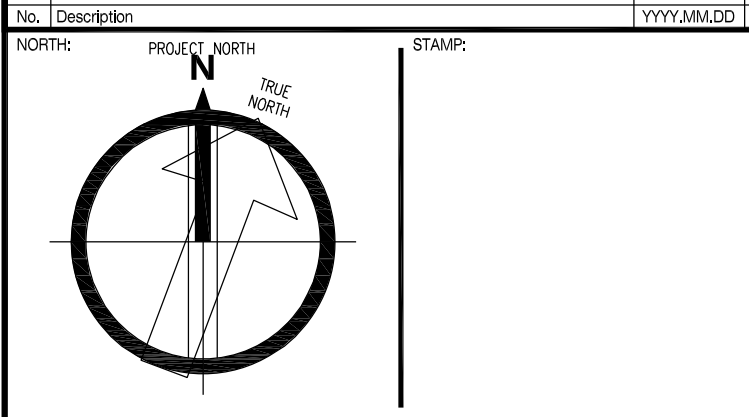
 HANGING WATER

 HANGING WATER

 HANGING WATER

REVISIONS		
1/10	-	*
2/10	-	*
3/10	-	*
4/10	-	*
5/10	-	*
6/10	-	*
7/10	-	*
8/10	-	*
9/10	-	*
10/10	-	*
REVISED AS PER -		

SUBMITTALS		
10.	-	-
9.	-	-
8.	-	-
7.	-	-
6.	-	-
5.	-	-
4.	-	-
3.	-	-
2.	-	-
1.	ISSUED FOR ZBA SUBMISSION	2021.06.02



 **4 ARCHITECTURE INC.**
WWW.4ARCHITECTURE.CA
8966 Woodbine Avenue, Suite 100, Markham, ON L3R 0J7
T. (905) 470 7212 // F. (905) 737 7326 email: mail@4architecture.ca

MARSHALL HOMES 220082			COBBOURG, ON			DENSMORE ROAD/ BIRCHWOOD TR		
SITE PLAN								
2021.06.02								
Scale 1:500		Drawn By SS/HM		Checked by SL				
File Number 220082DSP01.dwg								
(Empty space for notes or additional information)								