



LOCATION MAP (NTS)

440-448 ELGIN STREET WEST, COBOURG PROPOSED FREEHOLD TOWNHOUSE DEVELOPMENT SUMMARY				
LOT No.	LOT AREA (SM)	MODEL	COVERAGE (SM)	
1	227.4	C1	89.28 SM (39.3%)	
2	215.8	D1	85.84 SM (39.8%)	
3	216.0	D1	85.84 SM (39.7%)	
4	216.2	D1	85.84 SM (39.7%)	
5	216.4	D2	85.84 SM (39.7%)	
6	216.4	D2	85.84 SM (39.7%)	
7	216.4	D2	85.84 SM (39.7%)	
8	230.8	C2	86.91 SM (37.6%)	
9	230.7	C2	86.91 SM (37.7%)	
10	216.0	D2	85.84 SM (39.7%)	
11	215.8	D2	85.84 SM (39.8%)	
12	215.8	D1	85.84 SM (39.8%)	
13	215.7	D1	85.84 SM (39.8%)	
14	226.1	C1	89.28 SM (39.8%)	
15	276.0	A1	89.28 SM (32.4%)	
16	221.9	B2	85.84 SM (38.7%)	
17	216.0	B2	85.84 SM (38.7%)	
18	223.7	A2	83.54 SM (37.3%)	
19	223.6	A2	83.54 SM (37.4%)	
20	215.5	B2	85.84 SM (39.8%)	
21	215.3	B1	85.84 SM (39.9%)	
22	215.2	B1	85.84 SM (39.9%)	
23	215.0	B2	85.84 SM (39.9%)	
24	239.4	A1	89.28 SM (37.3%)	
TOTAL	5,337.1			
STREET	1,888.0			
ROAD WIDENING	379.3			

- LEGEND:
- EXISTING GRADE ELEVATION
 - EXISTING MENHOLE
 - EXISTING WATER KEY
 - PROPOSED MANHOLE
 - PROPOSED CATHBASIN
 - PROPOSED PRIVATE FIRE HYDRANT
 - PROPOSED LIGHT STANDARD
 - PROPOSED NEW TREE
 - EXISTING TREE TO BE REMOVED
 - PROPOSED MAILBOX ON CONC. SLAB



ZONING INFORMATION:

MULTIPLE RESIDENTIAL 4 (R4) ZONE

MINIMUM LOT AREA: 215 SM (TOWNHOUSE)

MAXIMUM NET DENSITY: 50 UNITS/HA

MINIMUM LOT FRONTAGE: 6.5 M (TOWNHOUSE)

MAXIMUM LOT COVERAGE: 40%

MINIMUM FRONT YARD SETBACK: 6 M

MINIMUM REAR YARD SETBACK: 7 M

INTERIOR SIDE YARD SETBACK: 1.5 M (TOWNHOUSE)

MINIMUM BUILDING HEIGHT: 1.5 M 1 STOREY

MAXIMUM BUILDING HEIGHT: 3 STOREY

VISITOR PARKING: 0.25 SPACE/UNIT

PROPOSED FREEHOLD TOWNHOUSE DEVELOPMENT SITE INFORMATION:

LOT AREA: 7,584.7 SM

3 M ROAD WIDENING AREA: 379.3 SM

NET LOT AREA: 7,205.4 SM/0.72 HA

EACH LOT COVERAGE: (40%) MAXIMUM

TOTAL BLDG COVERAGE: 2,071.46 SM (38.8%) < 40%

DENSITY: 24 UNITS (33.2 UNIT/HA)

BUILDING HEIGHT MAXIMUM: 2 STOREYS

EACH LOT FRONT YARD SETBACK: 6 M MINIMUM

INTERIOR SIDE YARD SETBACK: 1.5 M

EXTERIOR SIDE YARD SETBACK: 2.5 M

TOTAL LANDSCAPED OPEN SPACE: 3,345.9 SM (46.4%) > 35%

VISITOR PARKING REQUIRED: 6 CARS

VISITOR PARKING PROVIDED: 6 CARS

STANDARD PARKING SPACE: 6 CARS

HANDICAPPED PARKING SPACE: 1 CAR

ELGIN STREET WEST
(COUNTY ROAD No. 20)
ROAD ALLOWANCE BETWEEN CONCESSIONS A & 1
PIN 51084-0440

DEVELOPMENT SITE PLAN

NOTE: INFORMATION SHOWN ON THIS SITE PLAN AREA TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT-PART 1, PLAN OF PART OF UNNUMBERED LOTS CADDY PLAN, BLOCK B, (FORMERLY LOT 20, CONCESSION 1, TOWNSHIP OF HAMILTON, TOWN OF COBOURG, COUNTY OF NORTHUMBERLAND), PREPARED BY ERTL SURVEYORS, COMPLETED 24TH JANUARY, 2014.

02 REV. FOR SPA JUL 02, 20 WL

01 ISSUED FOR SPA AUG 26, 19 WL

NO REVISION DATE BY

ONTARIO ASSOCIATION OF ARCHITECTS

HENRY W CHIU ARCHITECT

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PROJECT TITLE

PROPOSED TOWNHOUSE DEVELOPMENT 440-448 ELGIN STREET WEST COBOURG, ONTARIO

TITLE: CONCEPTUAL PLAN

SCALE: 1:200 DRAWN BY: AY

DATE: NOV. 2017 ISSUED:

PROJ NO: DWG NO: A-1.1