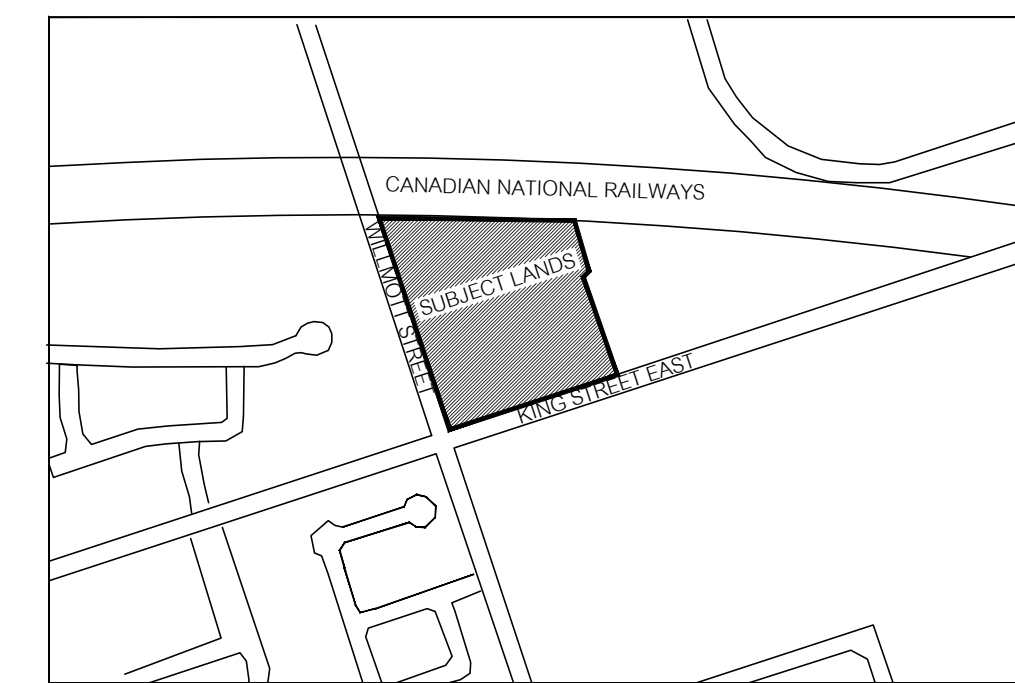


REVISIONS		
DRAWING NO.	DATE	DESCRIPTION
A	MAR 20, 2022	NEW DRAFT PLAN 'A'
A	APRIL 5, 2022	REVISE LEGEND

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEYMAP (NOT TO SCALE)

DRAFT PLAN OF SUBDIVISION

SECTION 51, PLANNING ACT

- | | |
|-----------------------------------|-------------------------------|
| A) AS SHOWN ON THE DRAFT PLAN | G) AS SHOWN ON THE DRAFT PLAN |
| B) AS SHOWN ON THE DRAFT PLAN | H) MUNICIPAL PIPED WATER |
| C) AS SHOWN ON THE DRAFT PLAN | I) SANDY LOAM |
| D) AS SHOWN ON THE LAND USE TABLE | J) AS SHOWN ON THE DRAFT PLAN |
| E) AS SHOWN ON THE DRAFT PLAN | K) FULL MUNICIPAL SERVICES |
| F) AS SHOWN ON THE DRAFT PLAN | L) AS SHOWN ON THE DRAFT PLAN |

SITE INFORMATION

SITE AREA

TOTAL SITE AREA: 3.97 HA

PARKING

	REQUIRED
RESIDENTIAL (DETACHED, SEMI-DETACHED):	2.0 P/UNIT
RESIDENTIAL (TOWNHOUSES):	1.0 P/UNIT
MIXED-USE:	1.0 P/UNIT
RETAIL:	3 P/100M ² GFA

SETBACKS

	F.Y.	C.Y.	S.Y.	R.Y.
DETACHED	4.5M	2.4M	1.2M	7.5M
SEMI-DETACHED	4.5M	2.4M	1.2M	7.5M
TOWNHOUSES	4.5M	2.4M	1.2M	-
MIXED-USE	1.8M	1.8	0M	-

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS

DETACHED:	7
SEMI-DETACHED:	4
TOWNHOUSES:	55
MIXED-USE:	24
TOTAL:	90

PARKING

	REQUIRED	PROVIDED
RESIDENTIAL:	87	122
VISITOR:	22	45
COMMERCIAL:	36	38
TOTAL:	145	205

OPEN SPACE

CENTRAL PARK	0.134 HA
BARN PLAZA	0.085 HA

LAND CONVEYANCES

EMBANKMENT	0.313 HA
FUTURE ROAD WIDENING	0.097 HA

BLOCK USAGE

BLOCK 1	MIXED USE
BLOCK 2	MIXED USE
BLOCK 3	MIXED USE
BLOCK 4	STACKED TOWNS
BLOCK 5	HERITAGE HOUSE
BLOCK 6	STACKED TOWNS
BLOCK 7	DETACHED & SEMI DETACHED
BLOCK 8	TOWNHOMES
BLOCK 9	TOWNHOMES
BLOCK 10	MIXED USE BARN STRUCTURE
BLOCK 11	EMBANKMENT
BLOCK 12	FUTURE ROAD WIDENING
BLOCK 13	COMMON ELEMENT

OWNERS AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE FOTENM PLANNING & DESIGN TO PREPARE A DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE TOWN OF COBURG FOR APPROVAL THEREOF.

DATE: _____ SIGNED: _____

RUTH DEBORAH KANE
540 KING STREET EAST
COBURG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: April 21, 2022 SIGNED: *Merrill McLean*

MERRILL MCLEAN
ONTARIO LAND SURVEYOR
DPP SURVEYORS
1101 BOUNDARY RD.
OSHAWA, ON L1J 8P8

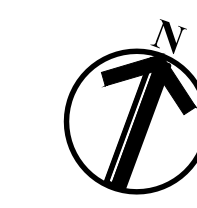
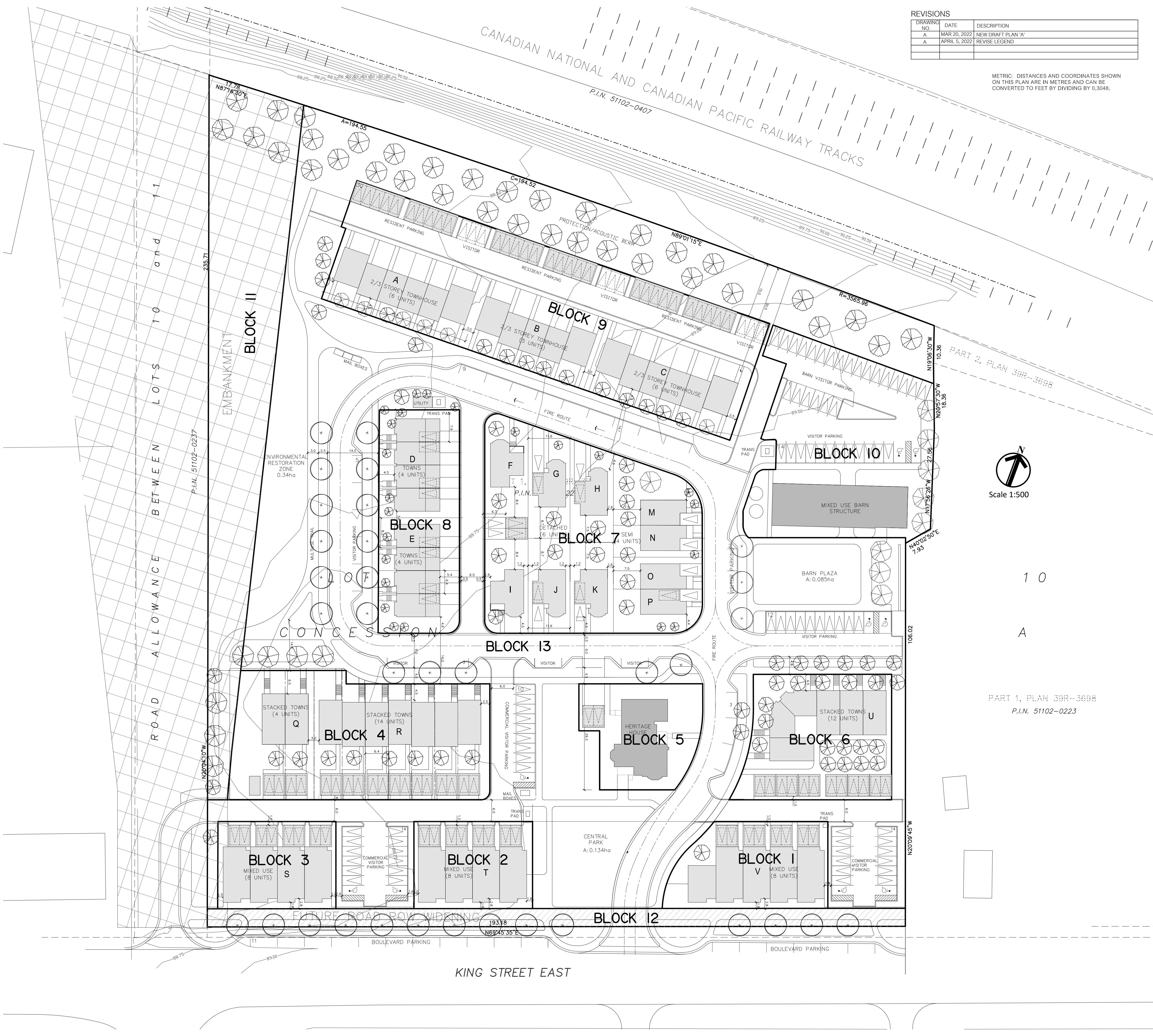
DRAFT PLAN OF SUBDIVISION
540 KING STREET
PART OF LOT 10, CONCESSION A
GEOGRAPHIC TOWNSHIP OF HAMILTON
TOWN OF COBURG
COUNTY OF NORTHUMBERLAND

SCALE: 1:500 JOB NO. P2020-001 DESIGNED: TK DRAWING NO.

CHECKED: MDM DATE: APRIL 12, 2022 DRAWN: TK

CLIENT:

SUNNYSIDE VILLAGE INC.



Scale 1:500

10

A

PART 1, PLAN 30R-3608

P.I.N. 51102-0223

KING STREET EAST