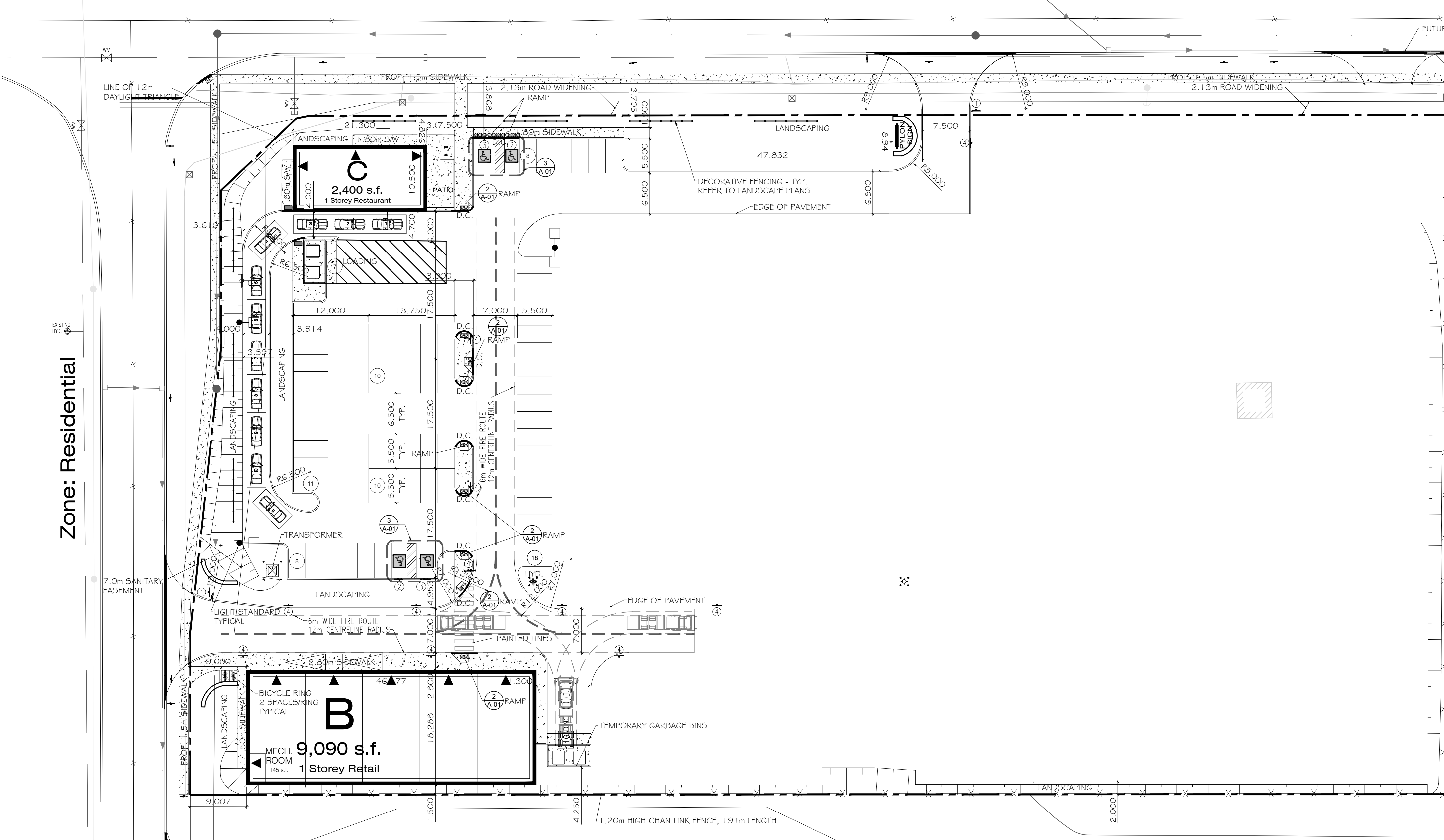


Zone: RU



Zone: Residential

Zone: EC

Zone: LM-2

Zone: LM-2

COPYRIGHT © IVAN B. WALLACE O.L.S. LTD., 2007  
 PLAN OF TOPOGRAPHICAL SURVEY OF  
 PART OF LOT 10, CONCESSION B and  
 PART OF THE ORIGINAL ROAD ALLOWANCE  
 BETWEEN LOTS 10 and 11  
 GEOGRAPHIC TOWNSHIP OF HAMILTON  
 TOWN OF COBOURG  
 COUNTY OF NORTHUMBERLAND  
 SCALE RATIO : 1 TO 500 metric

IVAN B. WALLACE O.L.S. LTD.  
 NOTES  
 DISTANCES SHOWN HEREON ARE IN METRES AND CAN  
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCH MARK NOTE  
 Benchmark No. 30, Elevation 188.044

- LEGEND
- SSIB denotes short standard iron bar
  - SIB denotes standard iron bar
  - IB denotes iron bar
  - IP denotes iron pipe
  - Ø denotes round
  - denotes survey monument planted
  - denotes survey monument found
  - FFE denotes finished floor elevation
  - X 193.6 denotes spot elevation
  - ⊙ denotes deciduous tree
  - ⊙ denotes coniferous tree
  - BP denotes bell pole
  - BPED denotes bell pedestal
  - CB denotes catch basin
  - HP denotes hydro pole
  - LP denotes light pole
  - MH denotes manhole
  - NPS denotes no parking sign
  - SS denotes street sign
  - WK denotes water key

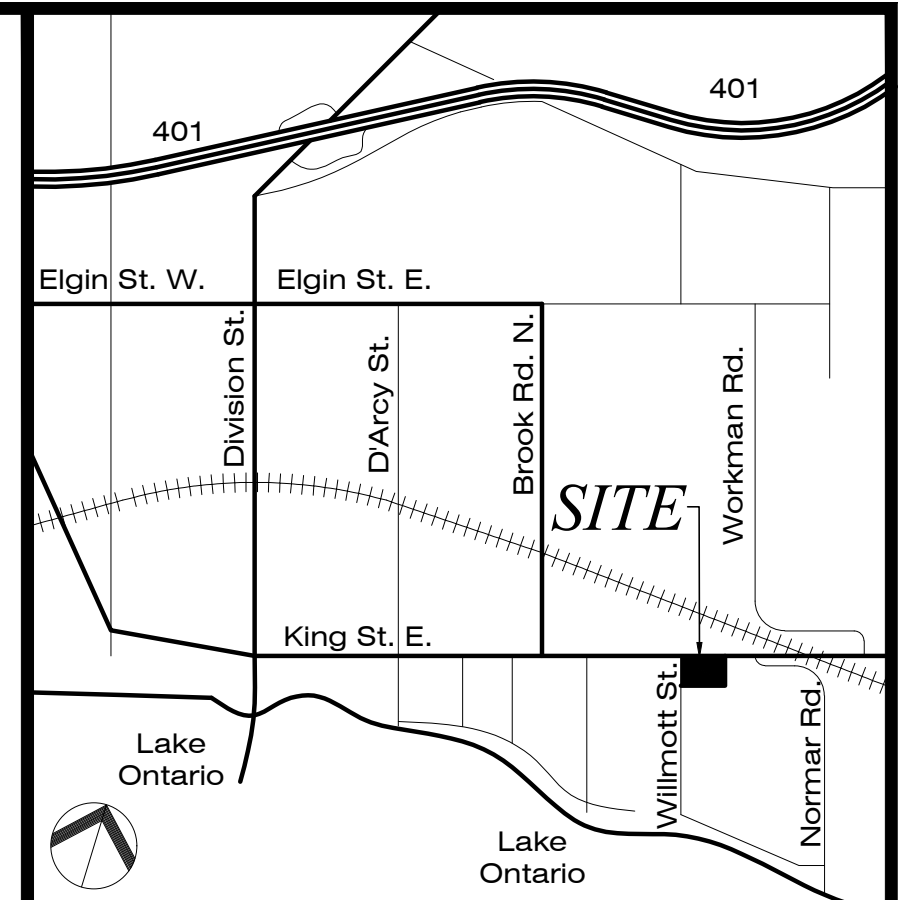
**1 SITE PLAN**  
 A-1 1 : 400

ZONE : District Commercial DC-3 (H)		
SITE AREA	21,383.07 m <sup>2</sup>	5.28 acres
Frontage (Willmott St.)	108.54 metres	
Depth	198.04 metres	
Rear	108.63 metres	
ZONE REGULATIONS		
Min. Lot Area	740 m <sup>2</sup>	21,460.51 m <sup>2</sup>
Min. Lot Frontage	25.0 m	122.59 metres
Min. Front Yard (Willmott St.)	3.0 metres	9.0 metres
Min. Rear Yard	7.50 metres	145.13 metres
Min. Interior Side Yard	0 metres	1.50 metres
Min. Exterior Side Yard	3.0 metres	4.82 metres
Max. Lot Coverage	30%	5.0%
Min. Landscaped Area	15%	77.0%
Max. Building Height	4 storeys	1 storey
Max. Floor Space Index	1.0	0.4
BUILDING		
B	9,090	844.49
C	2,400	844.49
TOTAL	11,490	1,067.46
PARKING		
Max. - 5.50 spaces / 93 m <sup>2</sup> GFA	64 spaces	65 spaces
Min. - 4.0 spaces / 93 m <sup>2</sup> GFA	46 spaces	5.65 spaces / 1,000 s.f.
ACCESSIBLE PARK'G	REQUIRED	PROVIDED
51-74 Required Parking	2 Type 'A'	2 spaces
	2 Type 'B'	2 spaces
PARKING SPACE : 2.75m x 5.50m, 6.40m AISLE		
ACCESSIBLE SPACES: Type 'A'- 3.4m x 5.50m, Type 'B'- 2.4m x 5.50m, 1.50m access aisle		
FIRE ROUTE : 6.0m WIDE, MIN. 12.0m Ø RADIUS		
LOADING	REQUIRED	PROVIDED
0 m <sup>2</sup> - 2,350 m <sup>2</sup>	1 space	1 space
COVERAGE CALCULATIONS		
BUILDING AREA (includes all buildings)	1,067.46 m <sup>2</sup>	5.0 %
LANDSCAPED AREA	16,449.35 m <sup>2</sup>	77.0%
PAVED AREA (includes all sidewalks, driving aisles and parking areas)	3,866.26 m <sup>2</sup>	18.0%

- NOTE : REFER TO SITE PLAN FOR SIGN LOCATION
- 1 STOP Sign  
Rd-1 (60x60) cm  
Support: Steel
  - 2 ACCESS. PARK'G Sign  
(60x75) cm  
Support: Steel
  - 3 ACCESS. PARK'G Sign  
(60x75) cm  
Support: Steel
  - 4 FIRE ROUTE Sign  
S-5 (30x45) cm  
Support: Steel or Wall

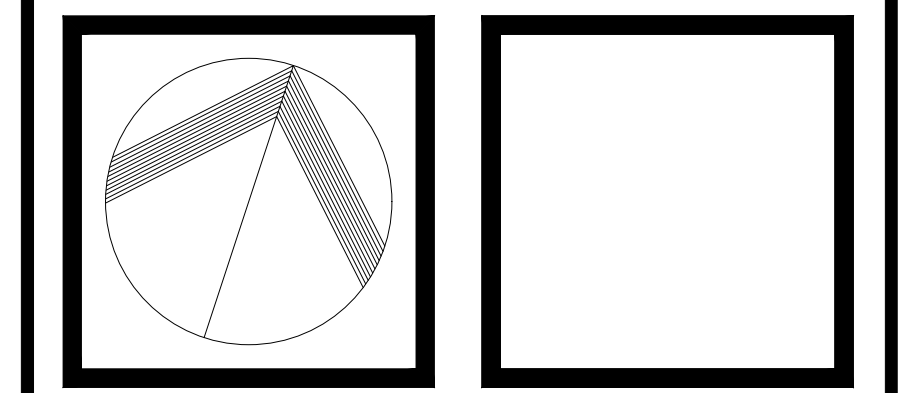
**3 TRAFFIC SIGNS**  
 A-1 N.T.S.

**2 SITE STATISTICS**  
 A-1 N.T.S.



**CONTEXT PLAN**

#	Date	Revision	By
5	2021-05-09	LANDSCAPE COORDINATION	G.B.
4	2021-04-08	REVISED AS PER TOWN COMMENTS	G.B.
3	2020-11-16	REVISED AS PER TOWN COMMENTS	G.B.
2	2020-09-23	PROPOSED TRAFFIC SIGNAL DELETED	G.B.
1	2019-11-29	REVISED AS PER TOWN COMMENTS	G.B.



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Project:  
**COMMERCIAL DEVELOPMENT**  
**545 KING STREET EAST**  
**COBOURG, ONTARIO**  
 Drawing Title:  
**PHASE 1**  
**SITE PLAN**  
 Drawn by: G.B.  
 Checked by:  
 Scale: 1 : 400  
 Date: May 9, 2021  
 Job no.: 18-037

A-1.1