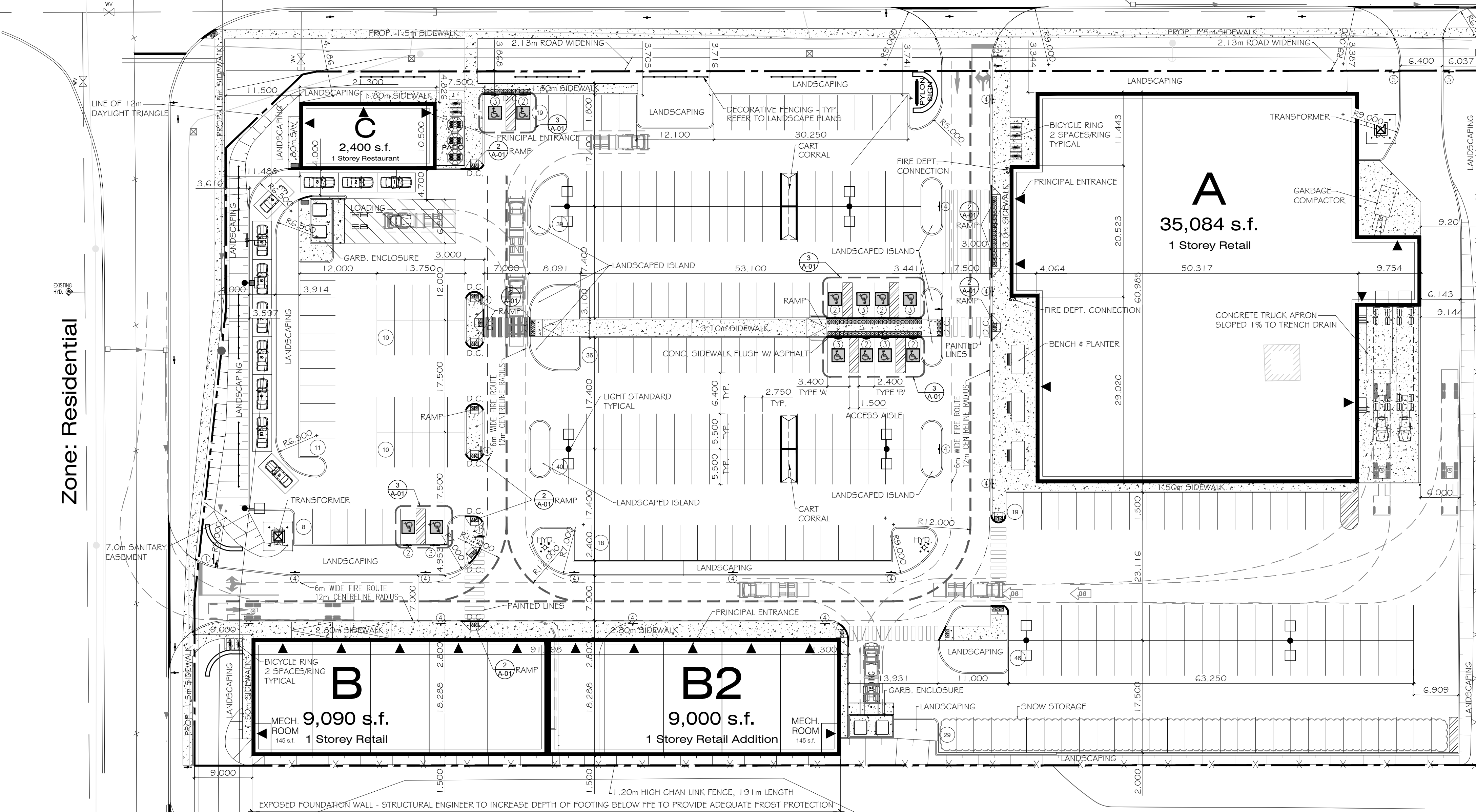


Zone: RU



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.

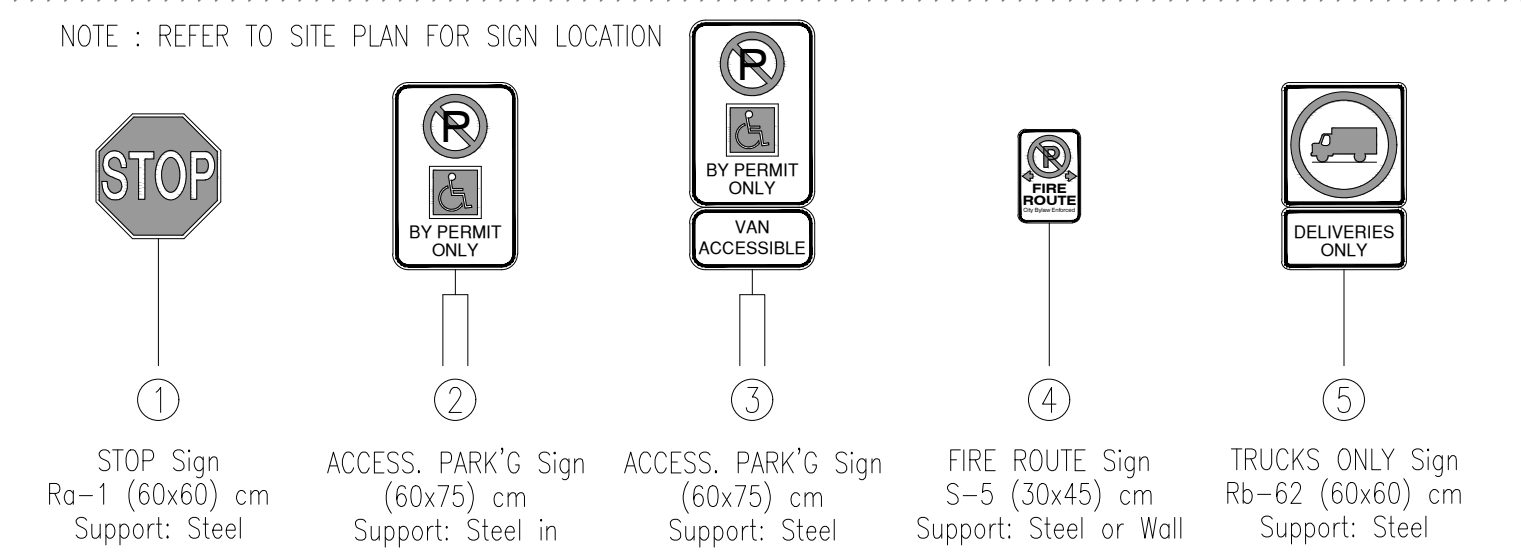
BENCH MARK NOTE
 Benchmark No. 30, Elevation 188.044

- 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
 - 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
 1 : 400

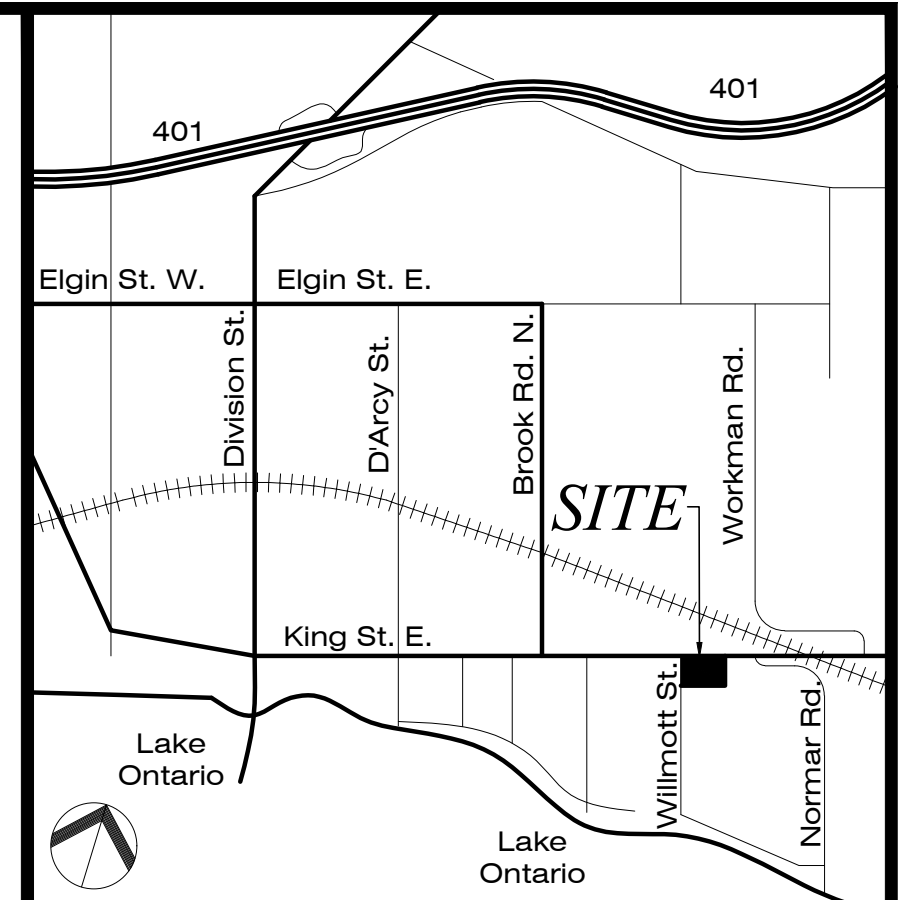
ZONE : District Commercial DC-3 (H)		
SITE AREA	21,383.07 m ²	5.28 acres
Frontage (Willmott St.)	108.54 metres	
Depth	198.04 metres	
Rear	108.63 metres	
ZONE REGULATIONS		
Min. Lot Area	740 m ²	21,460.51 m ²
Min. Lot Frontage	25.0 m	122.59 metres
Min. Front Yard (Willmott St.)	3.0 metres	9.0 metres
Min. Rear Yard	7.50 metres	9.14 metres
Min. Interior Side Yard	0 metres	1.50 metres
Min. Exterior Side Yard	3.0 metres	3.34 metres
Max. Lot Coverage	30%	24.1%
Min. Landscaped Area	15%	19.7%
Max. Building Height	4 storeys	1 storey
Max. Floor Space Index	1.0	.24
BUILDING		
A	35,084	3,259.30
B	18,090	1,680.62
C	2,400	222.96
TOTAL	55,574	5,162.99
PARKING		
Max. - 5.50 spaces / 93 m ² GFA	305 spaces	285 spaces
Min. - 4.0 spaces / 93 m ² GFA	223 spaces	5.13 spaces / 1,000 s.f.
ACCESSIBLE PARK'G		
301-350 Required Parking	4 Type 'A' 5 Type 'B'	6 spaces 6 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		
2,351 m ² - 7,450 m ²	2 spaces	4 spaces
COVERAGE CALCULATIONS		
BUILDING AREA (includes all buildings)	5,162.99 m ²	24.1 %
LANDSCAPED AREA	4,215.26 m ²	19.7%
PAVED AREA (includes all sidewalks, driving aisles and parking areas)	12,004.82 m ²	56.1%

Zone: LM-2



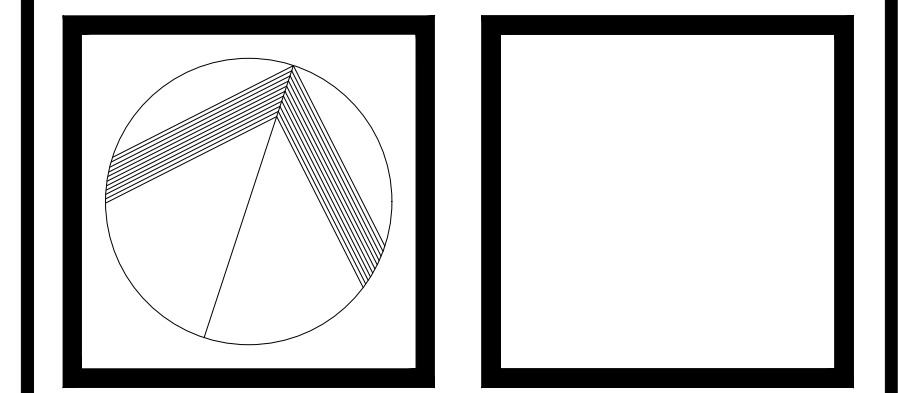
3 TRAFFIC SIGNS
 A-1 N.T.S.

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



CONTEXT PLAN

#	Date	Revision	By
4	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 3
SITE PLAN
 Drawn by: G.B.
 Checked by:
 Scale: 1 : 400
 Date: May 9, 2021
 Job no.: 18-037

A-1.3