

ZONING BY-LAW No. 022-2018 - R4-29 ZONE

DWELLING TYPE	SINGLE DETACHED DWELLING	SEMI-DETACHED DWELLING	TOWNHOUSE DWELLING PER UNIT
ZONE PROVISION - SECTION 10	R4-29 ZONE	PROPOSED	R4-29 ZONE
MINIMUM LOT AREA	337.0m ²	393.7m ²	192.0m ² 215.2m ²
MINIMUM LOT FRONTAGE	12.0m	18.0m	6.5m 7.15m
MINIMUM FRONT YARD	2.5 to 5.0m	5.0m	2.5 to 5.0m 5.0m
MINIMUM EXTERIOR SIDE YARD	3.0m	3.0m	3.0m 3.0m
MINIMUM INTERIOR SIDE YARD FOR 1 STOREY FOR EACH ADDITIONAL STOREY	0.75m 0.45m	1.2m	0.75m 0.45m 1.2m
MINIMUM REAR YARD	7.0m	8.0m	7.0m 8.1m
MAXIMUM LOT COVERAGE	45.0%	41.5%	55.0% 46.0%
MINIMUM LANDSCAPED OPEN SPACE	30.0%	50.0%	30.0% 43.4%
MAXIMUM HEIGHT OF BUILDINGS	2 STOREY	2 STOREY	3 STOREY 3 STOREY
MAXIMUM No. OF DWELLINGS PER LOT	1	1	1

ZONING BY-LAW No. 85-2003 - R4 ZONE

DWELLING TYPE	MULTI RESIDENTIAL (10 FLEX)
ZONE PROVISION - SECTION 10	R4 ZONE
MINIMUM LOT AREA	N/A 3003.0m ²
MINIMUM LOT FRONTAGE	30.0m 48.0m
MINIMUM FRONT YARD OR ESTABLISHED BUILDING LINE	6.0/3.55m 3.55m
MINIMUM EXTERIOR SIDE YARD	6.0m 15.0m
MINIMUM INTERIOR SIDE YARD	3.65m 3.65m
MINIMUM REAR YARD	7.0m 15.5m
MAXIMUM LOT COVERAGE	40.0% 11.5%
MINIMUM LANDSCAPED OPEN SPACE	35.0% 80.0%
MAXIMUM HEIGHT OF BUILDINGS	3 STOREYS 3 STOREYS
MAXIMUM No. OF BUILDINGS PER LOT	1 1
PARKING SPACES	1.5/UNIT 1.5/UNIT

ZONING BY-LAW No. 068-2012 - R4-26 ZONE

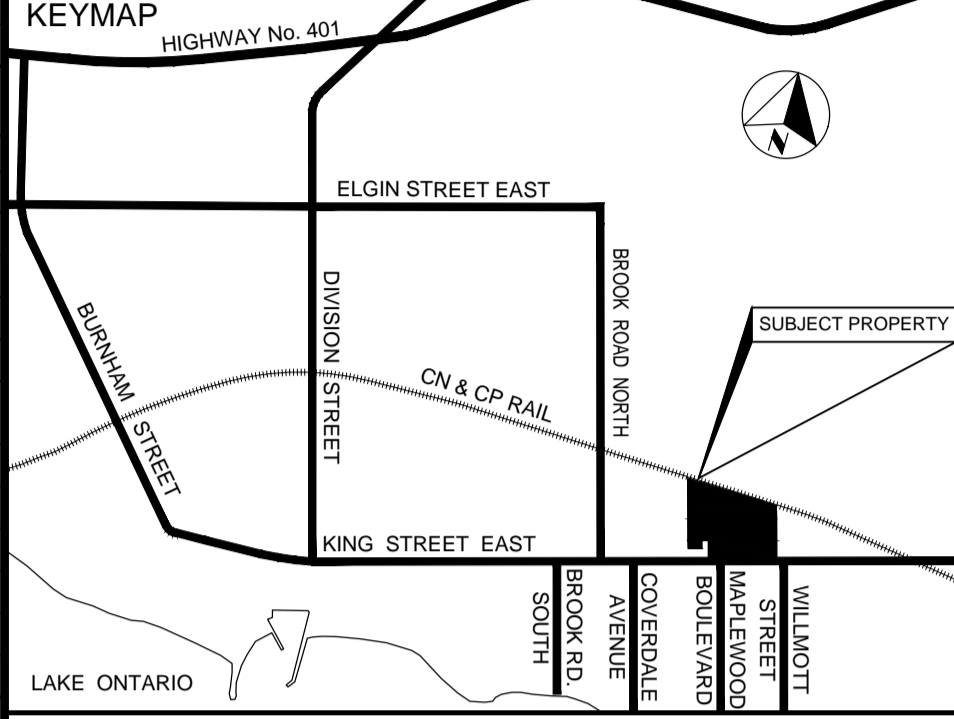
DWELLING TYPE	10 FLEX DWELLING UNITS
ZONE PROVISION - SECTION 10	R4-26 ZONE
MINIMUM LOT AREA	N/A 4297.7m ²
MINIMUM LOT FRONTAGE	75.0m 87.0m
MINIMUM FRONT YARD	3.0m 3.55m
MINIMUM EXTERIOR SIDE YARD	6.0m N/A
MINIMUM INTERIOR SIDE YARD	3.65m 3.65m
MINIMUM REAR YARD	7.0m 32.7m
MAXIMUM LOT COVERAGE	40.0% 16.0%
MINIMUM LANDSCAPED OPEN SPACE	35.0% 57.0%
MAXIMUM HEIGHT OF BUILDINGS	3 STOREYS 3 STOREYS
MAXIMUM No. OF BUILDINGS PER LOT	2 2
PARKING SPACES	1.5/UNIT 1.5/UNIT

ZONING BY-LAW No. 85-2003 - R5 ZONE

DWELLING TYPE	APARTMENT BLOCK
ZONE PROVISION - SECTION II	R5 ZONE
MINIMUM LOT AREA	NA 10526.4m ²
MINIMUM LOT FRONTAGE	30.0m 110.8m
MINIMUM FRONT YARD	6.0m 7.5m
MINIMUM EXTERIOR SIDE YARD	7.5m 14.0m
MINIMUM INTERIOR SIDE YARD	7.5m 13.5m
MINIMUM REAR YARD	7.5m 7.5m
MAXIMUM LOT COVERAGE	40.0% 13.0%
MINIMUM LANDSCAPED OPEN SPACE	35.0% 55.5%
MAXIMUM HEIGHT OF BUILDINGS	6 STOREYS 5 STOREY
PARKING SPACES	1.5/UNIT 1.5/UNIT
NET DENSITY - 100 UNITS/HA	142 UNITS 102 UNITS

DEVELOPMENT SITE PLAN EAST VILLAGE - PHASE 5

460 KING STREET, EAST
PART OF LOTS 11 & 12,
CONCESSION A
GEOGRAPHIC TOWNSHIP OF HAMILTON
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND
SCALE = 1:750



DENSITY
OVERALL *NET DENSITY: 334 UNITS
AREA = 10.4ha
32 UNITS/NET ha.
NET DENSITY FOR LOW & MEDIUM: 232 UNITS
AREA = 9.03ha
26 UNITS/NET ha.
NET DENSITY FOR APARTMENT BLOCK
AREA = 1.42ha
72 UNITS/NET ha.
* NET DENSITY
THIS SHALL MEAN THE AREA OF LAND INCLUDING THE LOT AND LOCAL ROADS

PARKLAND SUMMARY

PHASES	AREA(ha)	PARKLAND PROVIDED	AREA(ha)
PHASES 1-4	12.13	PHASES 1-4	1.00
PHASE 5	11.87	PHASE 5	0.24
TOTAL	23.0ha	TOTAL	1.24ha

5% PARKLAND REQUIRED 1.15ha. 5.4% PARKLAND PROVIDED

- LEGEND**
- SOUND BARRIER
 - MINIMUM 5.5m HIGH SOUND BARRIER (ACOUSTIC FENCE ATOP MINIMUM 2.5m HIGH BERM)
 - 30.0m SETBACK FROM RAIL LINE
 - 30.0m SETBACK FROM EXISTING WETLAND
 - TYPICAL BUILDING FOOTPRINT (SUBJECT TO CHANGE)
 - ON-SITE PARKING AREAS & AISLES

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

CONTOURS NOTE:
EXISTING TOPOGRAPHY PROVIDED BY ENGAGE ENGINEERS. CONTOURS DRAWN AT 1.0m INTERVALS.

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