

ZONING DATA CHART

GROSS SITE AREA:	12,781 m ²	ASPHALT AREA:	9,755 m ²
BUILDING AREA (TOTAL):	2,492 m ²	LANDSCAPED AREA:	1,301 m ²
EXISTING PROPOSED	1,858 m ² 634 m ²		

ITEM	SC-1*	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (ACRES MIN)	1.3	3.2
3	LOT FRONTAGE (m MIN)	60	62.95
4	FRONT YARD EXTERIOR SIDE YARD SETBACK (m)	3.0 MIN 15.0 MAX	7.45 FRONT N/A EXTERIOR SIDE
5	REAR YARD (m MIN)	9.0	46.67
6	INTERIOR SIDE YARD SETBACK (m MIN)	9.0	N/A
7	LANDSCAPED OPEN SPACE (%) MIN	10	10.2
8	LOT COVERAGE (%) MAX	35	19.6
9	HEIGHT MAXIMUM (STOREYS MAX)	4	1
10	GROSS FLOOR AREA (m ² MAX)	N/A	2,510
11	LOADING SPACE REQUIREMENTS	SEE LOADING REQUIREMENTS NOTE	SEE LOADING REQUIREMENTS NOTE
12	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE

* EXISTING CONDITION

PERMITTED USES

- SC-1 ZONE (SITE SPECIFIC BY-LAW No. 85-2003):
- CALL CENTRE;
 - CLINIC USE;
 - CONFERENCE CENTRE;
 - CONVENIENCE COMMERCIAL USE;
 - CONVENTION USE;
 - DATA PROCESSING USES;
 - DAY NURSERY USE;
 - EATING ESTABLISHMENT USE, INCL. BANQUET HALL;
 - EDUCATION AND TRAINING USE;
 - FINANCIAL INSTITUTION USE;
 - FOOD AND/OR SPECIALTY FOOD USE, INCL. SUPERMARKET AND BAKED GOODS OUTLET;
 - HOTEL AND MOTEL USE;
 - INSTITUTIONAL USE;
 - OFFICE USE;
 - PARKS AND RECREATION USES;
 - PERSONAL SERVICE USE INCL. A DRY CLEANING DISTRIBUTION STATION, BUT NOT A DRY CLEANING ESTABLISHMENT;
 - PLACE OF ENTERTAINMENT USE;
 - PRIVATE OR COMMERCIAL CLUB USE;
 - PUBLIC USES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.3.2;
 - RETAIL COMMERCIAL USE, INCL. DEPARTMENT STORE AND CATALOGUE STORE;
 - VEHICLE SERVICE STATION;
 - VEHICLE SERVICE AND SUPPLY USES;
 - WHOLESALE USES

LOADING ZONE REQUIREMENTS

*LOADING SPACES MUST BE MINIMUM 4.5m WIDE WITH VERTICAL CLEARANCE OF 4.25m FOR CSA ZONING

TOTAL SPACES REQUIRED ON LOT (TWO BLDGS 0-2,350m²) = 2 SPACES REQUIRED
TOTAL SPACES PROVIDED ON LOT = 2 SPACES PROVIDED*
(*MINOR VARIANCE REQUIRED)

PARKING REQUIREMENTS (AREA 3):

MINIMUM PARKING SPACE DIMENSIONS 15.05m², TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

SHOPPING CENTRE (EXISTING) 5.5/100m² 1,858m² = 103 SPACES
EATING EST. (PROPOSED) 1/9m² 204m² = 23 SPACES
RETAIL COMMERCIAL (PROPOSED) 1/18m² 430m² = 24 SPACES
TOTAL REQUIRED PARKING = 150 SPACES
TOTAL PROVIDED PARKING (INCL. 10 CAR STACKING) = 166 SPACES
B/F PARKING: 1/20 FOR 1ST 100 + 1/ADDITIONAL 100 REQUIRED = 6 SPACES
PROVIDED 1 TYPE 'A', 2 TYPE 'B' + 2 EXISTING

NOTE:

REFER TO OBC MATRIX PREPARED BY PATRICK TROTTER ARCHITECT, PROVIDED SEPARATELY.

WASTE REMOVAL

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

BUILDING CLASS

COMMERCIAL - GROUP E OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

LEGEND

- FR-2 PROPOSED SIGN, TYPE OF SIGN
- PFFE* PRINCIPAL FIRE FIGHTER'S ENTRANCE
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- PROPOSED RAMP (SEE DETAIL ON SP2)
- BUILDING ENTRANCE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY

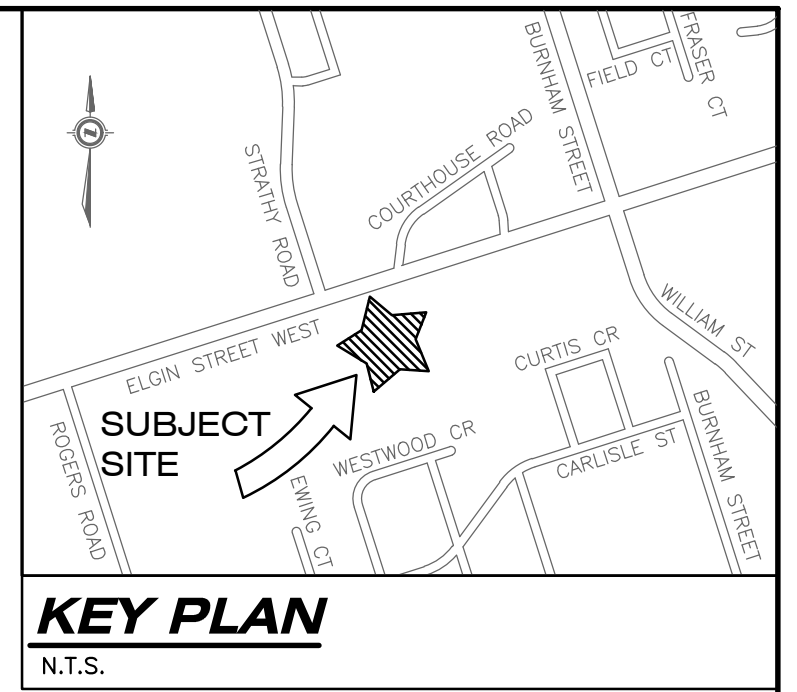
REFERENCE DOCUMENTS

- TOPOGRAPHICAL SURVEY PREPARED BY SBMG, FILE. NO SBMG-21-0065, DATED APRIL 20, 2021.
- CONCEPTUAL SITE PLAN PROVIDED BY WESTDELL DEVELOPMENT CORPORATION RECEIVED MARCH 18, 2021.
- DESIGN BRIEF PREPARED BY STRIK, BALDINELLI, MONIZ (SBM), PROJECT NUMBER SBM-21-1211, DATED MAY 2021.

SITE BENCHMARK

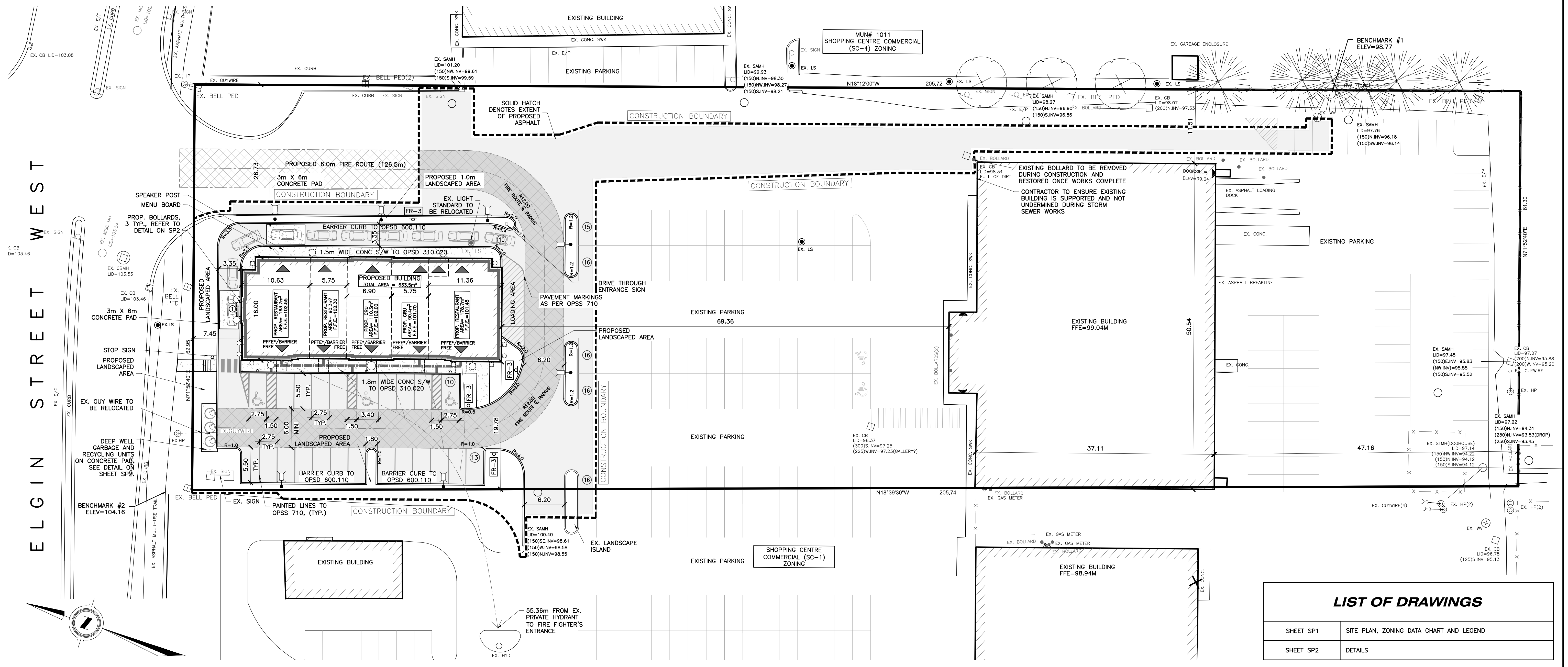
BENCHMARK #1:
MONUMENT TYPE: HYDRANT SPINDLE
LOCATION: TOP OF HYDRANT SPINDLE LOCATED ON THE SOUTHEAST CORNER OF THE SUBJECT SITE.
GEODETIC ELEVATION (CGVD2013): 98.77m

BENCHMARK #2:
MONUMENT TYPE: PK NAIL
LOCATION: PK NAIL IN ASPHALT AT NORTHWEST CORNER ON SITE ADJACENT TO ELGIN STREET WEST.
GEODETIC ELEVATION (CGVD2013): 104.16m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



LEGAL INFORMATION

PART OF
LOT 21, CONCESSION A
(GEOGRAPHIC TOWNSHIP OF
HAMILTON)
IN THE
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND



LIST OF DRAWINGS

SHEET SP1	SITE PLAN, ZONING DATA CHART AND LEGEND
SHEET SP2	DETAILS

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	CJ	1 FOR REVIEW/APPROVAL	18/05/21	CJ	
	DRAWN	CJ	2 ISSUED FOR SPA	28/05/21	CJ	
	CHECKED	LS/BH				
	APPROVED	BH				
	DATE	28/05/2021				
	CAD	21-1211				

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
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ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
B.R. HYLAND
400228391
May 31, 2021
PROVINCE OF ONTARIO

ENGINEER'S STAMP
SEALED FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN CONTROLS AND ZONING BY-LAWS

CLIENT
TRI BATE ASSET MANAGEMENT
782 RICHMOND STREET
LONDON, ON N6A 3H5
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SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
SITE PLAN, ZONING DATA CHART AND LEGEND
COMMERCIAL DEVELOPMENT
1025 ELGIN STREET WEST
COBOURG, ON.

PROJECT No.
SBM-21-1211

SHEET No.
SP1

PLAN FILE No.
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