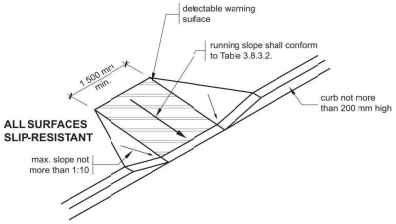


3.8.3.2. Exterior Walks

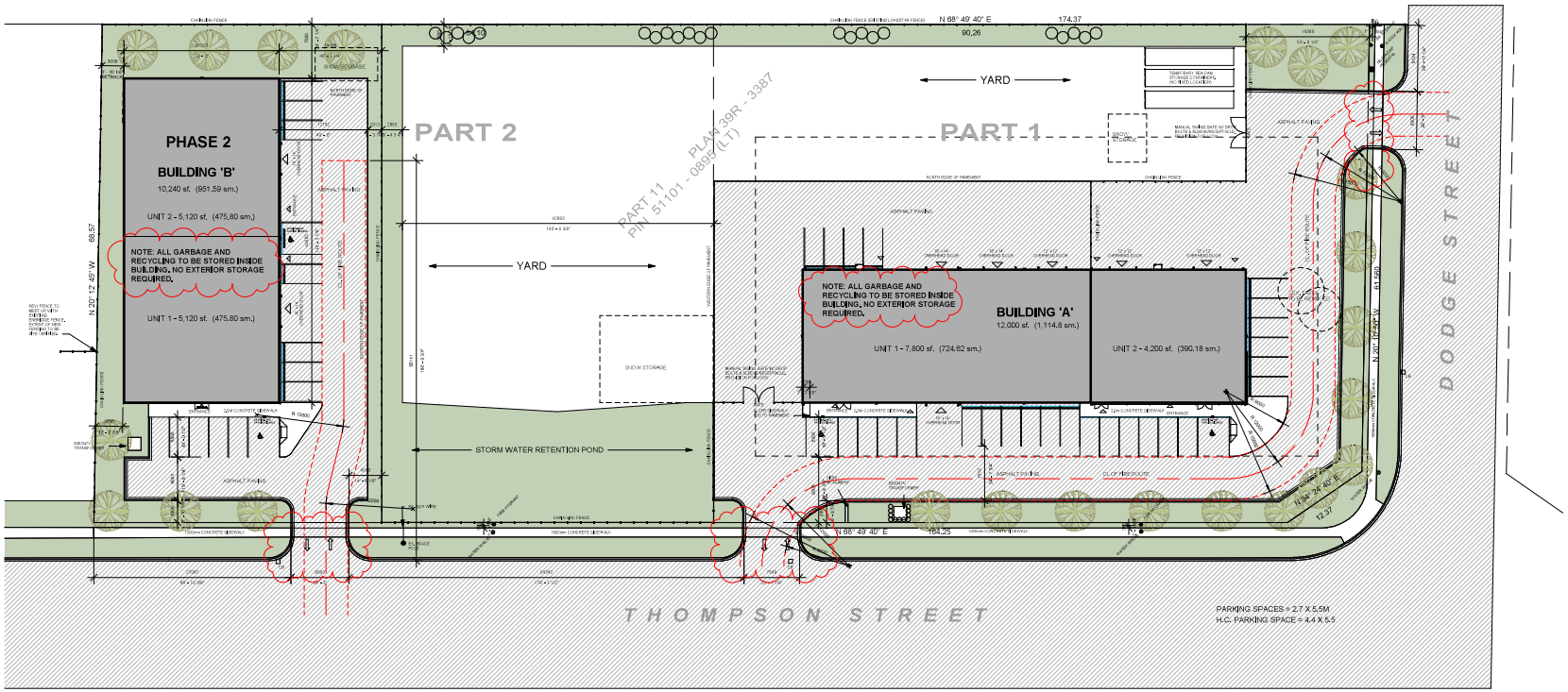
Figure 10-18A Where a difference of not more than 200 mm occurs, a curb ramp is permitted to be used that is not less than 1 500 mm wide with a slope conforming to Table 3.8.3.2.

THOMPSON STREET PROJECT - ZONING STATISTICS

ZONING: LM1	ZONING REQUIREMENT	PROVIDED		
SITE AREA	1,400 sm, Minimum	11,917.07	sm.	
BUILDING A		1,114.80	sm.	Footprint
BUILDING B		951.60	sm.	Footprint
TOTAL BUILDING AREA		2,066.40	sm.	
COVERAGE	40% Maximum	17%		
LANDSCAPED AREA	20% Min.	2,384.00	sm.	20%
CONCRETE SIDEWALKS		171.08	sm.	1%
ASPHALT PAVING		3,785.00	sm.	32%
YARD (GRANULAR)		3,510.59	sm.	29%
BUILDING HEIGHT	13.0 m	10.00	m	
FRONT YARD SETBACK	9.0m (Thompson Street)	16.50	m	
REAR YARD SETBACK	7.5 m	7.50	m	
INTERIOR SIDE YARD SETBACK	3.0 m	3.00	m	
EXTERIOR SIDE YARD SETBACK	9.0 m	16.00	m	

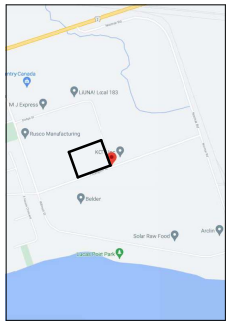
BUILDING A - PARKING (Including 2 Barrier Free Spaces)	12	28
BUILDING A - LOADING	2	2

BUILDING B - PARKING (Including 2 Barrier Free Spaces)	9	14
BUILDING B - LOADING	2	2



1 / A.101 **SITE PLAN .**
1 : 300

RICHARD ZIEGLER ARCHITECT INC.
39 POLSON STREET TORONTO, ONTARIO M5A 1A4
T: 416 461 1494 or 1 800 413 7992 F: 866 895 1488
www.rzarchitect.com E: mail @ rzarchitect.com



CONTEXT PLAN

SITE PLAN INFORMATION FROM:
PLAN OF SURVEY OF
PART OF LOT 10 CONCESSION 'B' AND
FORMERLY GEOGRAPHIC TOWNSHIP OF HAMILTON,
NOW: TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

SYLVESTER & BROWN
LAND SURVEYING
191 TORONTO ROAD
PORT HOPE, ONTARIO L1A 3V5
905 885 2280

NO.	ISSUANCE	DATE
05	REVs & RESUBMITTED FOR PLANNING APPROVALS	2022.05.25
04	ISSUED FOR HEIGHT VARIANCE	2021.12.21
03	REVs & RESUBMITTED FOR PLANNING APPROVALS	2021.11.08
02	ISSUED FOR PLANNING APPROVALS	2021.06.10
01	ISSUED FOR PLANNING PRE-CONSULT	2021.05.10

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.

NORTH

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
RICHARD E. ZIEGLER
LICENCE
4462

DODGER INVESTMENTS INC.

560 THOMPSON STREET, COBOURG

SITE PLAN

SCALE	As indicated
DATE	2022-05-09 7:45:47 AM
DRAWN	BD
CHECKED	RZ

PROJECT NUMBER 202120

SHEET A.101 REVISION

V:\2021 Projects\202120 - 560 Thompson Street - Cobourg\10 Design and Construction Documents\Phase 3\Revit\560 Thompson Street 2022.04.21.rvt
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