



SITE PLAN
 VEENSTRA CONSTRUCTION LIMITED
 867, 869, & 879 WILLIAM STREET
 PART OF LOTS 2,3,4,5,6 & 89
 BLOCK 1, CADDY PLAN
 (FORMERLY LOT 20, CONCESSION A, TOWNSHIP OF HAMILTON)
 PART 2 39R-270 AND PARTS 4,5,6,7 & 8 39R-13056
 SUBJECT TO AN EASEMENT OVER PART 6 39R-13056
 IN FAVOUR OF PARTS 5,7 & 8 AND PART 7 IN FAVOUR
 OF PARTS 4&6 39R-13056
 TOWN OF COBOURG
 COUNTY OF NORTHUMBERLAND

SCALE 1:150

LAND USE SUMMARY

LANDUSE	AREA (m ²)	AREA (%)
PROPOSED 11-UNIT APARTMENT DWELLING	700	23.3
ASPHALT PARKING LOT/DRIVEWAY	812.1	27.1
LANDSCAPED OPEN SPACE	1289.2	45
CONCRETE WALKWAYS	197	6.6
TOTAL SITE AREA	2,998.3m	100.0%

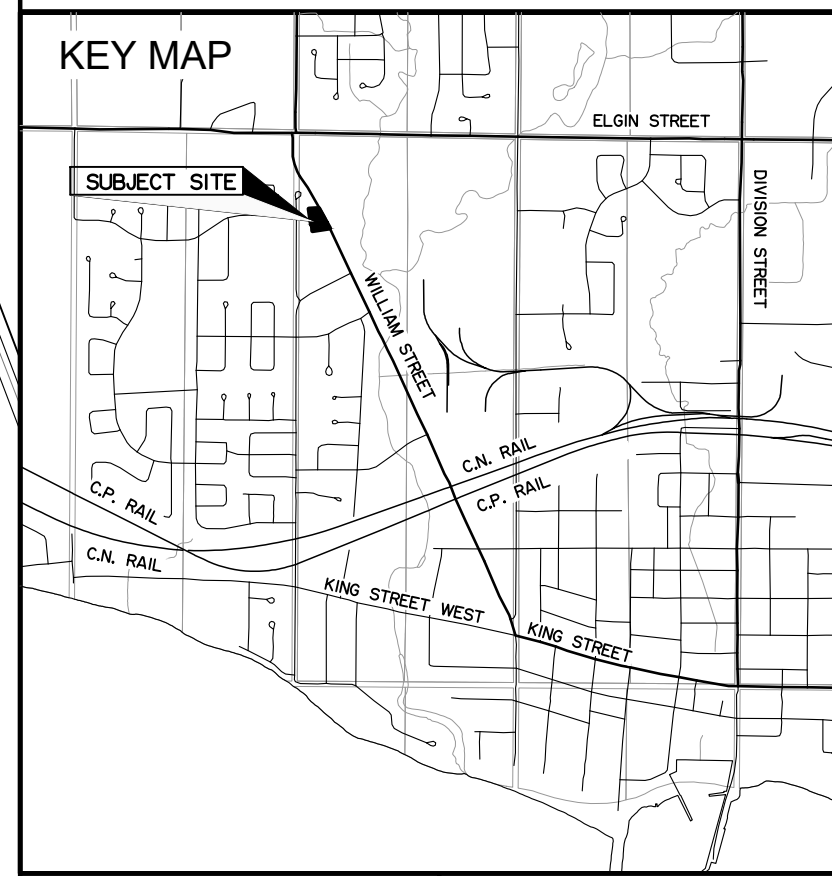
**ZONING BY-LAW NO. 85-2003
 MULTIPLE RESIDENTIAL 4 (R4) ZONE**

PROVISION	REQ'D	PROPOSED
LOT AREA (min)	N/A	2,998.3m ²
LOT FRONTAGE (min)	30m	72.1m
LOT COVERAGE (max)	40%	23.3%
FRONT YARD (min)	6m	6m
REAR YARD (min)	7m	13.2m
INTERIOR SIDE YARD (min)	3.65m	3.7m
EXTERIOR SIDE YARD (min)	6m	N/A
LANDSCAPED OPEN SPACE (min)	35%	43%
BUILDING HEIGHT (max)	3 storeys	2 storeys
PARKING SPACES REQ'D (1.5/Unit)	17 spaces	17 spaces
MAXIMUM RESIDENTIAL DENSITY	50 units/ha	37 units/ha

12 Move building to match engineer plans, add larger/signer retaining wall May 29 2024 SL
 11 Move building to accommodate garbage enclosure & transformer Jan 12 2024 SL
 10 REVISION DATE: 04/20/23

DRAWN BY: F.M. CHECKED BY: S.L. DATE: 05/15/2023

- LEGEND**
- BUILDING FOOTPRINT
 - LANDSCAPED OPEN SPACE
 - DRIVEWAY/PARKING AREA
 - CONCRETE SIDEWALK
 - TREE PRESERVATION FENCE (Refer to the Tree Protection Zone Letter by Cressman, 2023)
 - EXISTING TREES TO BE RETAINED WHERE POSSIBLE
 - EXISTING TREES TO BE REMOVED (Refer to the Tree Inventory & Assessment by Cressman, 2023)
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - HYDRO POLE/LIGHT STANDARD
 - OVERHEAD HYDRO
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - PROPOSED LIGHTING
 - WATER VALVE
 - FIRE HYDRANT
 - BELL BOX
 - DOOR



211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2