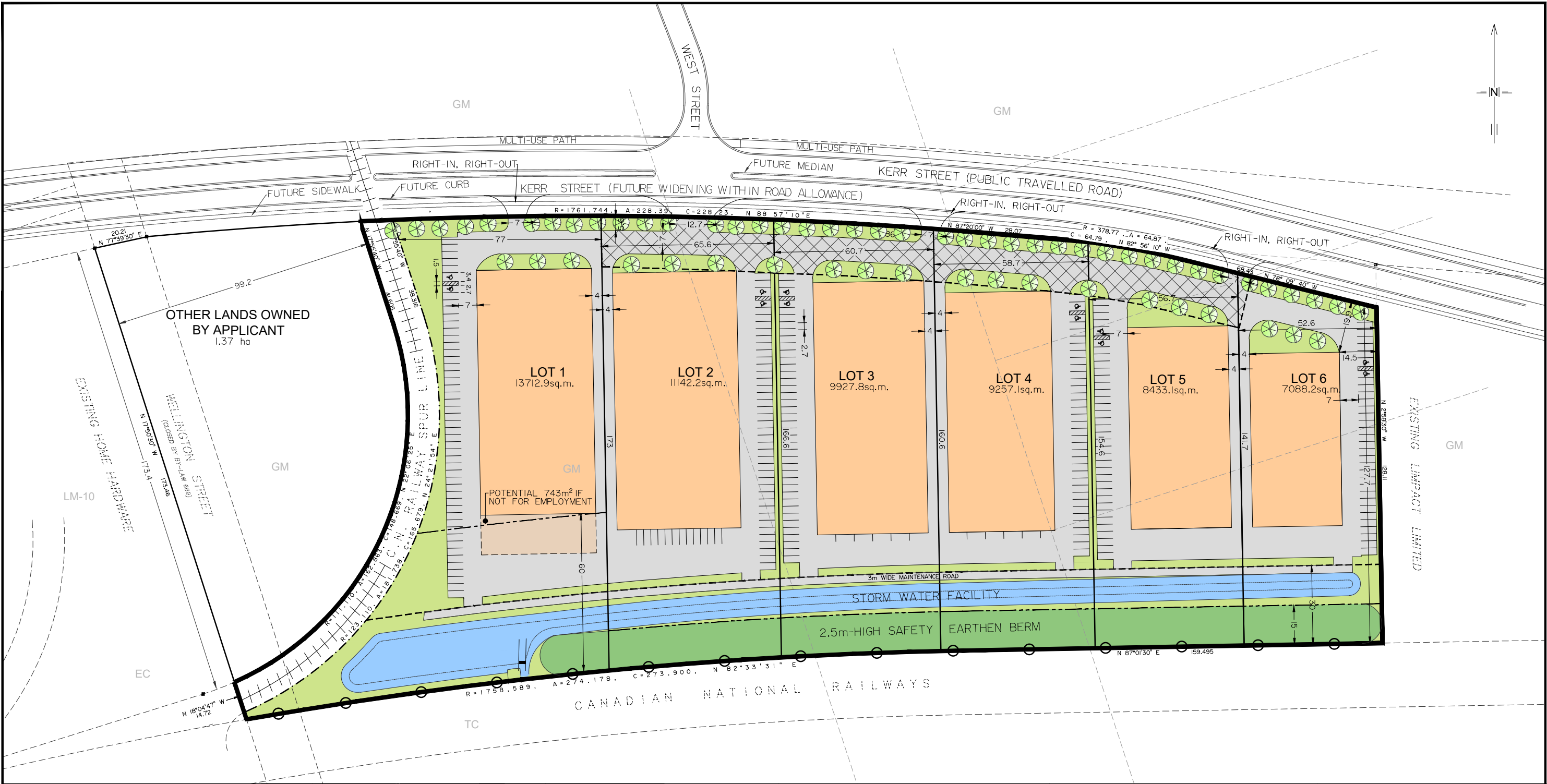




DEVELOPMENT SITE PLAN

PART OF PARK LOT 'L'
PART OF WELLINGTON STREET (CLOSED)
(FORMERLY PART OF LOT 16, CONCESSION A, TOWNSHIP OF HAMILTON)

PART OF THE GLEBE LOT AND PART OF LOTS 1, 2 AND 3 BLOCK 'K'
CADDY PLAN
(FORMERLY PART OF LOT 15, CONCESSION A, TOWNSHIP OF HAMILTON)

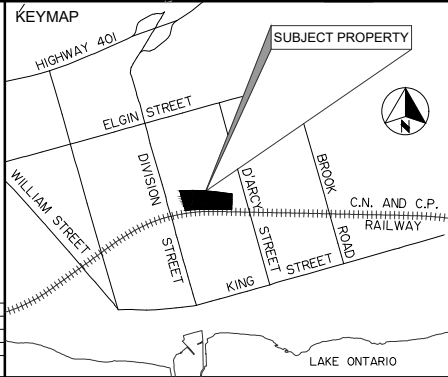
BEING PARTS 6, 7 & 8, PLAN 39R-8306, EXCEPT PART 1, PLAN 39-13906

TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND
SCALE = 1:1500 METRIC

0 5 10 15 20 25 50 75m

REVISION	DATE	APPROVED

DRAWN BY: L.B.A.C. CHECKED BY: S.L. DATE: MARCH 16, 2021 SCALE: 1:500



LEGEND

- LANDSCAPED OPEN SPACE
- INDUSTRIAL BUILDING FOOTPRINT
- ACCESS EASEMENT IN FAVOUR OF LOTS 1, 3, 4, 5, 6
- STREET TREES
- 15m or 60m SETBACK FROM C.N. MAIN LINE
- NORTHERN LIMIT OF 30m STORM WATER EASEMENT IN FAVOUR OF LOT 1-6
- EXISTING CNR SPUR EASEMENT
- 1.83-HIGH CHAIN-LINK FENCE

ZONING SUMMARY
ZONING BY-LAW NO #85-2003

PROVISION	REQ'D	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
LOT AREA (min)	1,400m ²	13,713m ²	11,442m ²	9,929m ²	9,257m ²	8,433m ²	7088m ²
LOT FRONTAGE (min)	30m	77m	65.6m	60.7m	58.7m	56.7m	52.6m
LOT COVERAGE (max)	60%	35%	42%	41%	40%	35%	32%
FRONT YARD (min)	9m	20m	20m	20m	20m	20.1m	19.9m
REAR YARD (min)	7.5m	43.1m	43m	43m	43m	30m	30m
INTERIOR SIDE YARD (min)	3m	4m	4m	4m	4m	4m	4m
EXTERIOR SIDE YARD (min)	9m	N/A	N/A	N/A	N/A	N/A	N/A
LANDSCAPED OPEN SPACE (min)	10%	24.9%	19.1%	20.1%	21.7%	24.5%	27.5%
BUILDING HEIGHT (max)	13m	13m	13m	13m	13m	13m	13m
PARKING AND LOADING (min) PER 100m ² GFA	1.0	1.1	1.2	1.1	1.1	1.2	1.4

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

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BUILDING NOTE:
INDUSTRIAL BUILDING FOOTPRINTS, LANDSCAPED OPEN SPACE AND PARKING AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SHAWN LEGG
REGISTERED PROFESSIONAL PLANNER
R.P.P.
2023/03/16

RFA
PLANNING CONSULTANT INC.

JOB No. 546 - CP
211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2