

REGISTERED PLAN 227

PART 1, PLAN 39P-8080

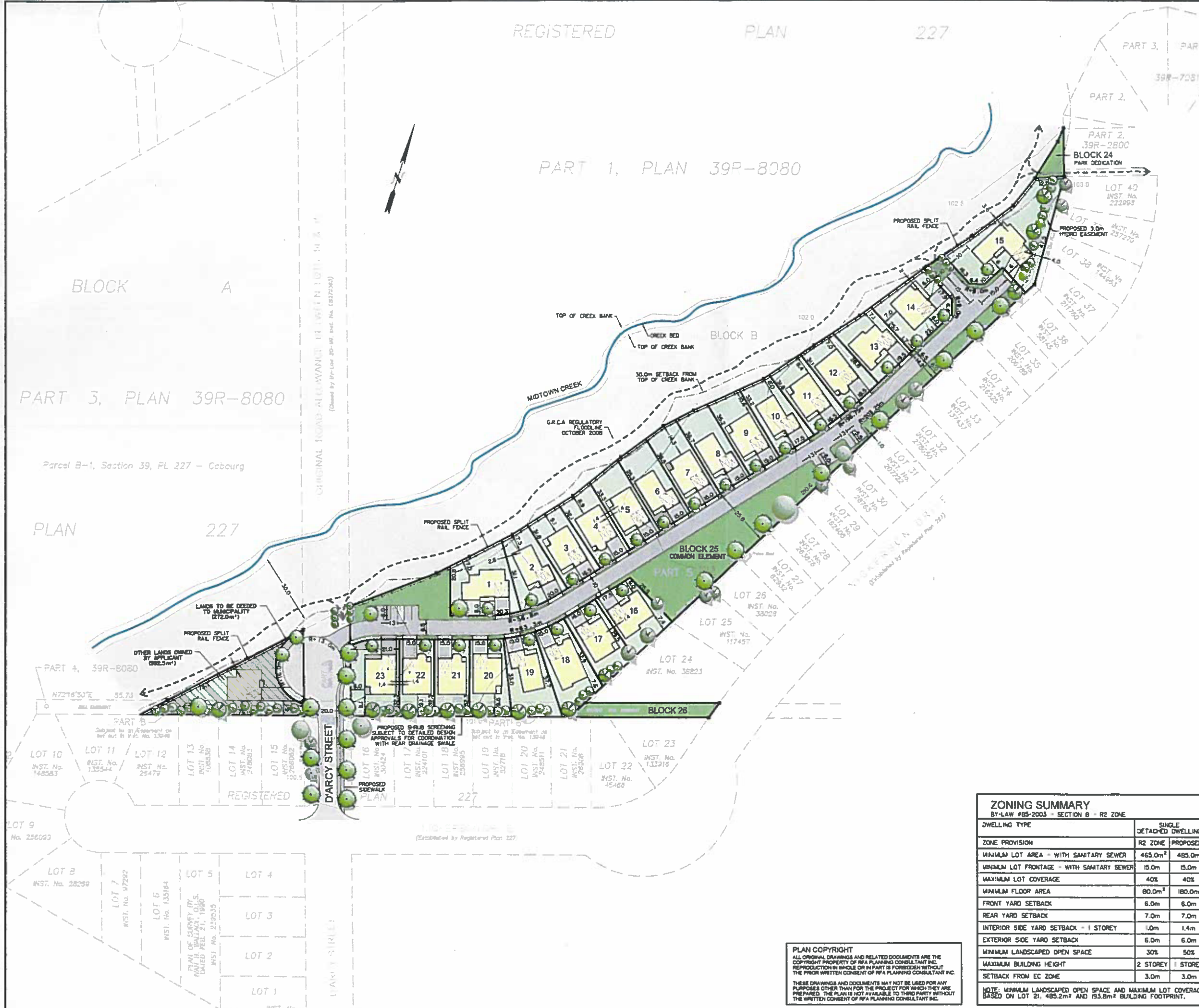
BLOCK A

PART 3, PLAN 39R-8080

Parcel B-1, Section 39, PL 227 - Cobourg

PLAN 227

ORIGINAL ROAD ALLOWANCE IN TWENTY (20) METRES (Established by Pt. Loc. 20-88, Inst. No. 18372/80)



DEVELOPMENT SITE PLAN
NICKERSON WOODS
LEBLANC ENTERPRISES - 2020910 ONTARIO LTD.
 PARTS 5, 6 & 7, PLAN 39R-8760,
 PART OF BLOCKS A & B,
 REGISTERED PLAN 227,
 TOWN OF COBURG
 COUNTY OF NORTHUMBERLAND
 SCALE = N.T.S.



LAND USE - LEGEND
 - WITHIN THE PROPERTY BOUNDARY

LAND USE	AREA(m ²)	AREAS	UNITS
BLOCKS 1-23 - FRESHHOLD SINGLE DETACHED LOTS (83.0m MIN. FRONTAGE) & PRIVATE LANDSCAPED AREA. ALL DWELLINGS HAVE FRONT PORCHES & ATTACHED DOUBLE GARAGES.	13321.6	66.9	23
BLOCK 25 - COMMON ELEMENT PROPOSED ROAD, 12 VISITOR PARKING SPACES, STORM WATER AND PRIVATE AMENITY AREA.	612.6	30.7	
BLOCK 24 - TO BE DEDICATED TO THE MUNICIPALITY	472.9	2.4	
BLOCK 26 - EXISTING BELT EASEMENT	19916.1m ²	100.0%	23
SITE TOTAL			
OTHER LANDS OWNED BY APPLICANT - FRESHHOLD SINGLE DETACHED LOT LANDS TO BE DEEDED TO MUNICIPALITY FOR TURNAROUND	992.5m ²	N/A	1
	272.0m ²		

NOTE: BUILDING FOOTPRINTS SHOWN ARE BASED ON FLOOR PLANS FROM LEBLANC ENTERPRISES AND ARE SUBJECT TO CHANGE. LOTS 1, 15-16 AND 'OTHER LANDS' WILL HAVE CUSTOM HOME DESIGNS.

- LEGEND**
- EXISTING DECIDUOUS TREES (ON OR ADJOINING SUBDIVISION) TO BE PRESERVED AS PER REPORT PREPARED BY CRESSMAN TREE MAINTENANCE & LANDSCAPING LTD. SEPTEMBER 17, 2013 (UPDATED FEBRUARY 13, 2018)
 - EXISTING CONIFEROUS TREES (ON OR ADJOINING SUBDIVISION) TO BE PRESERVED AS PER REPORT PREPARED BY CRESSMAN TREE MAINTENANCE & LANDSCAPING LTD. SEPTEMBER 17, 2013 (UPDATED FEBRUARY 13, 2018)
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUB SCREENING
 - PROPOSED SPLIT RAIL FENCE
- NOTE: PROPOSED PLANTINGS AND SPLIT RAIL FENCE PER PLANTING PLAN PREPARED BY BASTERFIELD AND ASSOCIATES LANDSCAPE ARCHITECTS (MAY 2014)

- LEGEND**
 - MUNICIPAL LANDS
- UNIMPROVED MUNICIPAL ROAD ALLOWANCE TO BE UPGRADED AND CONSTRUCTED TO MUNICIPAL STANDARDS
 - MUNICIPALLY OWNED OPEN SPACE LAND AND VEGETATIVE BUFFER ADJACENT TO MIDTOWN CREEK
 - POTENTIAL BARK CHIP TRAIL
 - 30.0m SETBACK FROM SURVEYED TOP OF BANK OF MIDTOWN CREEK

ZONING SUMMARY
 BY-LAW #85-2003 - SECTION 6 - R2 ZONE

DWELLING TYPE	SINGLE DETACHED DWELLING
ZONE PROVISION	R2 ZONE PROPOSED
MINIMUM LOT AREA - WITH SANITARY SEWER	465.0m ² 485.0m ²
MINIMUM LOT FRONTAGE - WITH SANITARY SEWER	15.0m 15.0m
MAXIMUM LOT COVERAGE	40% 40%
MINIMUM FLOOR AREA	80.0m ² 180.0m ²
FRONT YARD SETBACK	6.0m 6.0m
REAR YARD SETBACK	7.0m 7.0m
INTERIOR SIDE YARD SETBACK - 1 STOREY	1.0m 1.4m
EXTERIOR SIDE YARD SETBACK	6.0m 6.0m
MINIMUM LANDSCAPED OPEN SPACE	30% 50%
MAXIMUM BUILDING HEIGHT	2 STOREY 1 STOREY
SETBACK FROM EC ZONE	3.0m 3.0m

NOTE: MINIMUM LANDSCAPED OPEN SPACE AND MAXIMUM LOT COVERAGE BASED ON LOT 21, 485.2m² AND 193.8m² BUILDING FOOTPRINT.

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5 SUBMITTED TO MUNICIPALITY FOR APPROVAL. DWELLINGS UPDATED & 3.0m HYDRO EASEMENT LOCATED ON LOT 15. WHICH: S/R/R
 4 LOT 1 AND COMMON ELEMENT REVIEWED FOR SOBB STORAGE. JAN 16/18 R.F.A.
 3 EXISTING OPEN SPACE PRESERVATION. APRIL 2013 R.F.A.
 2 REVIEWED DARCYS STREET CL-OF-ROAD FOR MUNICIPAL COMMENTS. MARCH 2015 R.F.A.
 1 SUBMITTED FOR APPROVAL. FEB 15/16 R.F.A.

DRAWN BY: L.B. CHECKED BY: R.F.A. DATE: FEBRUARY 2, 2014 SCALE: 1/50

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

NOTE: BOUNDARY SURVEY CONTOURS AND DETAILED TOPOGRAPHIC DATA, INCLUDING CREEK BED AND TOP OF BANK, PREPARED BY HAN & WALLACE, ONTARIO LAND SURVEYOR LTD. (AUGUST 20, 2013)

DECEMBER 22, 2015

317-NICK-SP
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