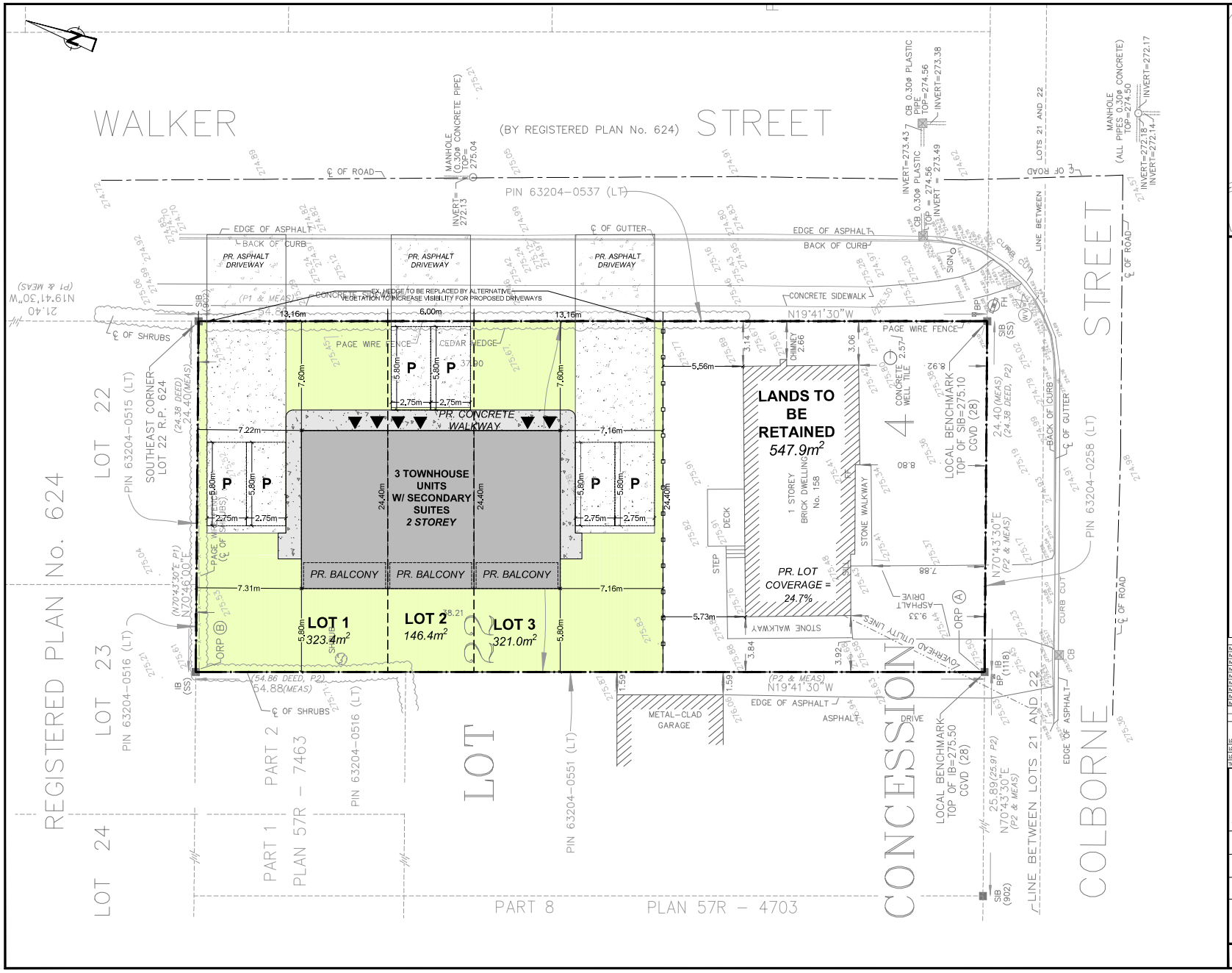


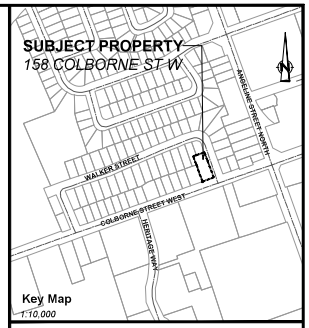


## LEGEND

- SUBJECT PROPERTY
- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- WIT — DENOTES WITNESS
- 902 — DENOTES W.R. COC. O.L.S.
- SS — DENOTES SMITH AND SMITH, O.L.S.
- 1118 — DENOTES E.G. GURNETT, O.L.S.
- P1 — DENOTES REGISTERED PLAN No. 624
- P2 — DENOTES PLAN 57R–7463
- DEED — DENOTES R114688
- CB — DENOTES CATCH BASIN
- FH — DENOTES FIRE HYDRANT
- MH — DENOTES MANHOLE
- BP — DENOTES BELL PEDISTAL
- WV — DENOTES WATER VALVE
- STA.28 — DENOTES SPOT ELEVATION (CGVD 28)
- CGVD(28) — DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928

BEARINGS SHOWN HEREON ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS ON POINTS A AND B LISTED HEREON AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS EPOCH 2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 1°37'00" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P1 & P2

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99995025

NOTES:
1. BASE SURVEY PLAN PREPARED BY JBF SURVEYORS
2. GROUND FLOOR AREA PER UNIT = ±66m²

APPENDIX " C "
to
REPORT PLAN2024-019
FILE NO: D06-2022-021

| | RM1 ZONE REQUIREMENTS | PROPOSED (MIN.) |
|---|---|---|
| MIN. LOT AREA PER DWELLING UNIT | 185 sq. m | 146.4 sq. m |
| MIN. LOT FRONTAGE PER DWELLING UNIT | 6.0m | 6.0m |
| MIN. FRONT YARD SETBACK | 7.5m | 7.6m |
| MIN. EXT. SIDE YARD SETBACK | 4.0m | N/A |
| MIN. INT. SIDE YARD SETBACK | 3.5m | 7.16m |
| MIN. REAR YARD SETBACK | 7.5m | 5.8m |
| MAX. BUILDING HEIGHT | 10.5m | 7.10.5m |
| MAX. LOT COVERAGE FOR ALL BUILDINGS | 35% | 45.5% |
| MAX. GROSS FLOOR AREA AS A % OF LOT AREA | 55% | 67.62% |

CONCEPT STATISTICS

| | LOT AREA | BUILDING COVERAGE (sq.m) | (%) | UNITS |
|---|---|---|---|---|
| LOT 1 | 323.4 | 66 | 20% | 1 + SECONDARY SUITE |
| LOT 2 | 146.38 | 66 | 45% | 1 + SECONDARY SUITE |
| LOT 3 | 321 | 66 | 21% | 1 + SECONDARY SUITE |
| TOTAL | 790.78 | 198 | 25% | 3 |


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| | |
|---|---|
| DRAWN BY: MC | PROJECT No.: 21-2102 |
| APPROVED BY: | HORIZ. SCALE: 1:250 |
| REVISION DATE: JUNE 20, 2023 | PLOT DATE: JUNE 20, 2023 |

**COLBORNE STREET TOWNHOUSES**
*VISTURE PROPERTY GROUP*
158 COLBORNE STREET WEST
PART OF LOT 22, CONCESSION 4
TWP, YF OPS
CITY OF KAWARTHA LAKES

CONCEPT PLAN (3) | CP3