

WALKER

STREET

(BY REGISTERED PLAN No. 624)

APPENDIX " C "

to
REPORT **PLAN2022-055**
FILE NO: **D062022-021**

SUBJECT PROPERTY
158 COLBORNE ST W

Key Map
1:10,000

LEGEND

SUBJECT PROPERTY

- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- WT DENOTES WITNESS
- 902 DENOTES W.R. COE, 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 R114888
- CB DENOTES CATCH BASIN
- FB DENOTES FIRE HYDRANT
- MB DENOTES MANHOLE
- BP DENOTES BELL PEDISTAL
- WV DENOTES WATER VALVE
- SE 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 0.999995025

NOTES:

1. BASE SURVEY PLAN PREPARED BY JBF SURVEYORS
2. FOR FULL SITE GRADING/ STORM WATER DETAILS, REFER TO REPORT BY TATHAM ENGINEERING.
3. FOR FULL BUILDING FLOOR PLAN DETAILS REFER TO PLANS BY IMAGINEERS LTD.

	MIN. LOT AREA PER DWELLING UNIT	MIN. LOT FRONTAGE PER DWELLING UNIT	MIN. FRONT YARD SETBACK	MIN. EXT. SIDE YARD SETBACK	MIN. INT. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE FOR ALL BUILDINGS	MAX. GROSS FLOOR AREA AS A % OF LOT AREA
RMZONE REQUIREMENTS	185 sq. m	6.0m	7.5m	4.0m	3.5m	7.5m	10.5m	35%	55%
PROPOSED (MIN)	146.38 sq. m	6.0m	7.5m	N/A	3.17m	5.4m	7.2m	35.3%	136.20%

CONCEPT STATISTICS					LOT AREA / DWELLING UNIT	
LOT AREA	BUILDING COVERAGE (sq.m)	(%)	UNITS		LOT AREA / DWELLING UNIT	
LOT 1	226.18	66.29%	2		113.09	
LOT 2	146.38	66.45%	2		73.19	
LOT 3	146.38	66.45%	2		73.19	
LOT 4	223.81	66.29%	2		111.905	
TOTAL	742.75	264.36%	8		92.84	

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DRAWN BY:	MC	PROJECT No.:	21-2102
APPROVED BY:		HORIZ. SCALE:	1:250
REVISION DATE:	APRIL 12, 2022	PLOT DATE:	APRIL 12, 2022

COLBORNE STREET TOWNHOUSES
VISTURE PROPERTY GROUP

158 COLBORNE STREET WEST
PART OF LOT 22, CONCESSION 04
TWP. OF GRS
CITY OF KAWARTHA LAKES

FIG 2 - CONCEPT PLAN

FIG2

REGISTERED PLAN No. 624

LOT 22

LOT 23

LOT 24

PIN 63204-0515 (LT)

PIN 63204-0516 (LT)

PIN 63204-0516 (LT)

PIN 63204-0511 (LT)

SOUTHEAST CORNER
LOT 22 R.P. 624
(24.38 DEED)
24.40 (MEAS)

(N70°43'30"E P1)
N70°46'00"E

(N70°43'30"E P2)
N70°43'30"E
(P2 & MEAS)

(N70°43'30"E P2)
N70°43'30"E
(P2 & MEAS)

PRIVATE
AMENITY SPACE
DIVIDERS
(WOODEN FENCE,
1.8m HEIGHT)

EXISTING CEDAR HEDGE
TO REMAIN

PROPOSED
STORM WATER
SWALE

2 STOREY
STACKED
TOWNHOUSE
8 UNITS

LOT 1
226.18m²

LOT 2
146.38m²

LOT 3
146.38m²

LOT 4
223.81m²

LANDS TO
BE
RETAINED
596.02m²

PR. LOT
COVERAGE =
24.35%

PROPOSED
PRIVACY FENCE
(WOODEN FENCE,
1.8m HEIGHT)



PART 8

PLAN 57R - 4703