

COLBORNE STREET EAST

SITE STATISTICS

ITEM	EXISTING	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	C2	C2
LOT AREA (sq. m.)	1893.55	1000 MIN.
LOT FRONTAGE (m)	67.37	15.00
GROUND FLOOR AREA (sq. m.)	EX = 495.36	N/A
TOTAL GROSS FLOOR AREA (sq. m.)	499.36	N/A
LOT COVERAGE	26.4%	60% MAX.
STREET SETBACK (m)	12.85	6.00 MIN.
REAR YARD (m)	11.60	3.00 MIN.
SIDE YARD (m)	0.26	3.00 MIN.
NUMBER OF PARKING SPACES	11	20
NUMBER OF ACCESSIBLE PARKING SPACES	1	2
NUMBER OF LOADING SPACES	1	1
PARKING STREET SETBACK	3.00	3.00 MIN.
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00 (TYPE 'B')
PERCENTAGE OF LOT LANDSCAPED	12.2%	10% MIN.
BUILDING HEIGHT (m)	≤10.0	12.0 MAX.

* CALCULATION IS BASED ON 1 PARKING SPACE FOR EVERY 25 SQ.M. OF GROSS AREA IN A SERVICE SHOP OR SERVICE AND RETAIL ESTABLISHMENT

LEGEND:

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED SWALE ELEVATIONS
	PROPOSED SWALE
	GENERAL DRAINAGE

NOTES:

1. ALL ELEVATIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS, ETC.)

RECEIVED

JUN 11 2019

COUNTY OF BRANT

T.B.M. No. 1 ELEV. = 219.20m (GEO)

FOR ALL OF THE LOTS AND FOR THE LOT - E.D. OF CO. BRANT
STREET AS SHOWN

NO. REVISION DATE (MM/DD/YY) BY

J.H. COHOON
ENGINEERING
LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L6
TEL (519) 753-2656 FAX (519) 753-4263 www.cchooneng.com

PROJECT:

PROPOSED ADDITION
REINDERS KITCHENS INC.
1118 COLBORNE STREET EAST
CITY OF BRANTFORD

EXISTING SITE PLAN

EXISTING SITE PLAN

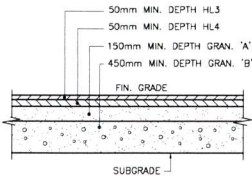
DESIGN: M.J.W./S.J.S. SCALE: 1:200

DRAWN: K.P.B./S.J.S. JOB NO.:

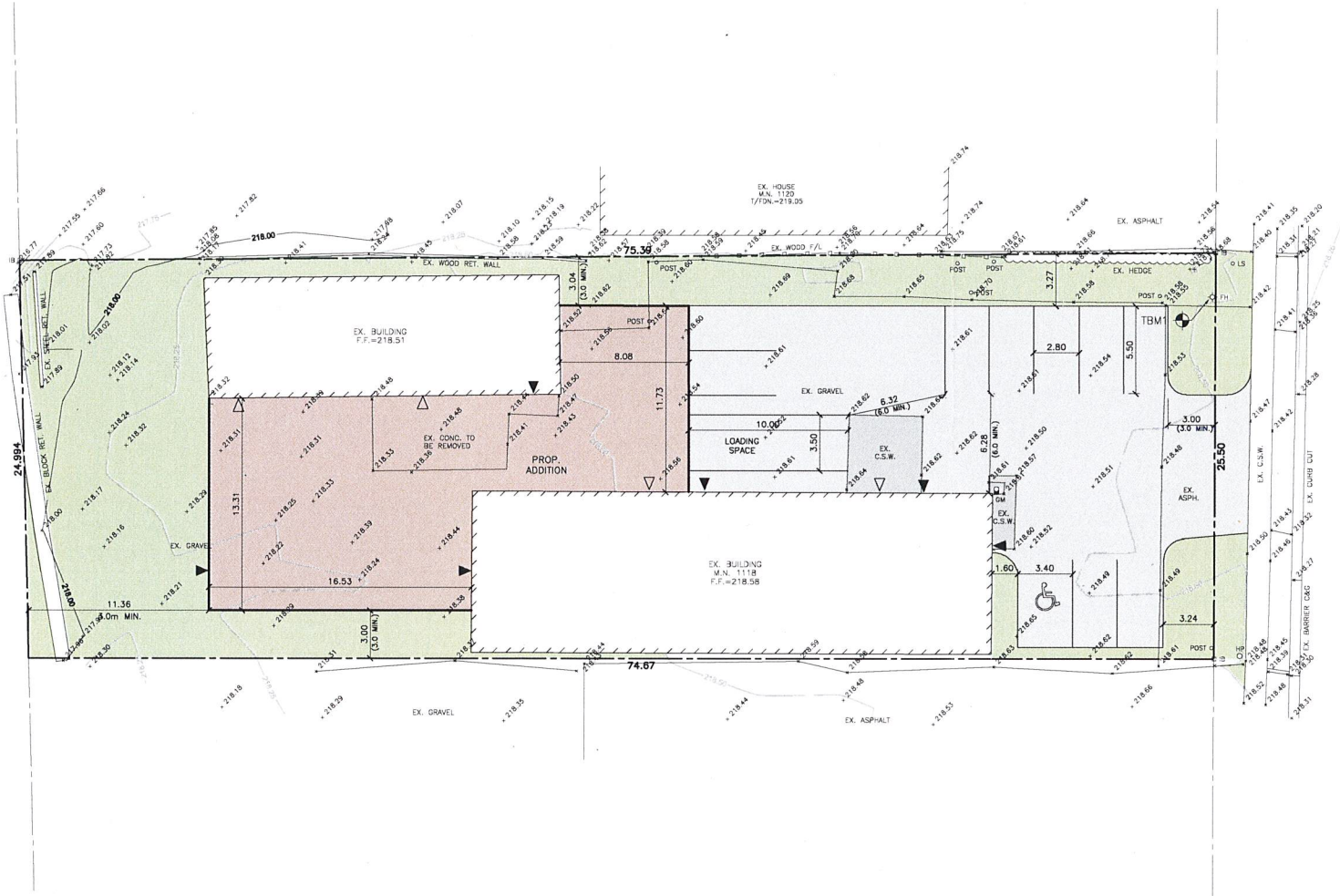
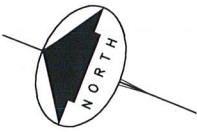
PROJECT: R.W.F. 13009

SHEET: 1 of 2 DWG. NO.:

DATE: NOV 25/18 13009-1



LIGHT DUTY ASPHALT DESIGN
N.T.S.



COLBORNE STREET EAST

SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	C2	C2
LOT AREA (sq. m.)	1893.55	1000 MIN.
LOT FRONTAGE (m)	67.37	15.00
GROUND FLOOR AREA (sq. m.)	EX. = 499.36 PROP. = 350.74	N/A
TOTAL GROSS FLOOR AREA (sq. m.)	850.10	N/A
LOT COVERAGE	44.9%	60% MAX.
STREET SETBACK (m)	32.46	6.00 MIN.
REAR YARD (m)	11.36	3.00 MIN.
SIDE YARD (m)	3.00	3.00 MIN.
NUMBER OF PARKING SPACES	9	34
NUMBER OF ACCESSIBLE PARKING SPACES	1	2
NUMBER OF LOADING SPACES	1	2
PARKING STREET SETBACK	3.00	3.00 MIN.
LOADING SPACE DIMENSIONS (m)	3.50 x 10.00	3.50 x 10.00 (TYPE 'B')
PERCENTAGE OF LOT LANDSCAPED	28.4%	10% MIN.
BUILDING HEIGHT (m)	≤10.0	12.0 MAX.


* CALCULATION IS BASED ON 1 PARKING SPACE FOR EVERY 25 sq.m. OF GROSS AREA IN A SERVICE SHOP OR SERVICE AND RENTAL ESTABLISHMENT

- LEGEND:
- EXISTING ELEVATIONS
 - PROPOSED ELEVATIONS
 - PROPOSED SWALE ELEVATIONS
 - PROPOSED SWALE
 - GENERAL DRAINAGE

- NOTES:
- ALL ELEVATIONS SHOWN ARE METRIC.
 - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 219.20m (GEO)
TOP OF FENCE POST ON THE NORTH SIDE OF COLBORNE STREET EAST AS SHOWN

NO.	REVISION	DATE (VV/CC/YY)	BY

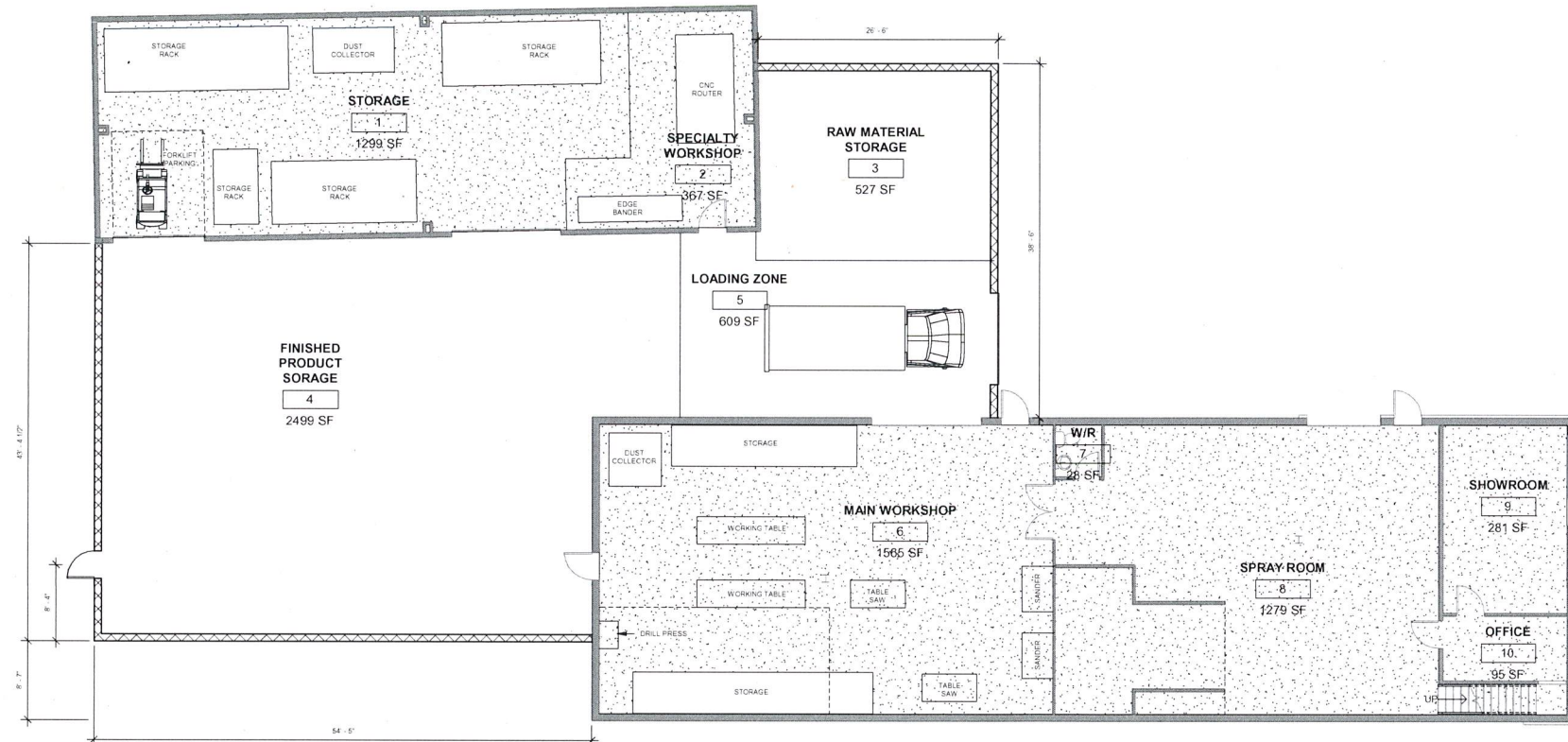
 **J.H. COHOON ENGINEERING LIMITED**
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
**PROPOSED ADDITION
REINDERS KITCHENS INC.
1118 COLBORNE STREET EAST
COUNTY OF BRANT**

C. EN'T:
REINDERS KITCHENS


**SITE DEVELOPMENT
PLAN**

DESIGN: M.J.W./S.J.S.	SCALE: 1:200
DRAWN: K.P.B./S.J.S.	DATE: 13009
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: 13009-1
DATE: MAY 7, 2019	



1 First Floor
1/8" = 1'-0"

No.	REVISION	DATE	BY



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ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD, ONTARIO, N3L 5E8
TEL: (519) 755-7656 FAX: (519) 755-4265 www.cohooneng.com

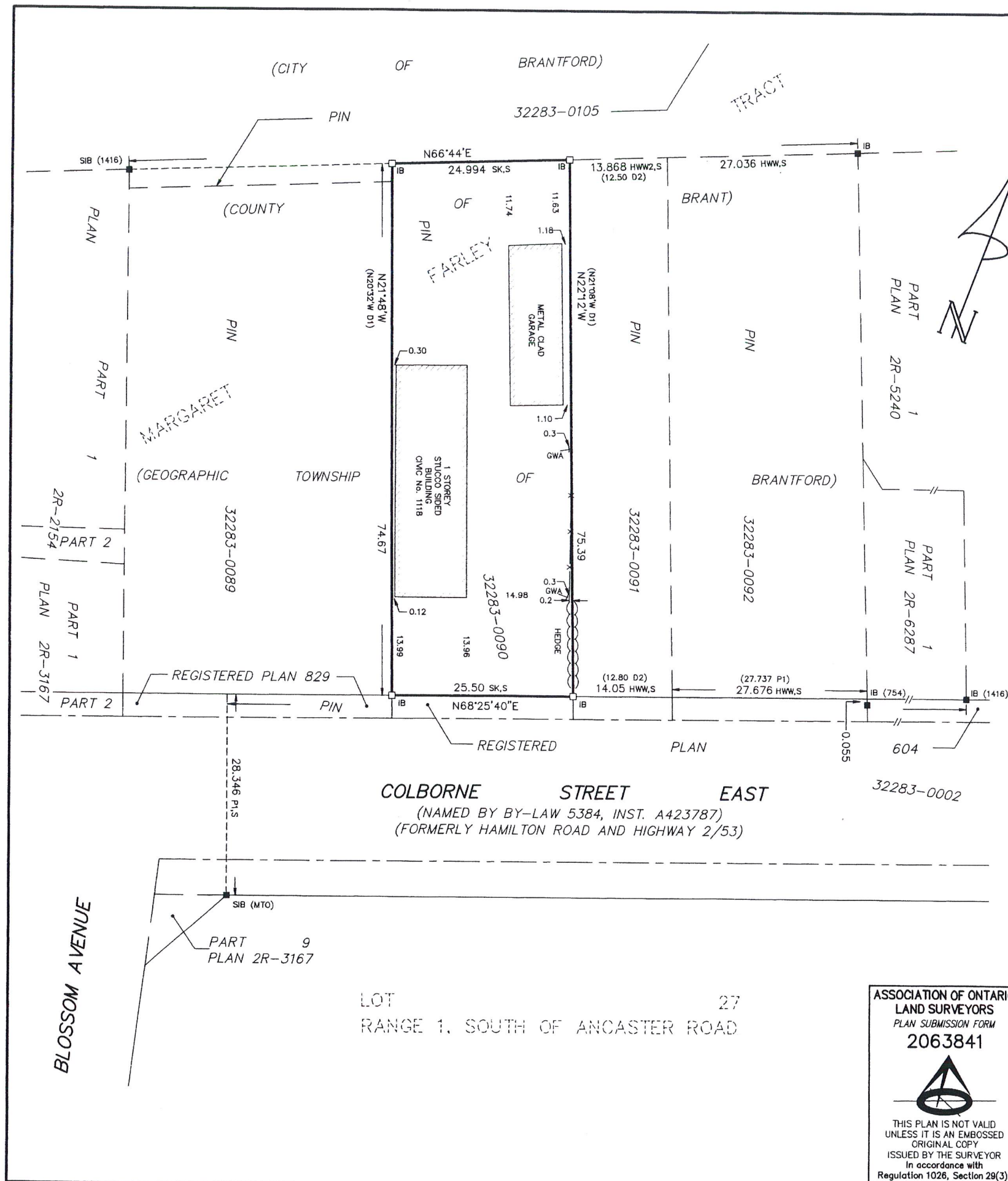
PROJECT: **REINDERS KITCHEN
ADDITION**

1118 COLBORNE ST EAST
CAINSVILLE

CLIENT: **MIKE REINDERS**

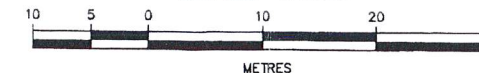
PROPOSED FLOOR PLAN

DESIGN: M.J.W.	SCALE: AS SHOWN
DRAWN: M.J.W./S.J.S.	DATE: 13009
CHECKED: R.W.P.	DATE: A1
SHEET: 1 OF 1	DATE: 05/07/19



PART 1 - PLAN OF SURVEY OF
PART OF
MARGARET FARLEY TRACT
COUNTY OF BRANT
(GEOGRAPHIC TOWNSHIP OF BRANTFORD)

SCALE 1:500



MacAULAY, WHITE & MUIR LTD.

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NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF COLBORNE STREET EAST AS SHOWN ON REGISTERED PLAN 604 HAVING A BEARING OF N68°25'40"E.

PART 2 - WRITTEN REPORT

1) THE FENCE AND HEDGE ARE NOT ALWAYS ON THE PROPERTY LINE.

THIS PLAN HAS BEEN PREPARED FOR SHERRI-LYNN REINDERS AND MICHAEL JOHN REINDERS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

METRIC

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

LEGEND

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
CP - CONCRETE PIN
■ - FOUND
□ - PLANTED
○ - ROUND
WT - WITNESS
S - SET
P1 - REGISTERED PLAN 604
HW - H. W. WEST, O.L.S. (FILE H1340)
HW2 - H. W. WEST, O.L.S. (FILE G1173)
SK - SHIRLEY KING, O.L.S. (FILE 9827)
D1 - PIN 32283-0090 (INST. A103168)
D2 - PIN 32283-0091 (INST. A496418)
-X- - BOARD FENCE
GWA - GUY WIRE AND ANCHOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF OCTOBER, 2018.

OCTOBER 12, 2018

JOHN W. MUIR
ONTARIO LAND SURVEYOR

MacAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS-CANADA LANDS SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TEL. 519-752-0040 FAX. 519-752-0087 mwmurvey@bellnet.ca

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