

CORE MIXED USED THREE
(CMU3)

CENTRE STREET

TUPPER STREET

EXISTING CONCRETE SIDEWALK

EXISTING CONCRETE SIDEWALK

PART 1

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LANDSCAPE AREA

PART 2
N17°43'20"W
AREA=±48.03sq.mt.

PART 4
AREA=±65.77sq.mt.

EXISTING FENCE

EXISTING PARKING

RAMP UP

DECK

EXISTING
2 STOREY FRAME
HOUSE

EXISTING
PORCH

SIGN 2

SIGN 1

N73°10'40"E

N73°10'40"E

N73°10'40"E

N17°43'20"W

N17°43'20"W

PART 4

CORE MIXED USED THREE
(CMU3)

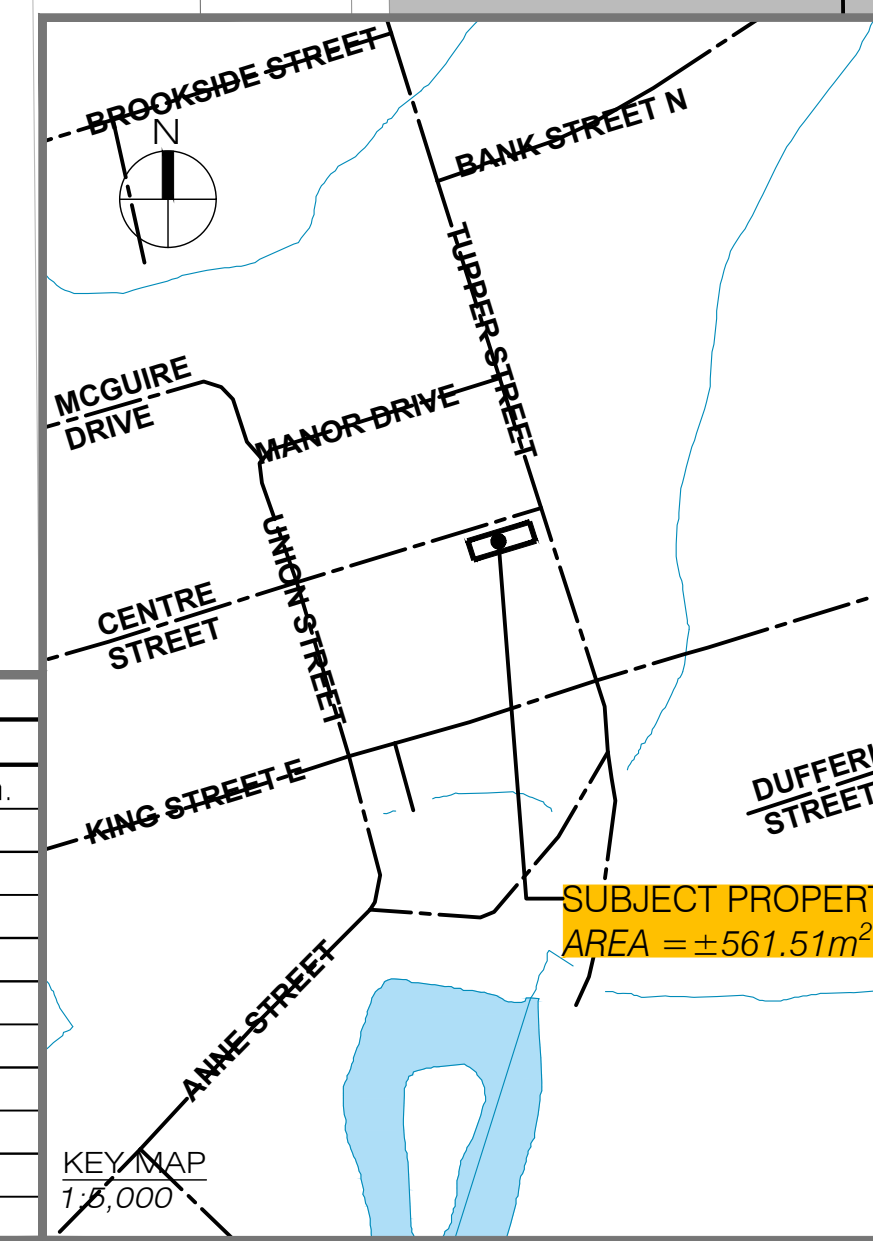
PART 3

NOTES:

- 1) Property boundaries are retrieved from the Plan of Survey prepared by Elliott and Parr (Peterborough) Ltd. on February 16, 2005
- 2) Retail Area= ±40.26 sq.m. (32.18% of Floor Area)
- 3) Office Area= ±22.11 sq.m. (17.67% of Floor Area)
- 4) Standard Parking Dimension= 3m X 6m

ZONING STATISTICS

CORE MIXED USED THREE	REQUIRED	EXISTING
MIN. LOT AREA	300 sq.m.	561.51 sq.m.
MIN. LOT FRONTAGE	10m	13.17m
BUILDING SETBACK		
MAX. FRONT YARD	N/A	7.6m
MIN. INT. SIDE YARD	2m	2.17m
MIN. EXT. SIDE YARD	2m	0.22m
MAX. EXT. SIDE YARD	4m	N/A
MIN. REAR YARD	3m	1.06m
MIN. BUILDING HEIGHT	6.6m	7m
MAX. BUILDING HEIGHT	11m	7m
PARKING SPACES	1 per 20 sq.m.	8 spaces



CONCEPT PLAN
CP1

4th Line Theatre Site Plan
4th Line Theatre

9 Tupper Street, Millbrook ON
Part of Lot 5, Part 2
Concession 00
Geog. Twp. of Cavan Monaghan
Municipality of Cavan Monaghan
County of Peterborough

Project Number: 23-2590
Drawn By: PP
Horiz. Scale: 1:100
Revision Date: January 25, 2024

LEGEND

- Subject Property
- Existing Parcel
- Existing Building
- Existing Road
- Existing Parking
- Existing Driveway