

VIRTUAL NEIGHBOURHOOD OPEN HOUSE

Gold Leaf Properties Inc.

Proposed Hull Road Townhouse Development

You are invited by Gold Leaf Properties Inc. to attend a virtual Open House to learn more about the above referenced proposed development application.

LDS Consultants Inc. are the engineering consultants retained by Gold Leaf Properties Inc. to assist with acquiring requisite approvals. This open house is being held by Gold Leaf Properties Inc. as an opportunity to receive input and to facilitate discussion with regards to the proposed development. We have elected to proceed using a virtual platform to gather your input and comments. The following are the details on when to participate this virtual Open House:

Date: April 3, 2024

Time: 6:00 PM to 7:30 PM

Presentation: 6:05 PM

If you wish to attend this virtual Open House, we ask that you register by sending your contact information to cindyr@mcfltd.ca, to be added to the list of participants. Registered participants will receive the Open House Link (Zoom) in an email a few days prior to the event. On the day of the Open House please log in between 5:45pm and 6:00pm to ensure all participants are entered into the Open House prior to commencement of the presentation.

Gold Leaf Properties Inc. is proposing to construct twenty-six single-storey townhome units on full municipal services serviced by private streets accessed from Locke Heights. A copy of the proposed Site Plan complete with Site Data Table is attached. Each unit will be provided with amenity space in the form of a private rear yard and patio in combination with a common outdoor amenity area as identified on the Site Plan.

If you are unable to attend the Open House but wish to provide comments, please submit them in writing by mail to:

Gold Leaf Properties Inc.

9644 Townsend Line

Kerwood ON N0M 2B0

Or by email to: cindyr@mcfltd.ca

Requests for additional information can be obtained by contacting Gold Leaf Properties Inc. at the email address noted above.

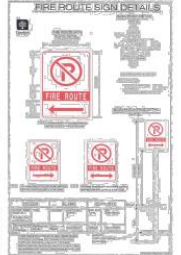
ANY QUESTIONS OR CONCERNS YOU MAY HAVE COULD BE ADDRESSED AT THIS MEETING. WE ENCOURAGE YOU AND YOUR NEIGHBOURS TO ATTEND THE MEETING AND LEARN MORE ABOUT THE PROPOSED DEVELOPMENT PROJECT.

The ZBA application also requires a statutory Public Meeting to be held by Strathroy-Caradoc Council, which will occur once the applicant has an opportunity to review and address comments received during the Open House, from municipal staff and other agencies. The Statutory Public Meeting is not to be confused with the Open House held solely by Gold Leaf Properties Inc. to engage the Residents that live in the area. You will be notified separately of the Statutory Public Meeting. With that being said municipal staff will be in attendance to observe the comments and questions.



SITE DATA

PROPERTY AREA:	13200.50 sq.m.	
ROAD WIDENING AREA:	428.10	
PROPOSED USE:	TOWN HOUSE	
ZONE:	R3	
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA:	210 sq.m.	12792.4 / 26 = 492.0 sq.m.
MINIMUM LOT FRONTAGE:	6 m	9.69 m
MINIMUM FRONT YARD:	4.5 m	6.0 m
MINIMUM EXTERIOR SIDE YARD:	4.5 m	..
MINIMUM REAR YARD:	9 m	12.71 m
MINIMUM INTERIOR SIDE YARD:	2 m	2.29 m
MINIMUM LANDSCAPED OPEN SPACE:	30 %	45.84 %
MAXIMUM LOT COVERAGE:	45 %	32.74 % (BUILDINGS & REAR PATIOS)
MAXIMUM HEIGHT:	8 m	1 STOREY
NUMBER OF UNITS:	..	26
FLOOR AREA - EXTERIOR UNIT:	..	117.71 sq.m.
- INTERIOR UNIT:	..	114.92 sq.m.
PARKING SPACES:	..	52 + 11 visitor



LEGEND

- ▲ UNIT/LOT NUMBER
- ⊙ DENOTES STREET LIGHT
- ◆ DENOTES FIRE ROUTE SIGN
- ◆ DENOTES FIRE HYDRANT
- ◆ DENOTES 6.0m WIDE FIRE ROUTE
- ◆ DENOTES 1.0m HIGH BOLLARD

EXISTING SERVICES	ADVICES & SOURCE	DATE	DISTURBED SERVICES	DESCRIPTION	DATE	REVISIONS	DATE	CONTRACTOR

			1:1000 - 1:1,200 	MN 6 LOCKE HEIGHTS, STRATHROY GOLD LEAF PROPERTIES INC.	DRAWING NO. LD-00209 SHEET NO. SP1
				SITE PLAN	
				DATE: _____	