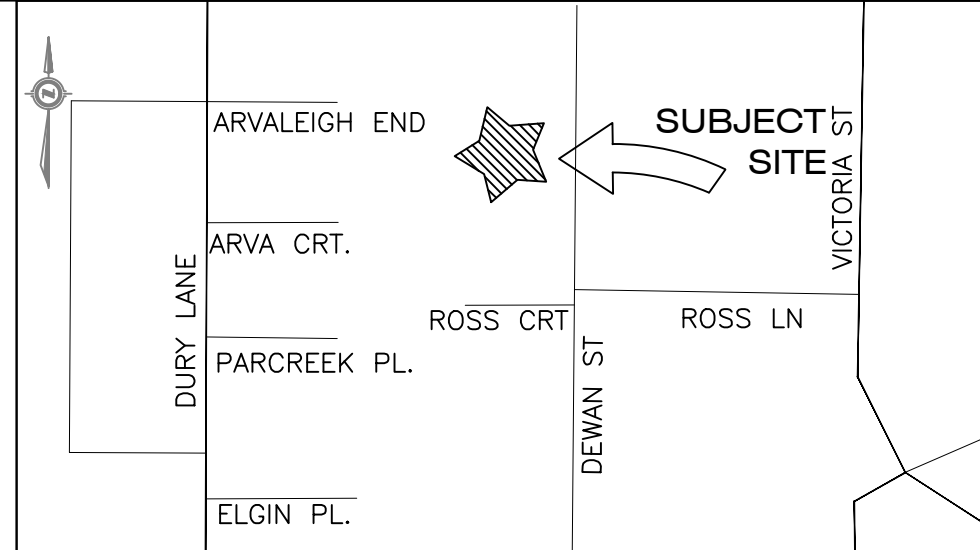


Municipality of Strathroy - Caradoc



KEY PLAN
N.T.S.

LEGAL INFORMATION

LOT 39, RCP 405
STRATHROY
COUNTY OF MIDDLESEX

ZONING DATA CHART

GROSS SITE AREA: 2,255.1m ²		ASPHALT AREA: 586.7m ²	
BUILDING AREA: 356.0m ²		LANDSCAPED AREA: 1,312.4m ²	
PROPOSED UNIT COUNT: 6			
ITEM	R2 ZONE	REQUIRED	PROVIDED
1	LOT AREA (m ² PER UNIT/MIN)	250.0	375.8/UNIT (2,255.1 TOTAL)
2	LOT FRONTAGE (MIN 8.0m/UNIT)	8.0/UNIT (48.0 TOTAL)	3.5/UNIT (21.0 TOTAL)*
3	FRONT YARD DEPTH (MIN m)	5.0	4.5*
4	EXTERIOR SIDE YARD WIDTH (MIN)	4.5	N/A
5	SIDE YARD WIDTH (MIN m)	2.0	3.5
6	REAR YARD DEPTH (MIN m)	8.0	63.9
7	LOT COVERAGE (MAX %)	40.0	15.8
8	LANDSCAPED OPEN SPACE (MIN %)	30.0	58.2
9	PARKING COVERAGE (% MAX)	20.0	26.0*

*ZONING DEFICIENCY

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS 2.6mX5.4m, B/F TYPE 'A' 3.4mX5.4m, TYPE 'B' 2.4mX5.4m

REQUIRED PARKING DWELLING, TOWNHOUSE: 1.5/UNIT 6 UNITS = 9 SPACES
TOTAL REQUIRED PARKING: = 9 SPACES

TOTAL PROVIDED PARKING = 11 SPACES

B/F PARKING REQUIRED: 1-50 REQUIRED SPACES = 1 TYPE A & 1 TYPE B
B/F PARKING PROVIDED: = 1 TYPE A & 0 TYPE B*

PARKING AISLE WIDTH (90') REQUIRED = 7.3m
PROVIDED = 6.5m*

*ZONING DEFICIENCY

LEGEND:

- BUILDING ENTRANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY

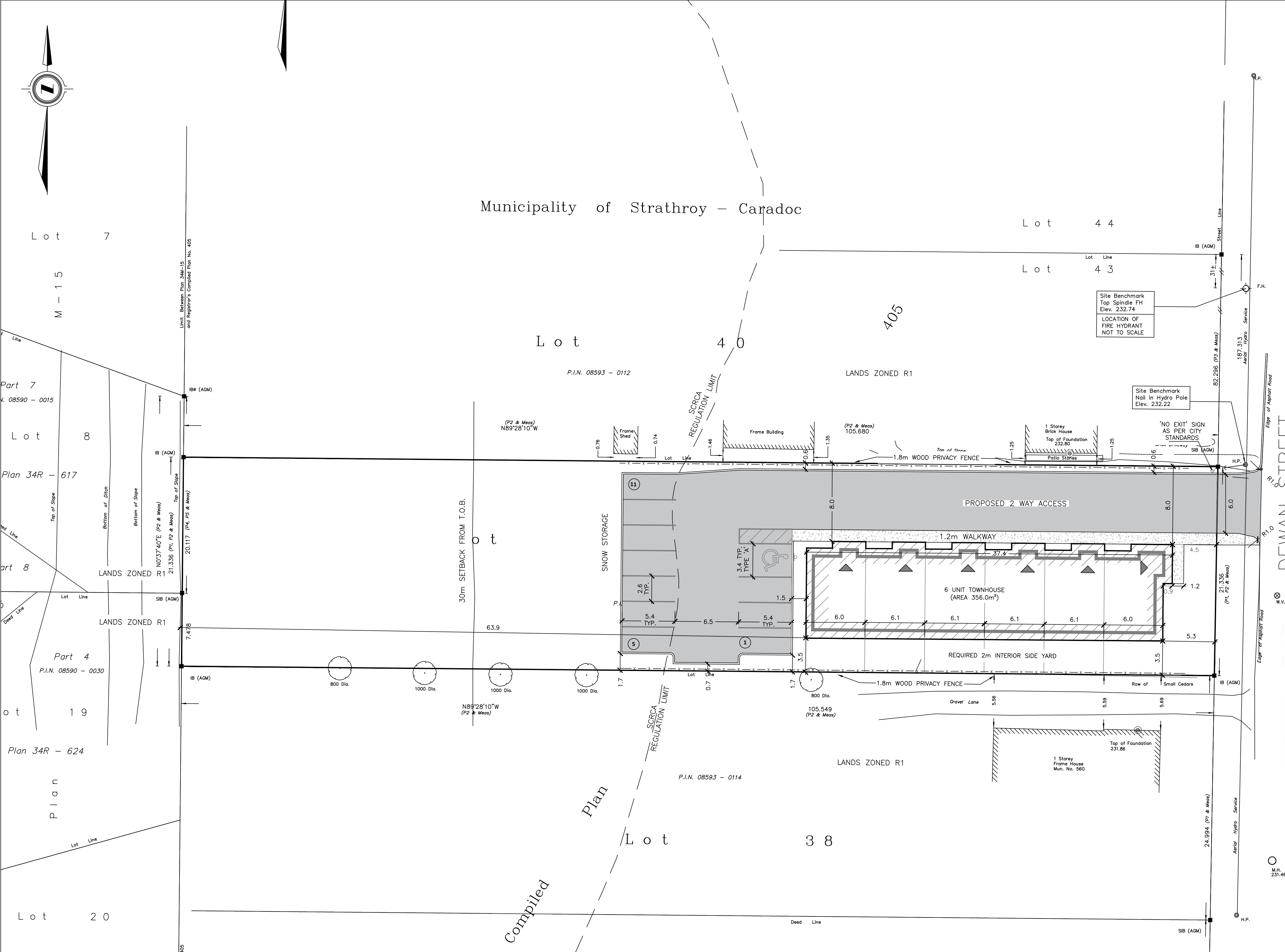
REFERENCE DOCUMENTS:

- Survey Base Information AGM Ltd. Digital File SR2401TP1MS Plan 8-L-6233
- Building Design by SBM Dated 2023-01-16

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	4	REVISED LAYOUT FOR REVIEW	13/11/23	SC	
	DRAWN	5	REVISED BUILDING FOOTPRINT	22/11/23	SC	
	CHECKED	6	SP REVISED SURVEY BASE	19/01/24	SC	
	APPROVED	7	SP REVISED FOR NEW BUILDING FOOTPRINT	19/03/24	SC	
	DATE	8	FOR SUBMISSION	01/04/24	SC	
		9	REVISED FOR SUBMISSION	22/05/24	SC	
	CAD	10	REVISED AS PER MUNICIPAL COMMENTS	03/07/24	SC	

Compiled

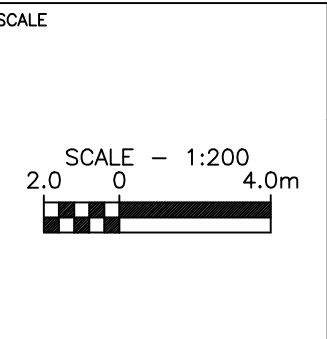
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CLIENT

CANYON RIDGE
CONSTRUCTION LTD.



TITLE

CONCEPT SITE PLAN

TOWNHOUSE BLOCK

564 DEWAN STREET
STRATHROY, ON.

PROJECT No. SBM-23-0797

SHEET No. SP1

PLAN FILE No.

S:\2023\John\SBM-23-0797\Canyon Ridge\Construction - 564 Dewan St. Strathroy\03_Design\01_Plan\SBM-23-0797 - 564 Dewan St. Strathroy - Concept Site Plan.dwg