

Municipality of Strathroy - Caradoc

KEY PLAN
N.T.S.

LEGAL INFORMATION

LOT 39, RCP 405
STRATHROY
COUNTY OF MIDDLESEX

ZONING DATA CHART

ITEM	R3 ZONE	REQUIRED	PROVIDED
1	LOT AREA (m ² PER UNIT/MIN)	210.0	375.8/UNIT (2,255.1 TOTAL)*
2	LOT FRONTAGE (6.0m/UNIT)	6.0/UNIT (36.0 TOTAL)	3.5/UNIT (21.4 TOTAL)*
3	FRONT YARD DEPTH (MIN m)	4.5	4.3*
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)	9.0	63.4
7	MAXIMUM LOT COVERAGE (%)	45.0	15.8
8	MINIMUM LANDSCAPED OPEN SPACE (%)	30.0	63.5
9	MAXIMUM HEIGHT (m)	15.0	6.7

*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
 VISITOR PARKING (>10 UNITS): 0 /UNIT = 0 SPACES
 TOTAL REQUIRED PARKING: = 9 SPACES

TOTAL PROVIDED PARKING = 7 SPACES*

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

PARKING AISLE WIDTH (90°) REQUIRED = 7.3m
 PROVIDED = 6.0m*

*ZONING DEFICIENCY

LEGEND:

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

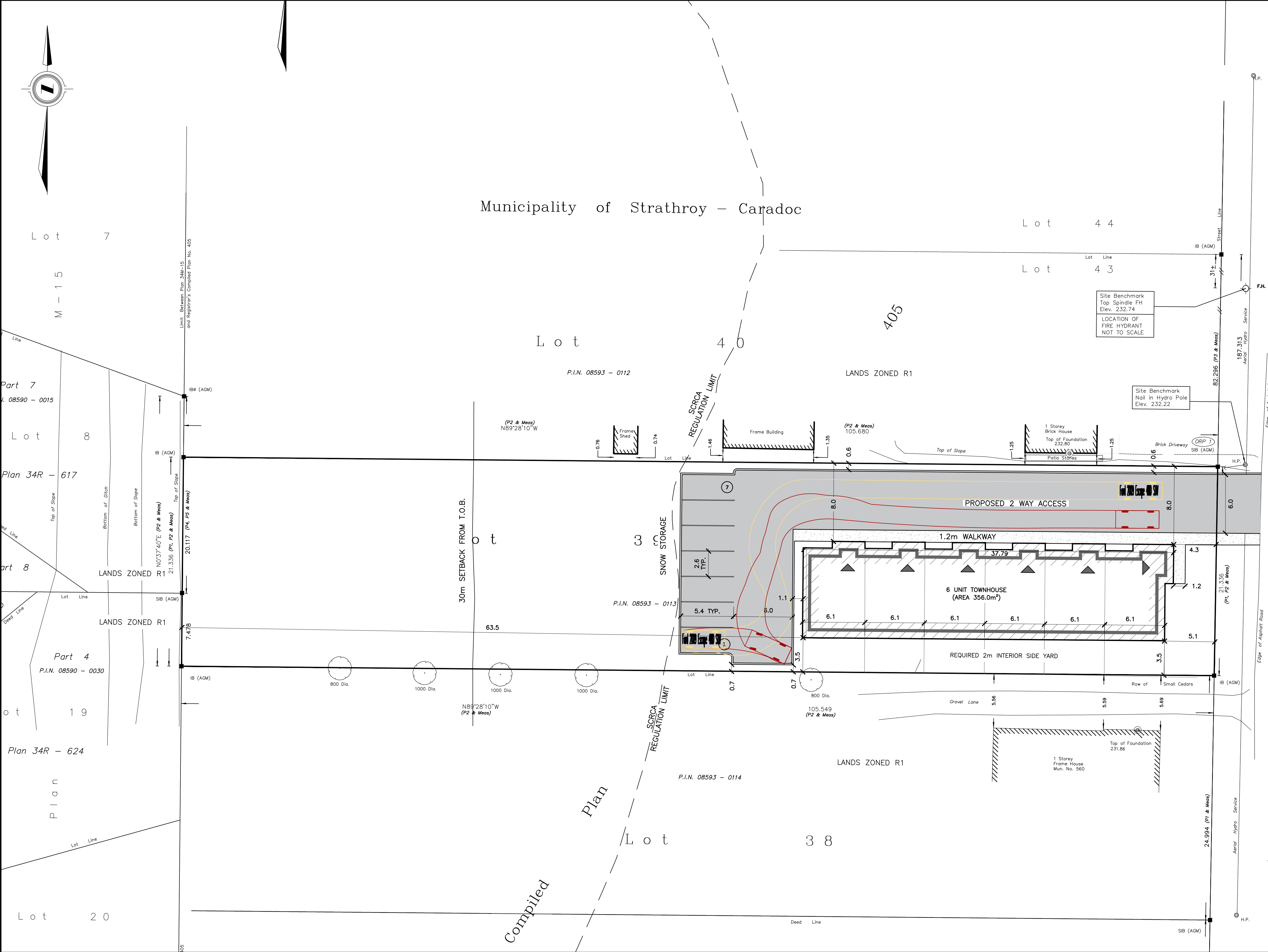
REFERENCE DOCUMENTS:

- 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.

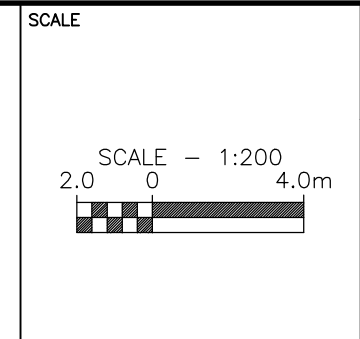


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	SC	1	FOR CLIENT REVIEW	28/04/23	SC	
DRAWN	SC	2	FOR SPC SUBMISSION	05/05/23	JR	
CHECKED	SR	3	REVISED DESIGN FOR REVIEW	22/09/23	SC	
APPROVED	SR	4	REVISED LAYOUT FOR REVIEW	13/11/23	SC	
DATE	25/03/2024	5	REVISED BUILDING FOOTPRINT	22/11/23	SC	
		6	SP REVISED SURVEY BASE	19/01/24	SC	
		7	SP REVISED FOR NEW BUILDING FOOTPRINT	19/03/24	SC	
		8	FOR SUBMISSION	01/04/24	SC	

sbm STRIK BALDINELLI MONIZ
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
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 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
CONCEPTUAL SITE PLAN - VEHICLE PATH DIAGRAM
TOWNHOUSE BLOCK
 564 DEWAN STREET
 STRATHROY, ON.

PROJECT No.
SBM-23-0797

SHEET No.
SP1

PLAN FILE No.
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