

REFERENCE DOCUMENTS:

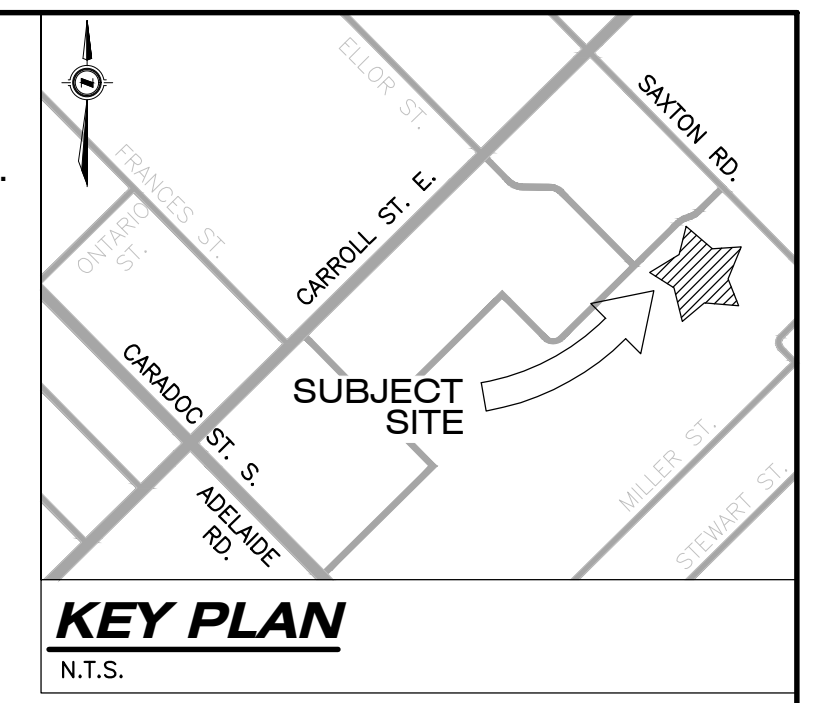
1. EXISTING LEGAL INFORMATION OBTAINED FROM SKETCH PROVIDED BY GIBSON SURVEYING INC., FILE No. 17-1136C, DATED FEBRUARY 14, 2017.

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

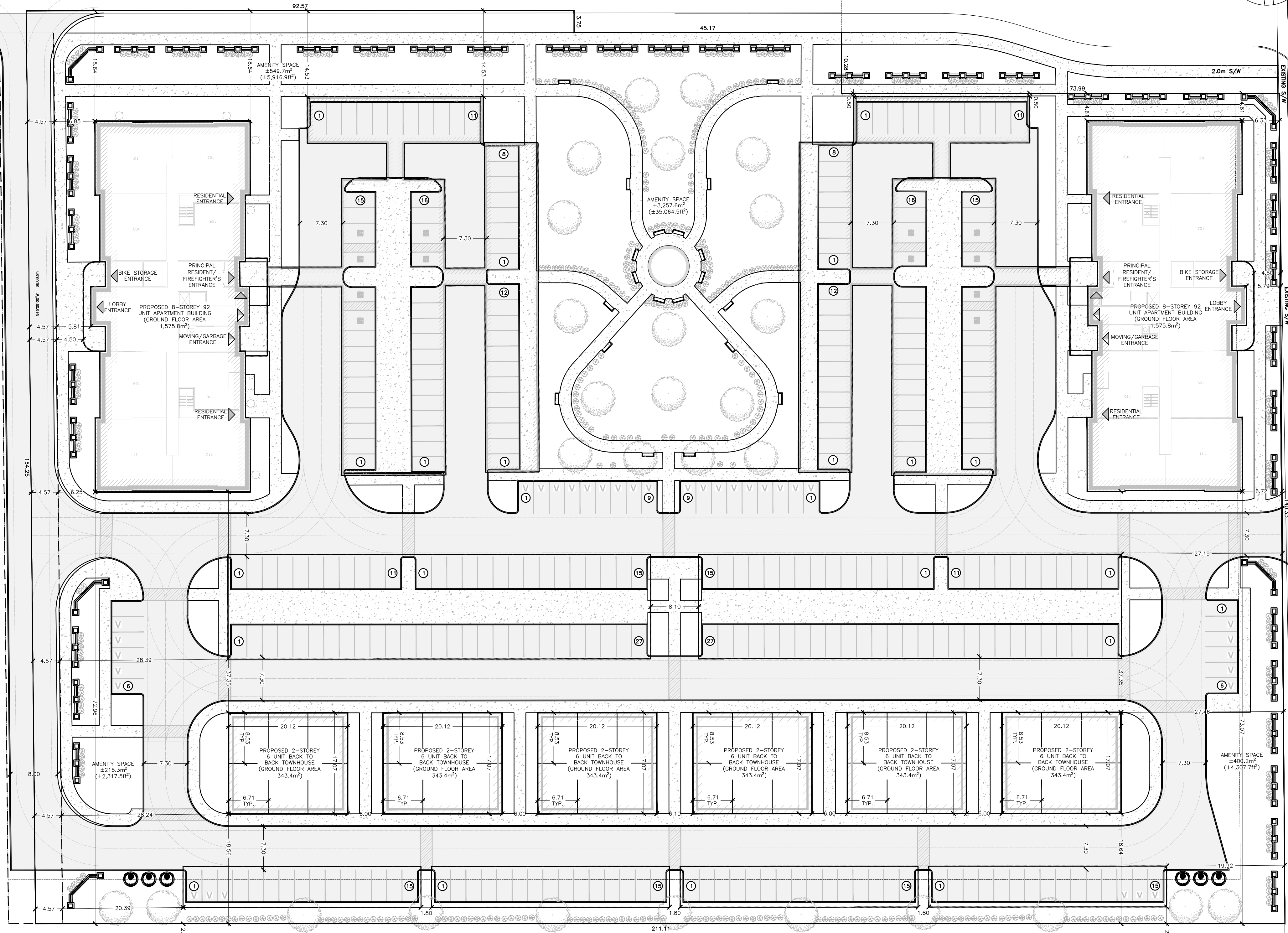
THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

LEGAL INFORMATION

PART OF
LOT 23
 REGISTRAR'S COMPILED PLAN No. **370**
 IN THE
MUNICIPALITY OF STRATHROY-CARADOC
 COUNTY OF MIDDLESEX



INTERNAL PRIVATE ROAD



ZONING DATA CHART

GROSS SITE AREA: 31,408.2 m ²		PROPOSED UNIT COUNT 220	
BUILDING AREA: 5,212.0 m ²		ASPHALT AREA (ON SITE): 12,489.1 m ²	
PARKING STRUCTURE AREA: 7,033.1 m ²		LANDSCAPED AREA: 6,674.0 m ²	
ITEM	HIGH DENSITY RESIDENTIAL (R3-##)	REQUIRED	PROVIDED
1	LOT AREA (m ² PER UNIT MIN)	APARTMENT: 130 TOWNHOUSE: 210	APARTMENT 170.7 TOWNHOUSE 872.5 COMBINED: 142.8
2	LOT FRONTAGE (m MIN)	APARTMENT: 30 TOWNHOUSE: 6/UNIT	140.0 6.7 (EACH UNIT)
3	FRONT YARD DEPTH (m MIN)	APARTMENT: 4.5 TOWNHOUSE: 4.5	4.5 27.4
4	EXTERIOR SIDE YARD WIDTH (m MIN)	4.5	N/A
5	SIDE YARD WIDTH (m MIN)	APARTMENT: 3.0 TOWNHOUSE: 2.0	APARTMENT 4.6 (NORTH) TOWNHOUSE 18.5 ACCESSORY NORTH 0.5* ACCESSORY SOUTH 2.7
6	REAR YARD DEPTH (m MIN)	APARTMENT: 15.0 TOWNHOUSE: 9	APARTMENT 9.0* TOWNHOUSE 28.2 ACCESSORY 20.3
7	LOT COVERAGE (% MAX)	APARTMENT: N/A TOWNHOUSE: 45	N/A TOWNHOUSE: 6.6
8	ACCESSORY STRUCTURE COVERAGE MAXIMUM	10m ² PER UNIT (10*220 = 2,200m ²)	32.0m ² (7,033.1m ²)*
9	LANDSCAPED OPEN SPACE (% MIN)	APARTMENT: 20 TOWNHOUSE: 30	TOTAL: 21.2
10	OUTDOOR COMMON AMENITY AREA MINIMUM	20m ² PER UNIT (20*220 = 4,400.0m ²)	20.1m ² (4,422.8m ²)
11	PARKING COVERAGE (% MAX)	25	39.8*
12	YARDS WHERE PARKING IS PERMITTED	ALL YARDS EXCEPT FRONT OR EXTERIOR	REAR & INTERIOR
13	MAXIMUM HEIGHT (m MAX)	APARTMENT: 15 ACCESSORY: 4.5	APARTMENT: 34* ACCESSORY: 4.3

*ZONING DEFICIENCY

SAXTON ROAD

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS 2.6mX5.4m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

REQUIRED PARKING:			
DWELLING APARTMENT	1.25 PER UNIT	1.25*184	= 230 SPACES
VISITOR SPACES	0.15 PER UNIT	0.15*184	= 28 SPACES
DWELLING TOWNHOUSE	1.50 PER UNIT	1.50*36	= 54 SPACES
VISITOR SPACES	0.15 PER UNIT	0.15*36	= 6 SPACES

TOTAL REQUIRED PARKING = 318 SPACES
 TOTAL PROVIDED PARKING = 320 SPACES

B/F PARKING REQUIRED: = 5 TYPE 'A' 5 TYPE 'B'
 B/F PARKING PROVIDED: = 6 TYPE 'A', 6 TYPE 'B'

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JR	01	ALL RESIDENTIAL DESIGN FOR OPA/SPA	10/10/24	JR	
DRAWN	JR					
CHECKED	ND					
APPROVED	ND					
DATE				10/10/2024		
CAD				17-0068		

STRIK BALDINELLI MONIZ
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ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION
 CLIENT
2102603 ONTARIO INC.
 82 CAROLINE ST.
 STRATFORD, ON
 N5A 7L9

SCALE
 SCALE - 1:400
 4.0 0 8.0m

TITLE
CONCEPTUAL SITE PLAN
STRATHROY CROSSING DEVELOPMENTS
 CARROLL
 STRATHROY, ON.

PROJECT No.
SBM-17-0068

SHEET No.
SP1

PLAN FILE No.
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