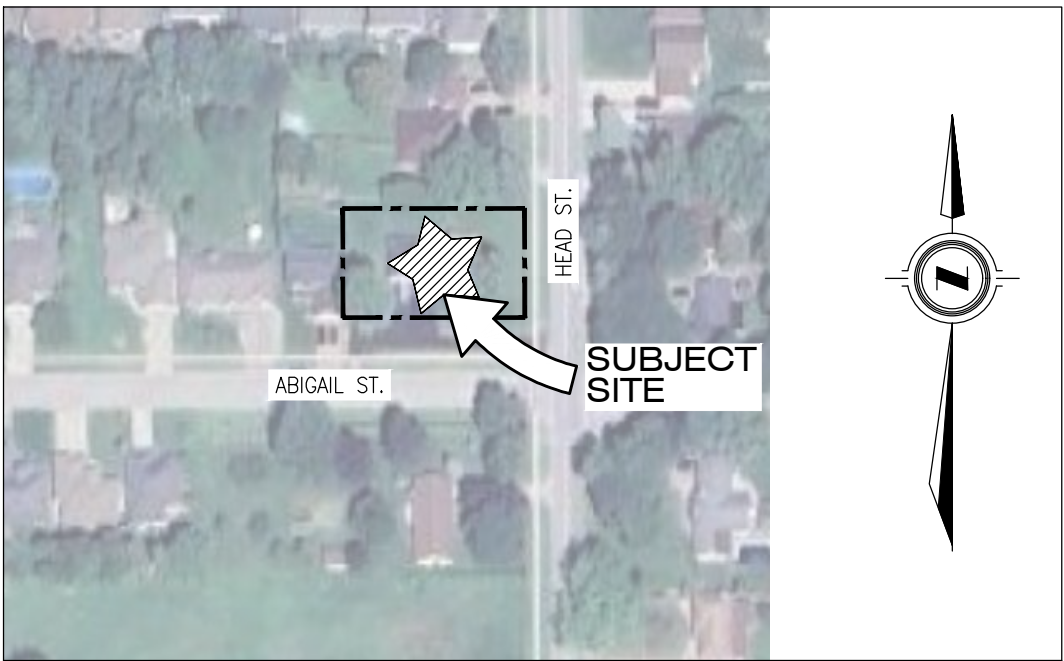


LEGAL INFORMATION

PART OF  
PARK LOT 3M WEST OF HEAD  
STREET REGISTERED PLAN NO. 326  
IN THE (GEOGRAPHIC TOWN OF STRATHROY)  
MUNICIPALITY OF  
STRATHROY-CARADOC  
COUNTY OF MIDDLESEX



KEY PLAN

N.T.S.

LIST OF DRAWINGS

SHEET SP1 SITE PLAN & ZONING CHART

ZONING DATA CHART

GROSS LOT AREA: 2231.7m<sup>2</sup> BUILDING AREA: 584.1m<sup>2</sup>  
ASPHALT: 443.8m<sup>2</sup> LANDSCAPE AREA: 1203.8m<sup>2</sup>

No.	ITEM	REQUIRED	PROPOSED
1	ZONES	MEDIUM DENSITY RESIDENTIAL (R2)	
2	LOT AREA (m <sup>2</sup> MIN.)	100.0m <sup>2</sup> /UNIT (FIRST 6) + 15m <sup>2</sup>	2231.7
3	LOT FRONTAGE (m MIN.)	20.0	36.61
4	FRONT YARD DEPTH (m) MIN.	5.00	5.01
5	EXTERIOR YARD DEPTH (m) MIN.	5.00	5.00
6	INTERIOR SIDE YARD SETBACK (m) MIN.	1.20	5.00
7	REAR YARD SETBACK (m) MIN.	8.00	11.17
8	LANDSCAPE OPEN SPACE (% MIN.)	30.0	53.9
9	LOT COVERAGE (% MAX.)	40.0	26.2
10	PARKING LOT COVERAGE (MAX. %)	20.0	19.9
11	PARKING SETBACK (m MIN.)	2.00	NORTH: 4.00 SOUTH: 5.00
12	AMENITY AREA (m <sup>2</sup> MIN.)	20/UNIT (160.0m <sup>2</sup> )	514.0m <sup>2</sup> /8 UNITS TOTAL: ~64.2m <sup>2</sup> /UNIT*
13	MAXIMUM # OF UNITS/LOT	6 UNITS	8 UNITS*

\*SPECIAL PROVISION REQUIRED

PARKING DATA CHART

OFF-STREET VEHICLE PARKING			
No.	ITEM	REQUIREMENT	REQUIRED
1	DWELLING (MULTI-UNIT)	1.5 PER UNIT (8 UNITS)	12 SPACES
2	TOTAL PARKING	SEE ABOVE	13 SPACES
3	B.F. PARKING	1-50 TOTAL REQUIRED SPACES (12 SPACES)	2 SPACES
			5 SPACES (1 TYPE A, 4 TYPE B*)

\*ALL DRIVEWAYS MEET THE REQUIREMENTS OF TYPE B, BARRIER FREE PARKING

PERMITTED USES

MEDIUM DENSITY RESIDENTIAL (R2) ZONE:

- DWELLING, LINKED
- DWELLING, MULTIPLE-UNIT (MAXIMUM 6 UNIT)
- SPECIAL PROVISION 8 UNITS\*
- DWELLING, SEMI-DETACHED
- DWELLING, SINGLE DETACHED
- GROUP HOME - TYPE I (IN A SINGLE-DETACHED DWELLING ONLY)

WASTE REMOVAL

GARBAGE TO BE STORED INTERNALLY AND PLACED ON THE CURB FOR MUNICIPAL PICK-UP.

BUILDING CLASS.

RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

DISCLAIMER:

- THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
- CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

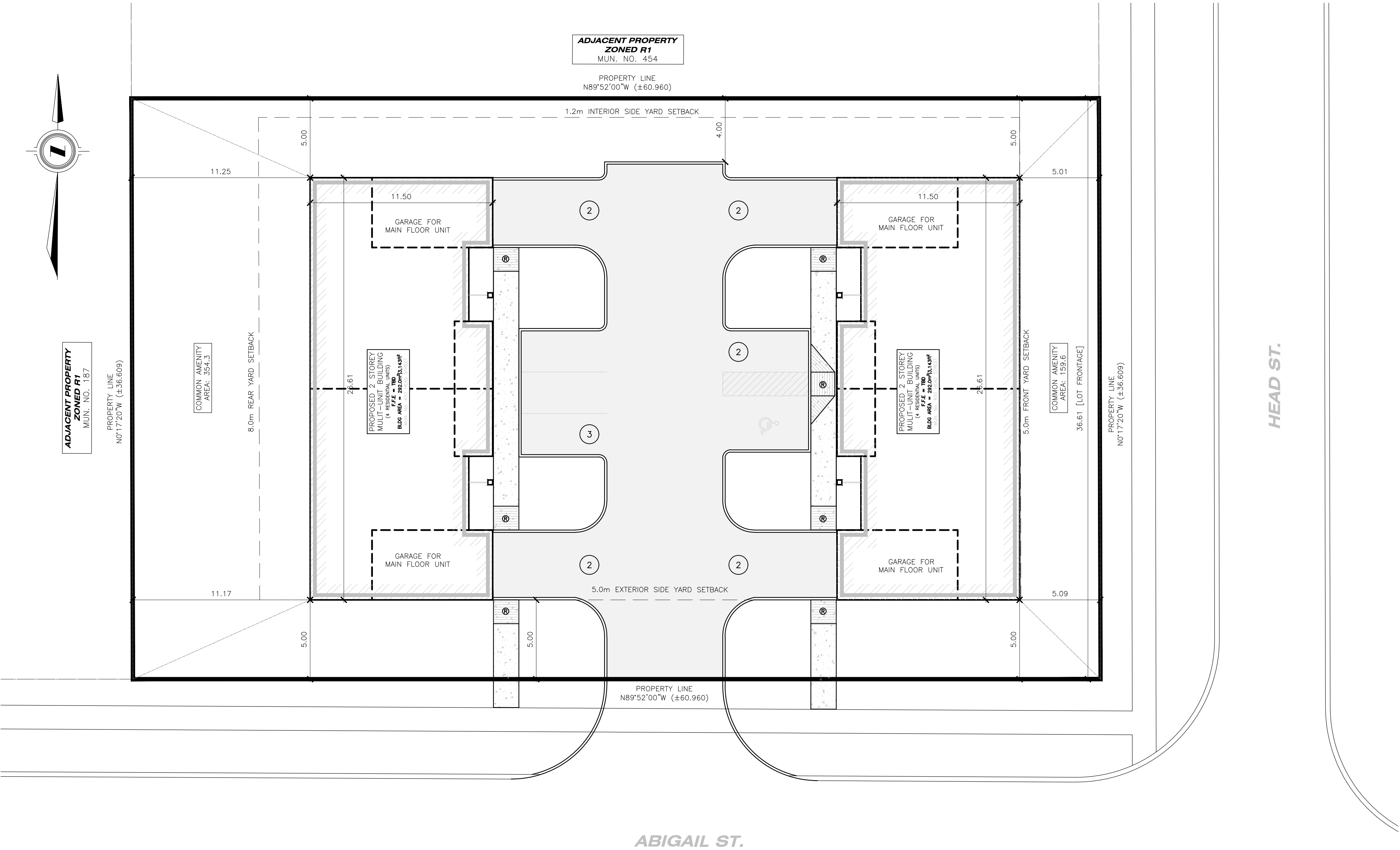
CONCEPTUAL  
DESIGN FOR  
DISCUSSION  
PURPOSES ONLY

REFERENCE DOCUMENTS:

- CONCEPT REFERENCE PLAN PROVIDED BY DEVELOPER, VIA EMAIL DATED NOV. 7TH, 2024
- LEGAL INFO OBTAINED FROM I.C. McLAREN LTD, ONTARIO LAND SURVEYORS
- SURVEY COMPLETED ON OCTOBER 15TH, 2007
- CERTIFIED BY IAN C. McLAREN APRIL 3RD, 2008

LEGEND:

	PROPOSED SIGN, TYPE OF SIGN		PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED BARRIER FREE ROUTE		PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m Q. RADIUS)		PROPOSED CONCRETE
	PROPOSED SNOW STORAGE		PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	PROPOSED RAMP (SEE DETAIL ON SP2)		EXISTING BUILDING
	EXISTING FIRE HYDRANT		PROPOSED BUILDING
	PROPOSED FIRE HYDRANT		LIMITS OF SUBJECT PROPERTY
	PROPOSED FIRE DEPARTMENT CONNECTION		DECIDUOUS/CONIFEROUS TREE
	PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE		LIGHTS, DESIGN BY OTHERS
	BUILDING ENTRANCE		



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		DESIGN OMP	01	ISSUED FOR ZBA	18/12/24	OMP			2430380 ONTARIO LTD.	SCALE - 1:150 1.5 0 3.0m	SITE PLAN & ZONING CHART	SBM-24-2460
		DRAWN OMP							8 FRONT ST. E.		MULTI-UNIT DEVELOPMENT	SHEET No.
		CHECKED KK							STRATHROY, ON			SP1
		APPROVED KK							N7G 1Y4			PLAN FILE No.
		DATE 16/12/2024										
		CAD 24-2460							P: 647.268.3665		450 HEAD STREET	
									E: DRTDAMEN@GMAIL.COM		STRATHROY, ON.	