

## COUNTY OF MIDDLESEX

**NOTE:**  
DRAWING IS FOR REFERENCE ONLY. THE MEASUREMENTS PROVIDED ARE BASED ON MEASUREMENTS PROVIDED BY ORIGINAL BUILDING LOCATION SURVEY. LOCATIONS OF BUILDING AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY REGISTERED ONTARIO LAND SURVEYOR.

<b>LOT COVERAGE</b>	
LOT AREA TOTAL	= 854.5 m <sup>2</sup> (7044.89 ft <sup>2</sup> )
ALLOWABLE LOT COVERAGE ON SITE	= 40% = 261.8 m <sup>2</sup> (2818 ft <sup>2</sup> )
PROPOSED LOT COVERAGE ON SITE	= 33.5% = 219.5 m <sup>2</sup> (2363.4 ft <sup>2</sup> )
LANDSCAPED OPEN SPACE REQ'D	= 30% = 196.4 m <sup>2</sup>
LANDSCAPED OPEN SPACE PROVIDED	= 28.4% = 185.8 m <sup>2</sup>

**SETBACKS**  
INT. SIDE YARD SETBACK = 2 m  
REAR YARD SETBACK = 8 m  
FRONT YARD SETBACK = 5 m



2. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
3. ALL DIMENSIONS ARE TAKEN FROM BLOCK FACE, FOUNDATION FACE, STUD FACE, DECK FACE, COLUMN FACE OR COLUMN CENTERLINE.
4. ALL MATERIALS AND FINISHES TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
5. ALL DRAWINGS ARE PROPERTY OF DUE NORTH DESIGN & DRAFTING INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

## REVISIONS

[illegible]

## SITE PLAN

Address: 106 FRONT ST  
STRATHROY, ON

Project Number:	25-39
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Date:	Aug 18, 2025
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Drawn By:	NM
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S1

Scale:	3/16" = 1'-0"	REV:	2
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