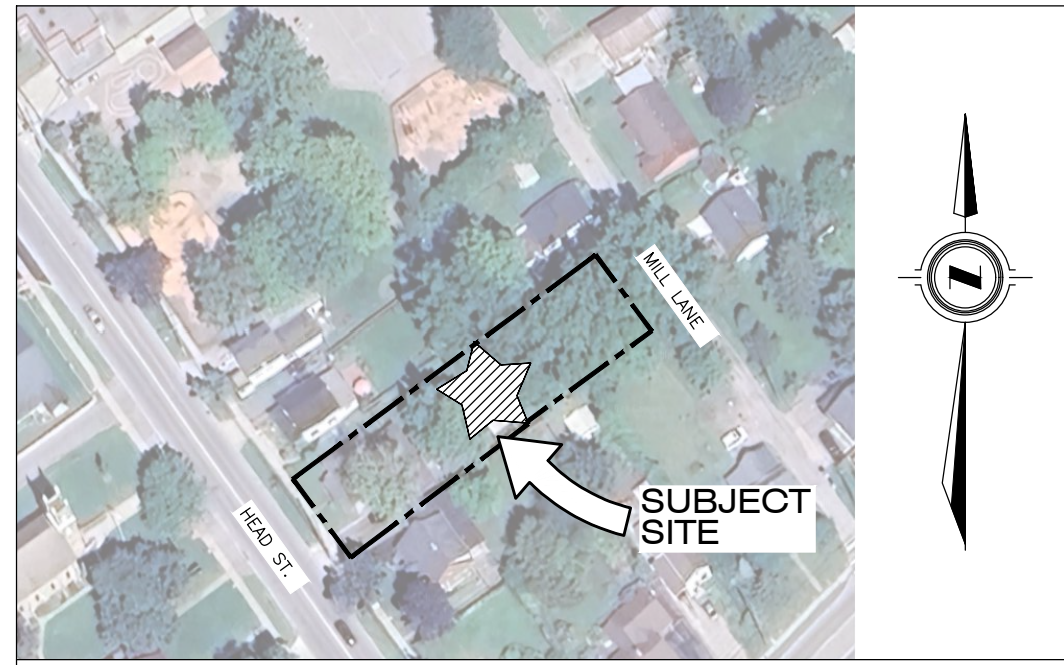


**LEGAL INFORMATION**

PART OF  
**LOT 7**  
IN THE  
**CITY OF STRATHROY**  
**COUNTY OF MIDDLESEX**



**KEY PLAN**

N.T.S.

**ZONING DATA CHART**

GROSS LOT AREA:	1307.0m <sup>2</sup>	BUILDING AREA:	291.8m <sup>2</sup>
ASPHALT:	484.8m <sup>2</sup>	LANDSCAPE AREA:	534.46m <sup>2</sup>
No.	ITEM	REQUIRED	PROPOSED
1	ZONES	MED. DENSITY RESIDENTIAL (R2)	
2	LOT AREA (m <sup>2</sup> MIN.)	130.0	1307.0
2	LOT FRONTAGE (m MIN)	20.0	18.59*
3	FRONT YARD DEPTH (m) MIN.	5.00	5.00
5	EXTERIOR YARD DEPTH (m) MIN.	5.00	N/A
6	INTERIOR SIDE YARD SETBACK (m) MIN.	2.00	NORTH: 8.90 SOUTH: 2.06
7	REAR YARD SETBACK (m) MIN.	8.00	22.22
9	LANDSCAPE OPEN SPACE (% MIN.)	30.0	40.6
10	LOT COVERAGE (% MAX.)	40%	22.3
11	PARKING LOT COVERAGE (MAX. %)	20.0	37.1*
12	PARKING SETBACK (m MIN.)	2.00	NORTH: 1.15* SOUTH: 0.44* EAST: 2.17
13	AMENITY AREA (m <sup>2</sup> MIN.)	20/UNIT (120.0m <sup>2</sup> )	290.73m <sup>2</sup> /6 UNITS TOTAL: ~48.5m <sup>2</sup> /UNIT

\*ZONING DEFICIENCY

**PERMITTED USES**

- MEDIUM DENSITY RESIDENTIAL (R2) ZONE:
- DWELLING, LINKED
  - DWELLING, MULTIPLE-UNIT (MAXIMUM 6 UNIT)
  - 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.

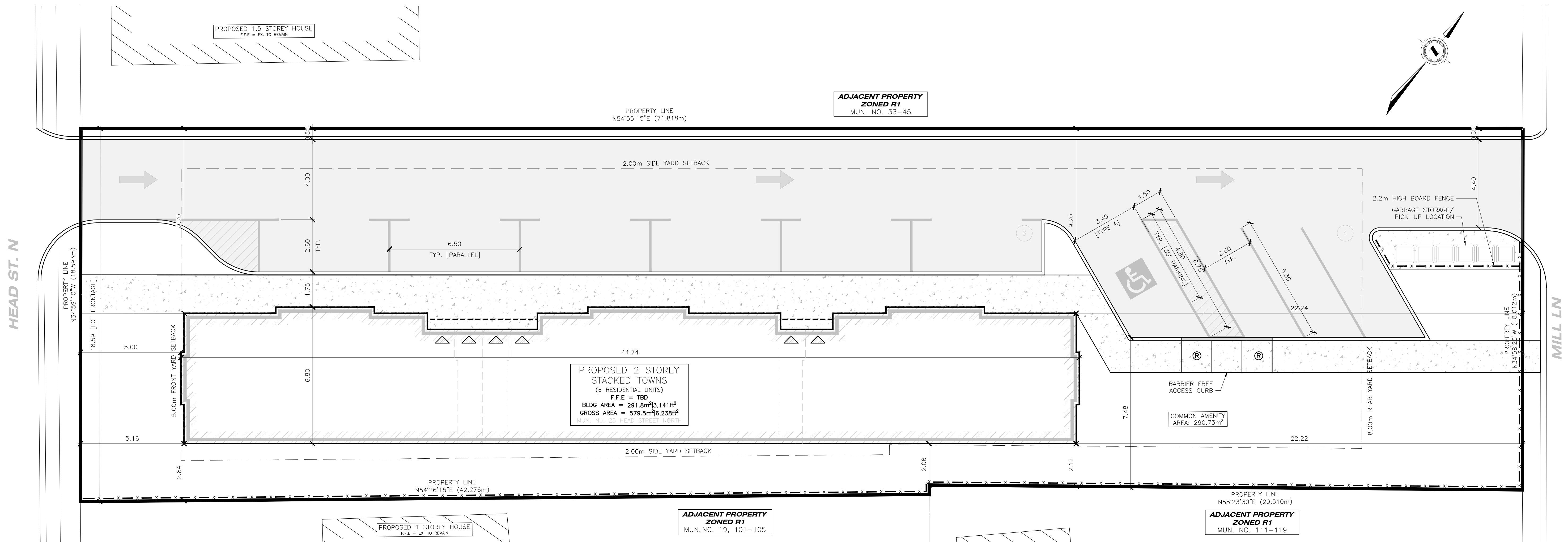
**PARKING DATA CHART**

OFF-STREET VEHICLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	DWELLING (MULTI-UNIT)	1.5 PER UNIT (6 UNITS)	9 SPACES
2	TOTAL PARKING	SEE ABOVE	10 SPACES
3	B.F. PARKING	1-50 TOTAL REQUIRED SPACES (20 SPACES)	2 SPACES
			1 SPACE* (TYPE A)

\*ZONING DEFICIENCY

**LEGEND:**

- FR-2 PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- PROPOSED SNOW STORAGE
- PROPOSED RAMP (SEE DETAIL ON SP2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- LIGHTS, DESIGN BY OTHERS



**SITE BENCHMARK:**

MONUMENT TYPE:  
LOCATION:  
GEODETTIC ELEVATION:  
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

**REFERENCE DOCUMENTS:**

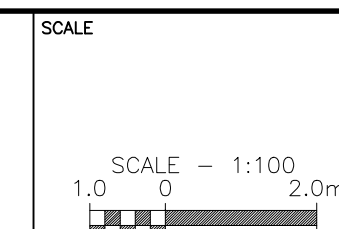
- LEGAL INFO OBTAINED FROM PLAN OF SURVEY BY JEREMY MATTHEWS, MTE ONTARIO LAND SURVEYORS LTD. PLAN NO: 54740-100-T1 (L), DATED FEBRUARY 22 2024
- PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.
- CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
- THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	RM	01	ISSUED FOR CLIENT REVIEW	23/10/24	RM	
DRAWN	RM	02	ISSUED FOR CLIENT REVIEW	21/11/24	OMP	
CHECKED	JRC	03	ISSUED FOR CLIENT REVIEW	19/12/24	OMP	
APPROVED	JRC	04	ISSUED FOR CLIENT REVIEW	22/01/25	OMP	
DATE	18/03/2025	05	ISSUED FOR CLIENT REVIEW	19/03/25	OMP	
CAD	24-2208					

**STRIK BALDINELLI MONIZ**  
sbm  
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  
**BAKKER DESIGN & BUILD**  
6591 SEXTION RD 8  
WATFORD, ON  
NOM 2S0  
P: 519-551-5219  
E: BAKKERKENT@GMAIL.COM



TITLE  
**SITE PLAN & ZONING CHART**  
**PROPOSED DEVELOPMENT**  
25 HEAD ST N  
STRATHROY, ON

PROJECT No.  
**SBM-24-2208**

SHEET No.  
**SP1**

REVISION No.  
**05**