

7-307 6-307 5-307 4-307 3-307 2-307 1-307

303

285

293

293

FRONT STREET E

METCALFE STREET E

CONCEPT PLAN

01 DWG

PROJECT SITE
295 & 297 Metcalfe Street East, Strathroy ON



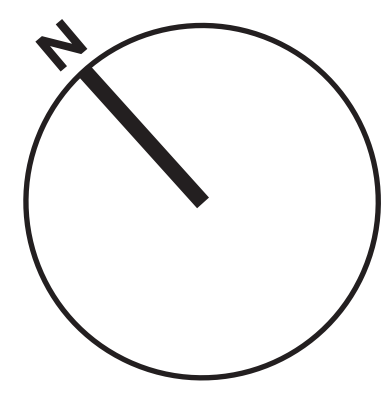
SITE DATA

R3-X ZONE

Regulations	Required	Proposed
Permitted Uses:	Subsection 7.2	Multi-Unit Dwellings (Stacked Townhouses)
Lot Area:	280m ² (min)	2,007.6m ²
Lot Frontage:	20m (min)	23.7m
Front Yard Depth:	4.5m (min)	*2.1m
Interior Side Yard Depth:	2.0m (min)	2.6m (west) 9.6m (east)
Rear Yard Depth:	10.0m (min)	83.0m
Lot Coverage:	45% (max)	7.7%
Landscaped Open Space:	30% (min)	68.1%
Parking Coverage:	25% (max)	24.2%
	1.5 spaces/unit	1.5 spaces/unit
Parking (Residential):	9 spaces (min)	9 spaces
	0.15 spaces/unit	0.15 spaces/unit
Parking (Visitor):	1 space (min)	1 space
Outdoor Common Amenity Area:	20m ² /unit (min)	>20m ² /unit
	280m ² (min)	>280m ²

* - Requires Special Provision

Client: 1000905949 Ontario Inc.
Date: 12.22.2025
Drawn By: C. Taylor
Plan Scale: nts
File No: 295ME
Version: 6.0



[siv-ik] PLANNING DESIGN

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Lot Boundary Disclaimer: Site dimensions have been assumed based on data provided by Middlesex County. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.