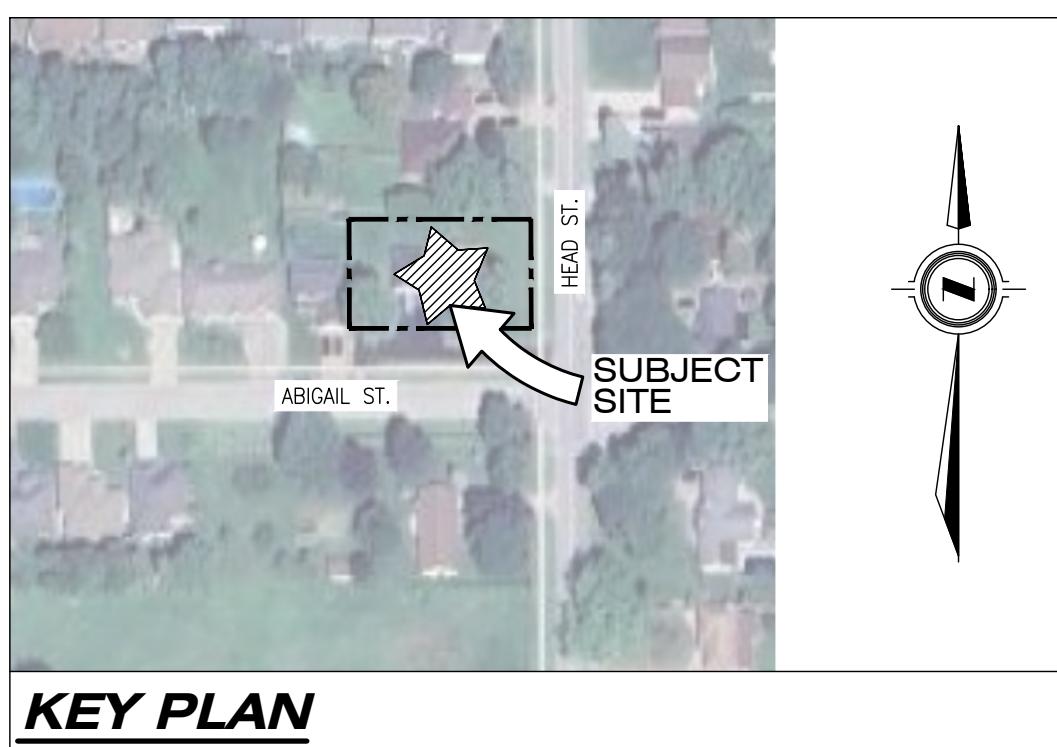


## LEGAL INFORMATION

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:		1640.4m <sup>2</sup>	BUILDING AREA:		460.1m <sup>2</sup>
ASPHALT:		469.5m <sup>2</sup>	LANDSCAPE AREA:		710.9m <sup>2</sup>
ITEM	R2 - HIGH DENSITY RESIDENTIAL	REQUIRED	PROVIDED	SEE PERMITTED USE NOTE ON SHEET SP1	
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	PROVIDED	NOTE ON SHEET SP1	
2	LOT AREA (m <sup>2</sup> MIN)	1,000	1640.4		
3	LOT FRONTAGE (m MIN)	20.0	36.61		
4	FRONT YARD DEPTH (m MIN)	5.00	5.00		
5	EXTERIOR SIDE YARD DEPTH (m MIN)	5.00	5.00		
6	INTERIOR SIDE YARD DEPTH (m MIN)	1.20	2.04		
7	REAR YARD DEPTH (m MIN)	8.00	5.00*		
8	LANDSCAPE OPEN SPACE (% MIN)	30.0	43.3		
9	LOT COVERAGE (% MAX)	40.0	28.0		
10	PARKING LOT COVERAGE (% MAX)	20.0	28.6*		
11	PARKING SETBACK (m MIN.)	2.00	NORTH: 0.59 SOUTH: 6.67		
12	AMENITY AREA (m <sup>2</sup> MIN)	20/UNIT (160.0m <sup>2</sup> )	332.1m <sup>2</sup> /8 UNITS TOTAL: ~41.5m <sup>2</sup> /UNIT		
13	MAXIMUM # OF UNITS/LOT	6 UNITS	8 UNITS*		

\*ZONING DEFICIENCY

## PARKING DATA CHART

OFF-STREET VEHICLE PARKING				
No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	DWELLING (MULTI-UNIT)	1.5 PER UNIT (8 UNITS)	12 SPACES	16 SPACES
2	TOTAL PARKING	SEE ABOVE	12 SPACES	16 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.

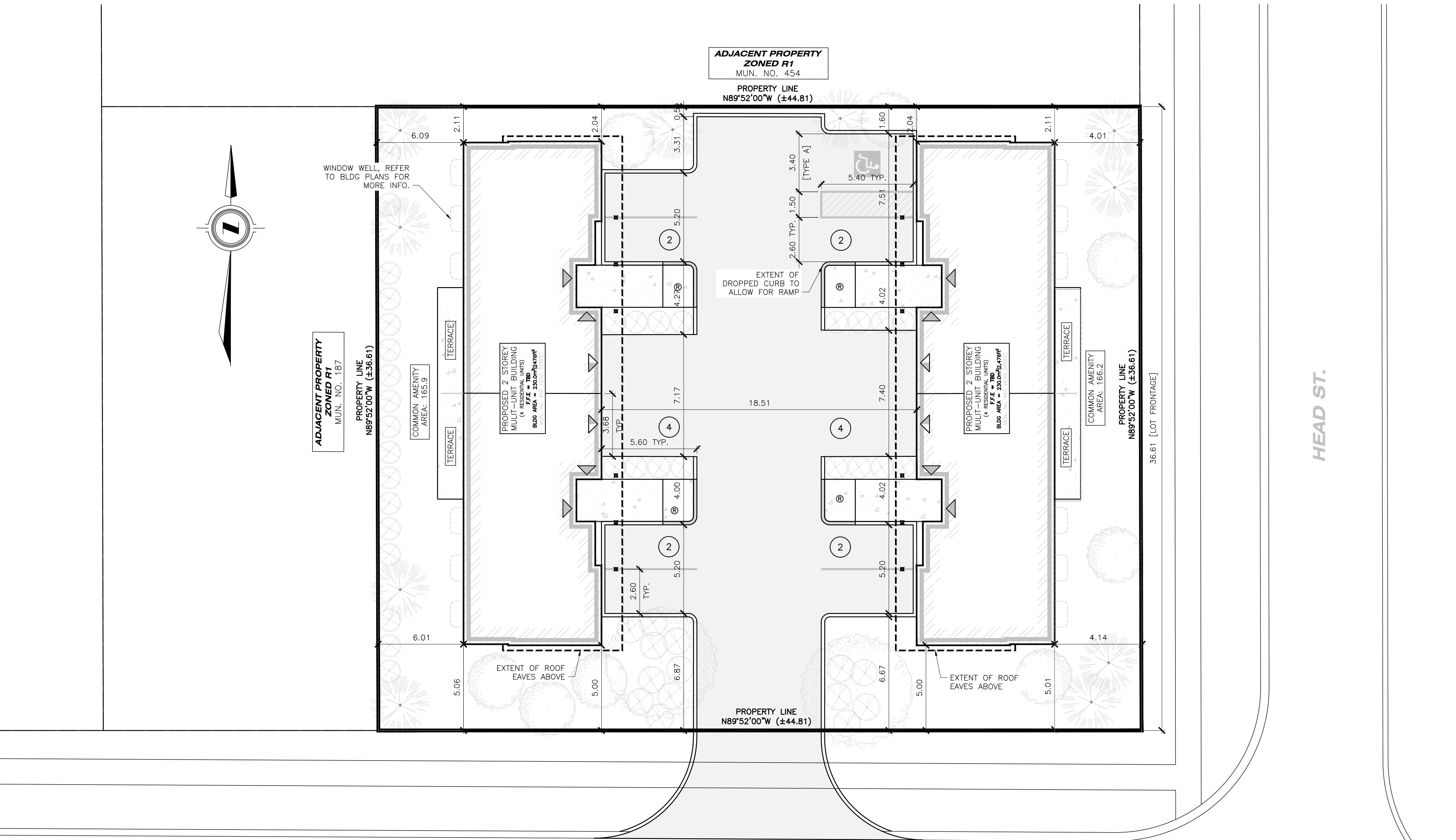
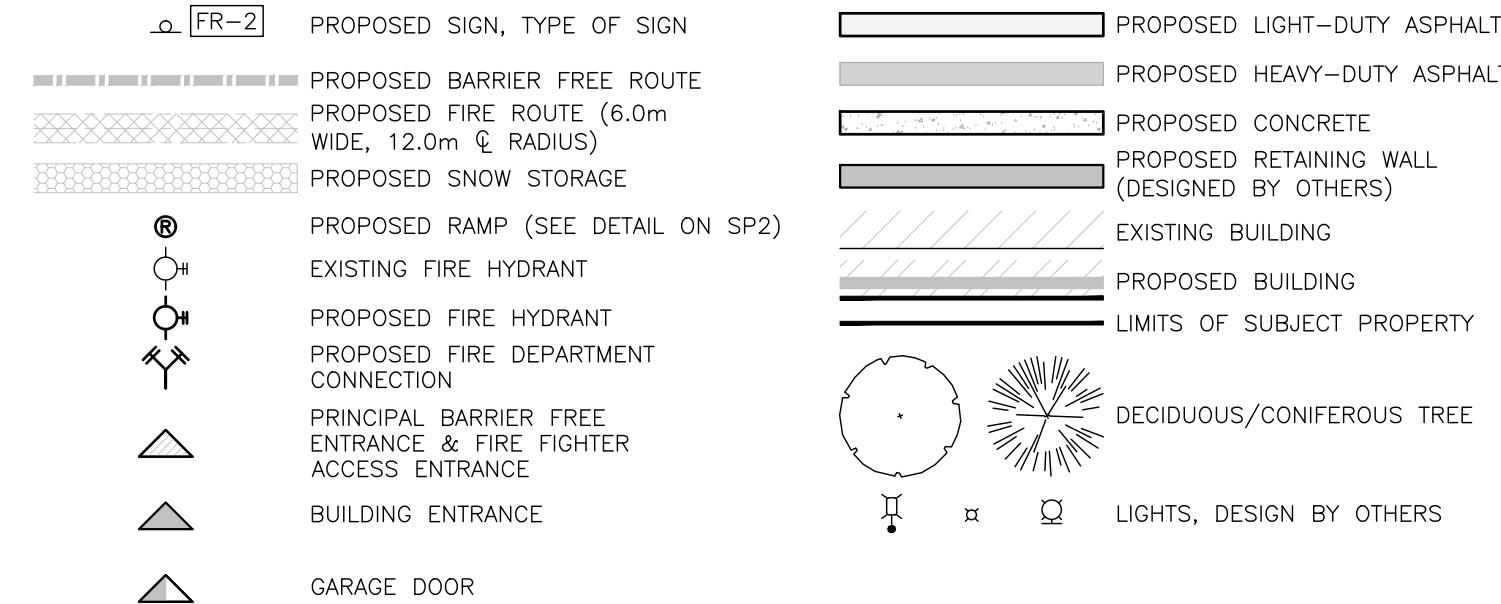
DISCLAIMER:  
1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.  
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

## CONCEPTUAL DESIGN FOR DISCUSSION PURPOSES ONLY

## REFERENCE DOCUMENTS:

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

## LEGEND:



ABIGAIL ST.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	OMP	01	ISSUED FOR ZBA	18/12/24	OMP	
DRAWN	OMP	02	ISSUED FOR CLIENT REVIEW	25/08/25	OMP	
CHECKED	KK	03	ISSUED FOR CLIENT REVIEW	28/08/25	OMP	
APPROVED	KK	04	ISSUED FOR ZBA	05/11/25	OMP	
DATE	13/01/2026	05	ISSUED FOR ZBA	13/01/26	AG	
CAD	24-2460					

**STRIK BALDINELLI**  
sbm MONIZ  
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](mailto:sbm@sbmltd.ca)

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

2430380 ONTARIO LTD.  
8 FRONT ST. E.  
STRATHROY, ON  
N7G 1Y4  
P: 647.268.3665  
E: [DRTDAMEN@GMAIL.COM](mailto:DRTDAMEN@GMAIL.COM)

SCALE  
1.5 0 3.0m  
SCALE - 1:150

**SITE PLAN & ZONING CHART**  
**MULTI-UNIT DEVELOPMENT**  
450 HEAD STREET  
STRATHROY, ON.

PROJECT NO.  
**SBM-24-2460**  
SHEET NO.  
**SP1**  
PLAN FILE NO.  
**-**