

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



SHEET SP1

SITE PLAN & ZONING CHART

GROSS LOT AREA:	1640.4m ²	BUILDING AREA:	460.1m ²
ASPHALT:	469.5m ²	LANDSCAPE AREA:	710.9m ²

*ZONING DEFICIENCY

OFF-STREET VEHICLE PARKING

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

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)

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

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

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

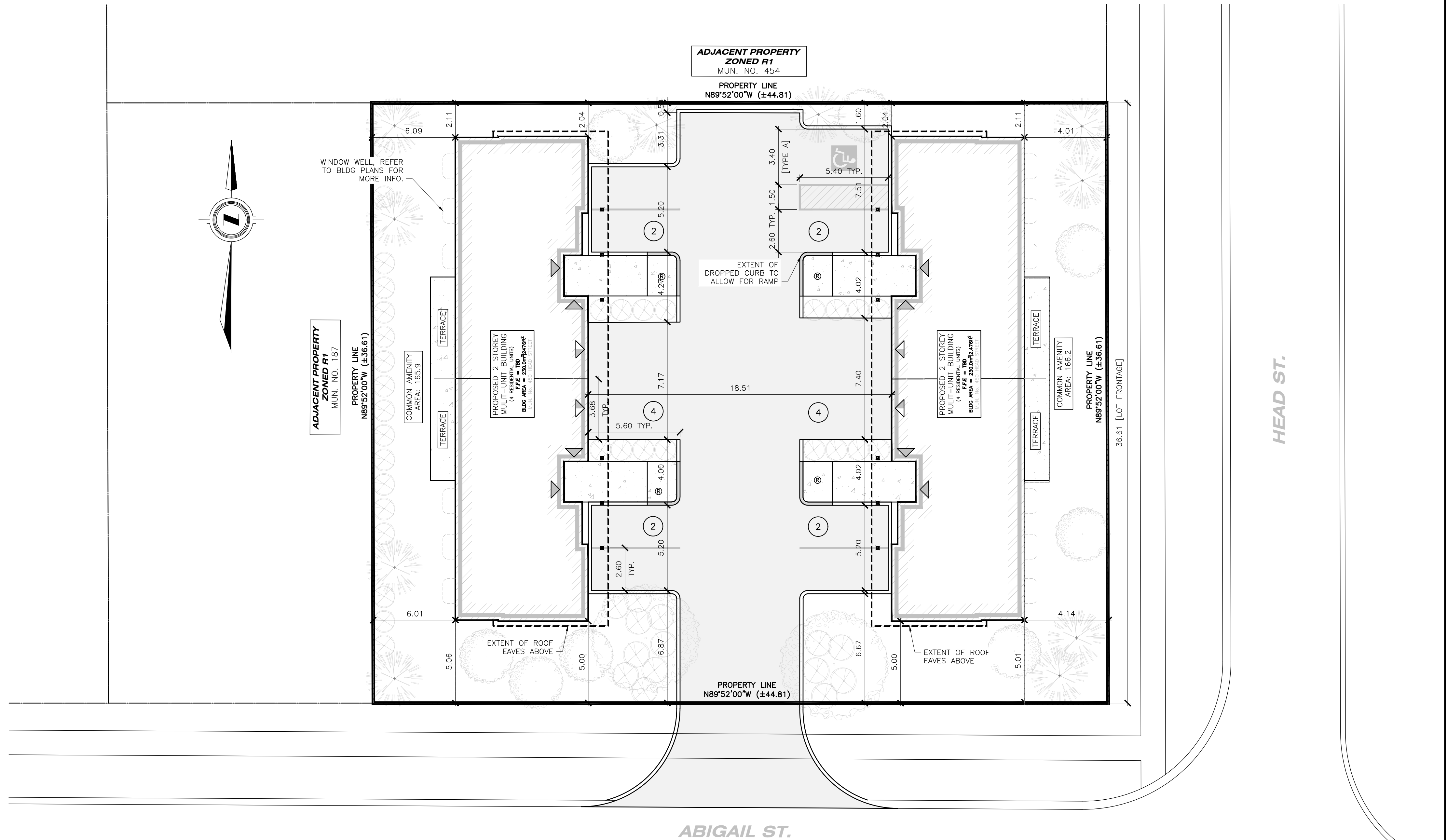
DISCLAIMER:



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

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

	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 ϕ 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		
	GARAGE DOOR		



AS CONSTRUCTED SERVICES		COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
								<div>STRIK BALDINELLI MONIZ</div> <div>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</div>	<div>PRELIMINARY NOT FOR CONSTRUCTION</div>	2430380 ONTARIO LTD. 8 FRONT ST. E. STRATHROY, ON N7G 1Y4 P: 647.268.3665 E: DRTDAMEN@GMAIL.COM	<div>SCALE — 1:150 1.5 0 3.0m </div>	SITE PLAN & ZONING CHART	SBM-24-2460
	DESIGN	OMP	01	ISSUED FOR ZBA	18/12/24	OMP	MULTI-UNIT DEVELOPMENT					SHEET No.	SP1
	DRAWN	OMP	02	ISSUED FOR CLIENT REVIEW	25/08/25	OMP						450 HEAD STREET STRATHROY, ON.	PLAN FILE No. —
	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											