

CONCEPT PLAN
PROJECT SITE
 295 & 297 Metcalfe Street East, Stratford ON



SITE DATA

R3-X ZONE

Regulations	Requirement	Proposed
Permitted Uses:	M-1-1: Single Use Subsection 22: Allowed Commercial	2007/09/09
Lot Area:	2800 (m ²)	2107 (m ²)
Lot Frontage:	20.0 (m)	21.7 (m)
Front Yard Depth:	4.5 (m)	2.1 (m)
Side Yard Depth:	2.0 (m)	2.0 (m)
Back Yard Depth:	10.0 (m)	83.0 (m)
Landscaped Open Space:	45% (m ²)	7%
Parking Coverage:	25% (m ²)	24.2%
Parking (Residential):	15 spaces (m ²)	15 spaces (m ²)
Parking (Visitor):	0/8 spaces (m ²)	0/8 spaces (m ²)
Outdoor Common Amenity Area:	1 space (m ²)	1 space (m ²)
Amenity Area:	2500 (m ²)	2280 (m ²)

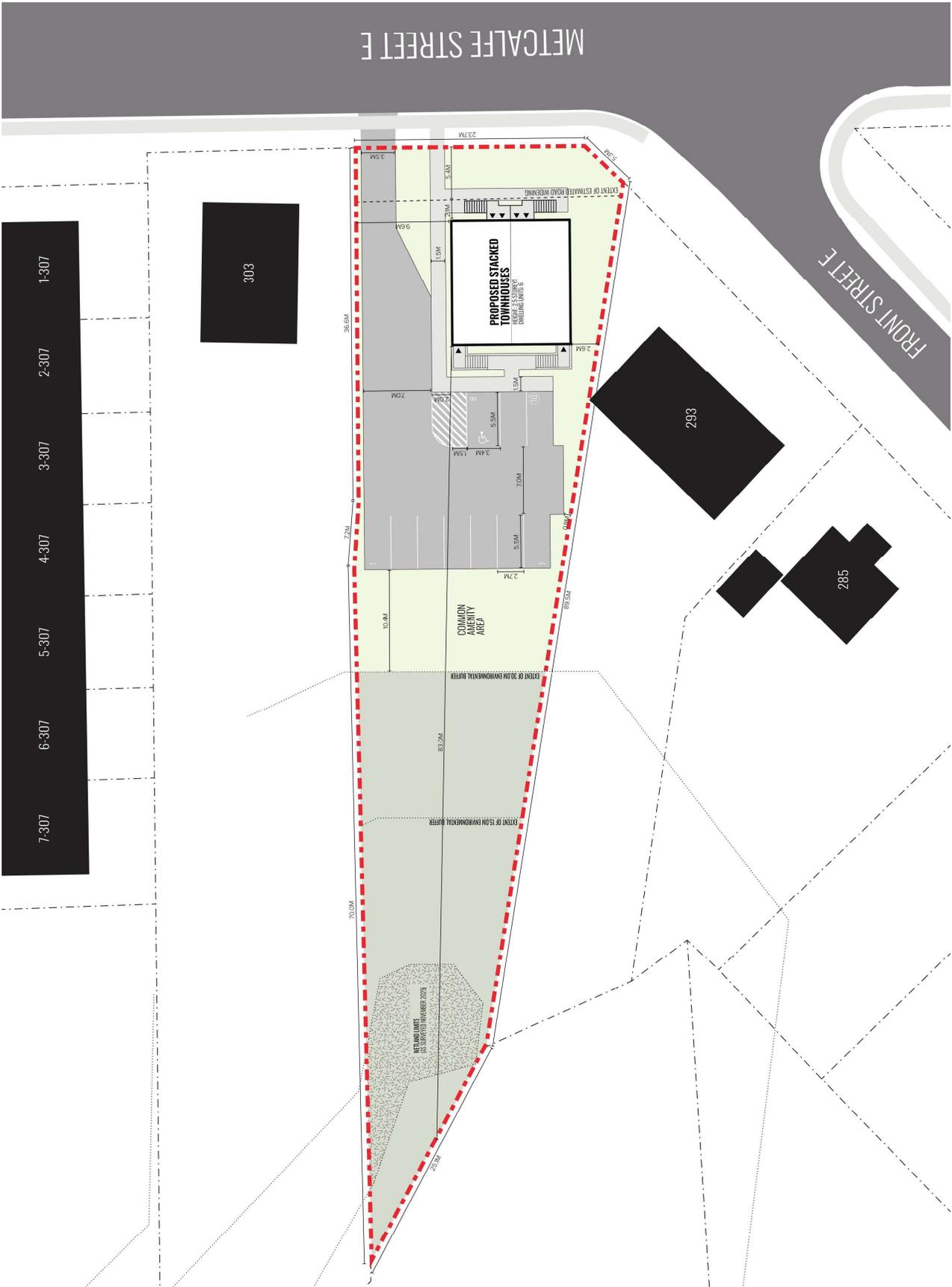
* Measures Special Provisions

Client:	800593989 Concept Inc.
Date:	12/22/2023
Drawn By:	C. Taylor
Plan Scale:	1:1
File No:	295&297
Version:	0.0



[siv-ik] PLANNING DESIGN

Contact Us
 226-719-9797



Our planning proposals are prepared based on data provided by Middlesex County. Site planning and design are subject to verification of parameters regarding the accuracy of the information.

CONCEPT NOTICE: Planning and design are. The information contained herein documents a pre-consultation concept. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.