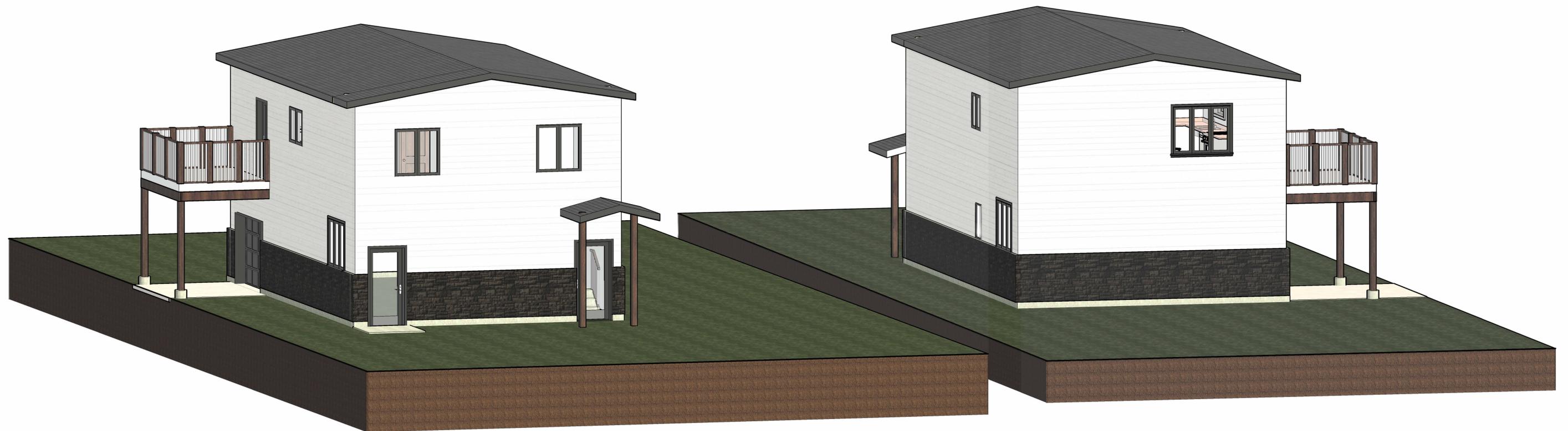


**JARVIS**  
DESIGN FIRM

**NEW EXTERNAL ADU BUILD**

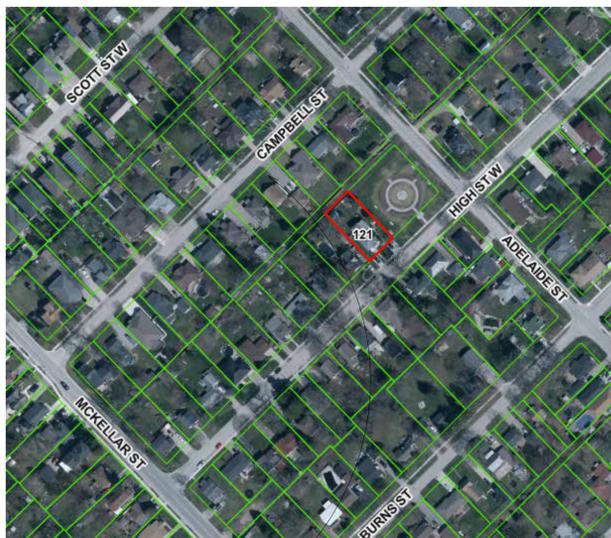
**121 HIGH ST. W. STRATHROY, ONTARIO**



SITE DATA			
121 HIGH ST W, STRATHROY, ON N7G 1H1 ROLL: 391600004010100 - PLAN 104 LOT 52			
DATA	EXISTING	REQUIRED	PROPOSED
ZONING INFORMATION			
BY-LAW NO. 43-88 ZONING BY-LAW OF THE MUNICIPALITY OF STRATHROY-CARADOC JUNE 2024			
OFFICIAL PLAN DESIGNATION			
MEDIUM DENSITY RESIDENTIAL - R2 ZONE			
BUILDING PROVISION - DWELLING	EXT. SINGLE DETACHED	N/A	SECONDARY SUITE
GROUND FLOOR BUILDING AREA FOR ACCESSORY STRUCTURE AS PER 4.3	148.9m <sup>2</sup>	75 m <sup>2</sup> OR 40%	89.2 m <sup>2</sup> 59.9 %
MAXIMUM BUILDING HEIGHT FOR ACCESSORY STRUCTURE AS PER 4.2(5)	N/A	4.5 m	6.36 m
MAXIMUM LOT COVERAGE	15.8 %	40 %	23.7 %
MINIMUM LANDSCAPED OPEN SPACE	84.2 %	30 %	76.3 %
MINIMUM FRONT YARD DEPTH	9.9 m	6.0 m	31.7 m
MINIMUM EXTERIOR SIDE YARD DEPTH	5.0m	5 m	6.6 m
MINIMUM SIDE YARD DEPTH	2.7 m	1.2 m	1.2 m
NOTE: PROPERTY LINES ARE APPROXIMATE, ARE SHOWN FOR REFERENCE ONLY, AND HAVE BEEN DERIVED FROM MIDDLESEX COUNTY ARCGIS DATA IN SUPPORT OF THE PROPOSED SECONDARY SUITE AT 121 HIGH ST W, STRATHROY, ON N7G 1H1. THIS DRAWING IS NOT A LEGAL SURVEY. ALL PROPERTY BOUNDARIES AND DIMENSIONS SHALL BE VERIFIED BY A LICENSED ONTARIO LAND SURVEYOR PRIOR TO ANY CONSTRUCTION.			

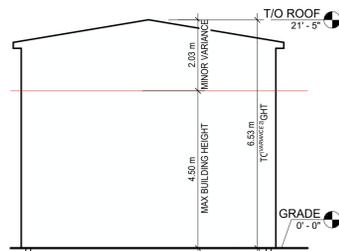
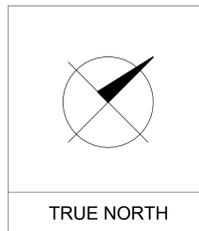
VARIANCE 1  
VARIANCE 2

## KEY PLAN

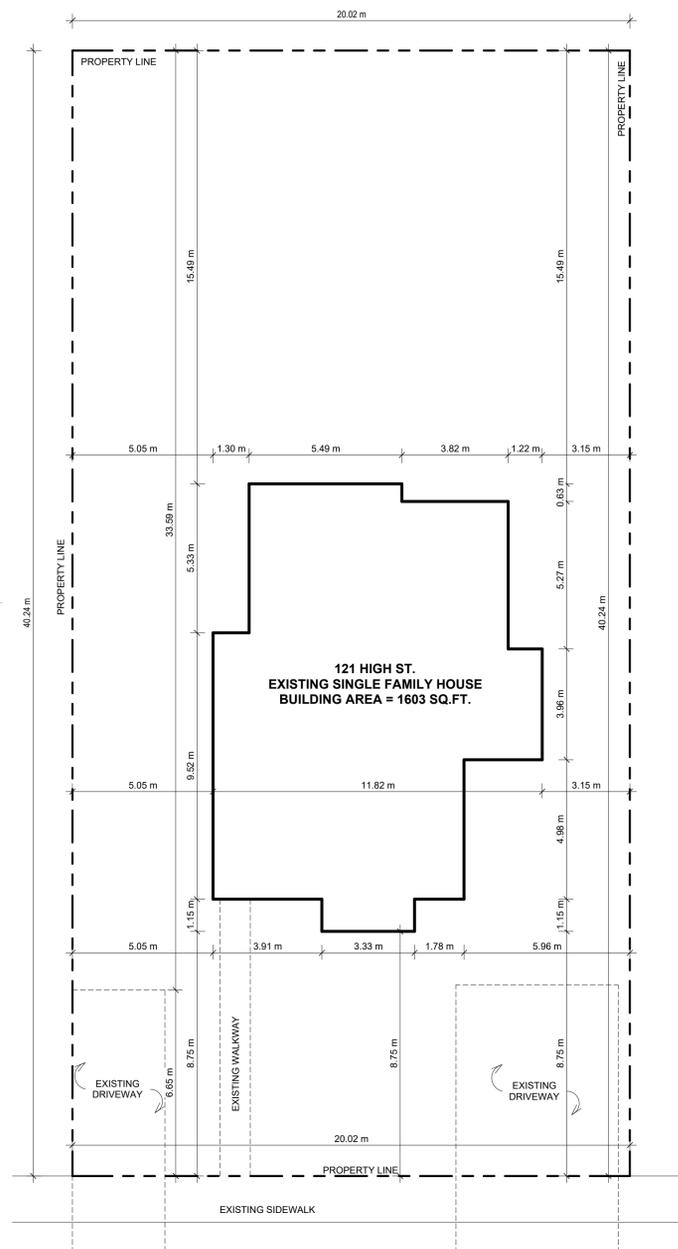


### PROPERTY LOCATION

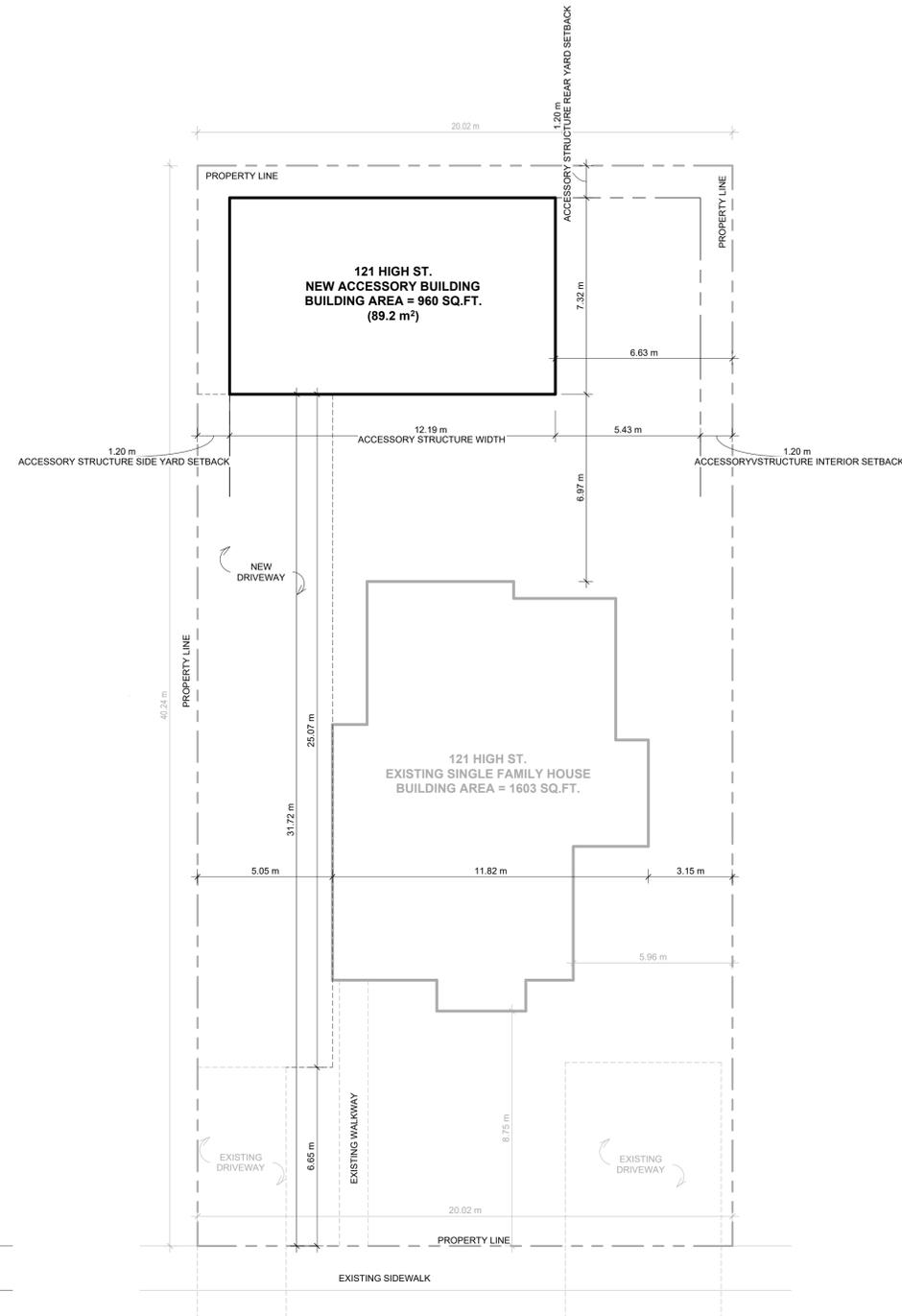
AS PER ZONING BY-LAW OF THE MUNICIPALITY OF STRATHROY-CARADOC  
SECTION 4 GENERAL PROVISIONS DEFINED BY 4.2 ACCESSORY USES FOR 4.2(5) HEIGHT RESTRICTIONS  
"No accessory building or structure in any zone other than an Industrial or Agricultural Zone shall exceed 4.5 m in height or the height of the main building, whichever is the lesser."



3 MINOR VARIANCE ELEVATION REFERENCE  
A1.01 1/8" = 1'-0"



1 EXISTING INFORMAL SITE PLAN  
A1.01 1" = 10'-0"



2 PROPOSED INFORMAL SITE PLAN  
A1.01 1" = 10'-0"

NOTE:  
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STAMP	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED ARCHITECT.	
QUALIFICATION INFORMATION	
Quinton Jarvis	112240
NAME	SIGNATURE
REGISTRATION INFORMATION	
Jarvis Design Firm	206614
FIRM NAME	FIRM BCIN #

NO.	ISSUED FOR	DATE
1	MINOR VARIANCE	JAN 21 2026
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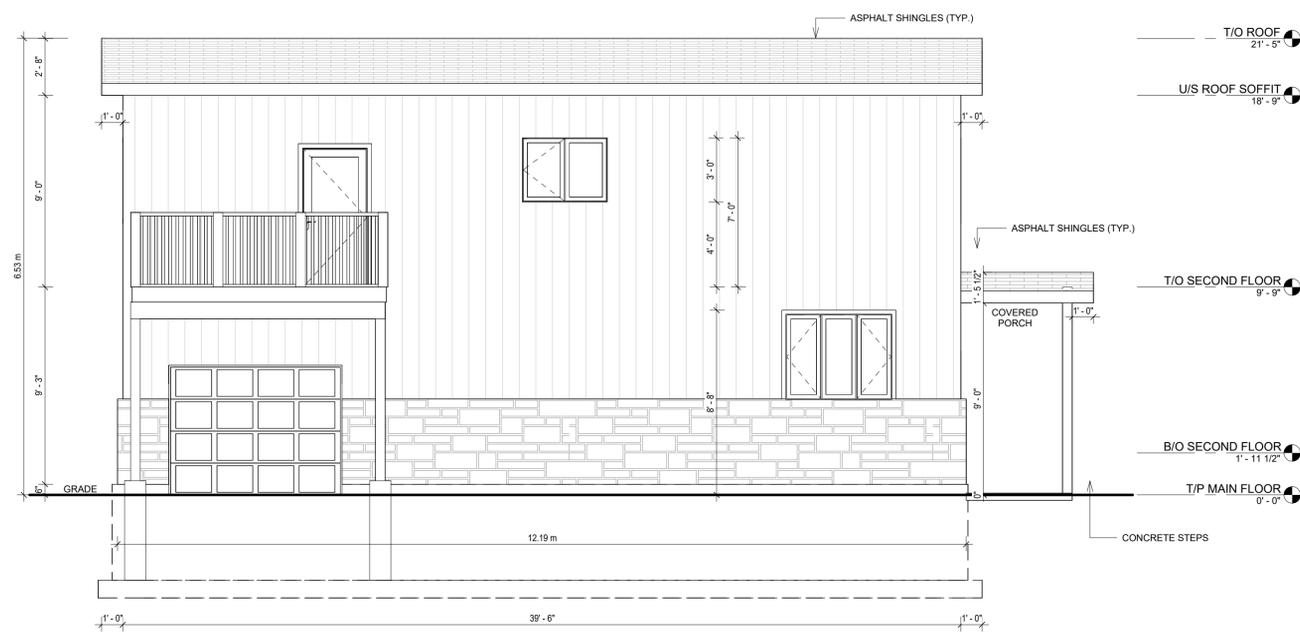
JARVIS DESIGN FIRM  
27 METCALFE ST. E. STRATHROY, ON N7G 1N9  
CONTACT@JARVISDESIGNFIRM.COM  
WWW.JARVISDESIGNFIRM.COM  
226-527-7875

NEW EXTERNAL ADU BUILD

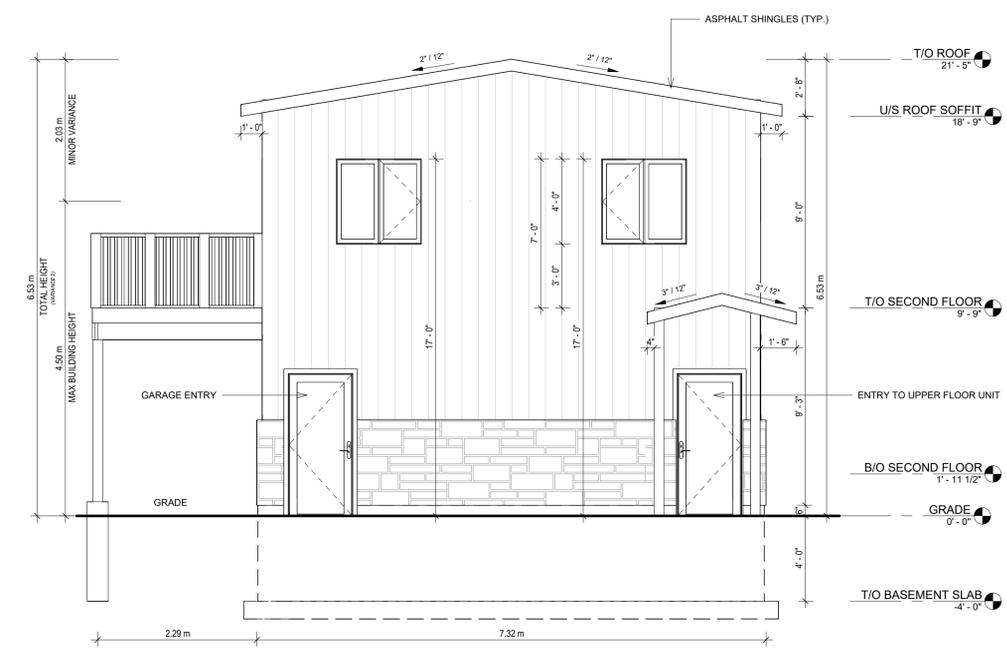
121 HIGH ST. W. STRATHROY,  
ONTARIO

INFORMAL SITE PLAN

Project Number	N/A	Sheet No.	<b>A1.01</b>
Date	JAN 21 2026	Scale	
Drawn by	ECB	As indicated	
Checked by	QJ		



1 FRONT / NORTH ELEVATION  
A2.01 1/4" = 1'-0"



2 EAST ELEVATION  
A2.01 1/4" = 1'-0"

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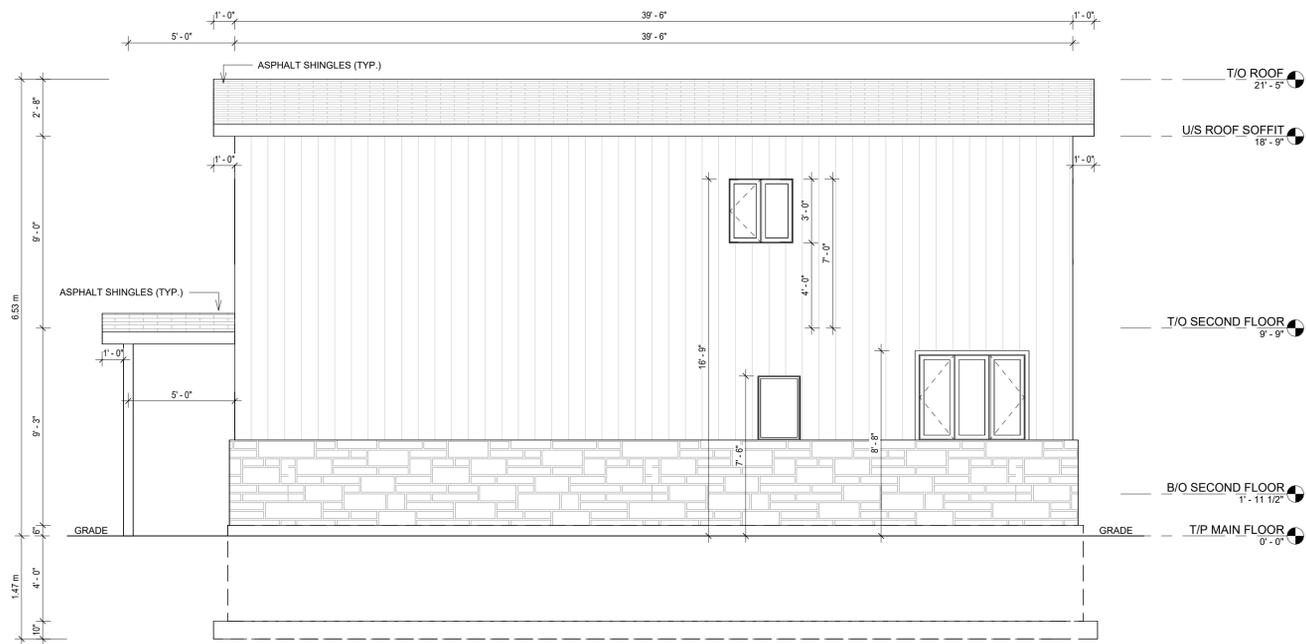
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**JARVIS DESIGN FIRM**  
27 METCALFE ST. E. STRATHROY, ON N7G 1N9  
CONTACT@JARVISDESIGNFIRM.COM  
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226-527-7873

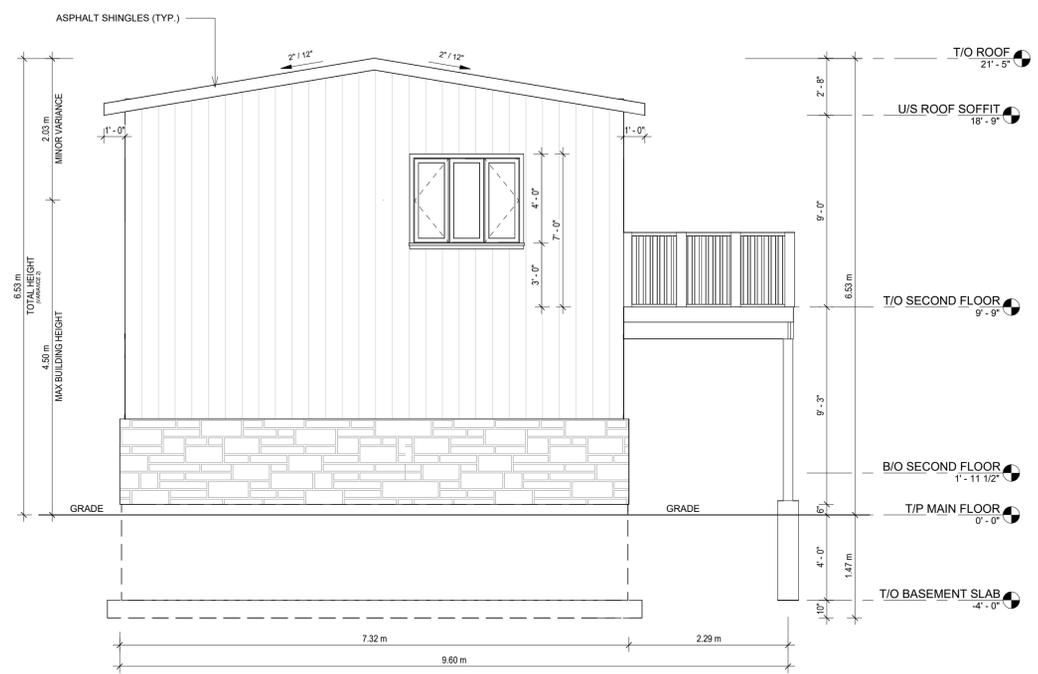
NEW EXTERNAL ADU BUILD

121 HIGH ST. W. STRATHROY,  
ONTARIO

ELEVATIONS	
Project Number	N/A
Date	JAN 21 2026
Drawn by	ECB
Checked by	QJ
Sheet No.	<b>A2.01</b>
Scale	1/4" = 1'-0"



2 SOUTH / REAR ELEVATION  
A2.02 1/4" = 1'-0"



3 WEST ELEVATION  
A2.02 1/4" = 1'-0"

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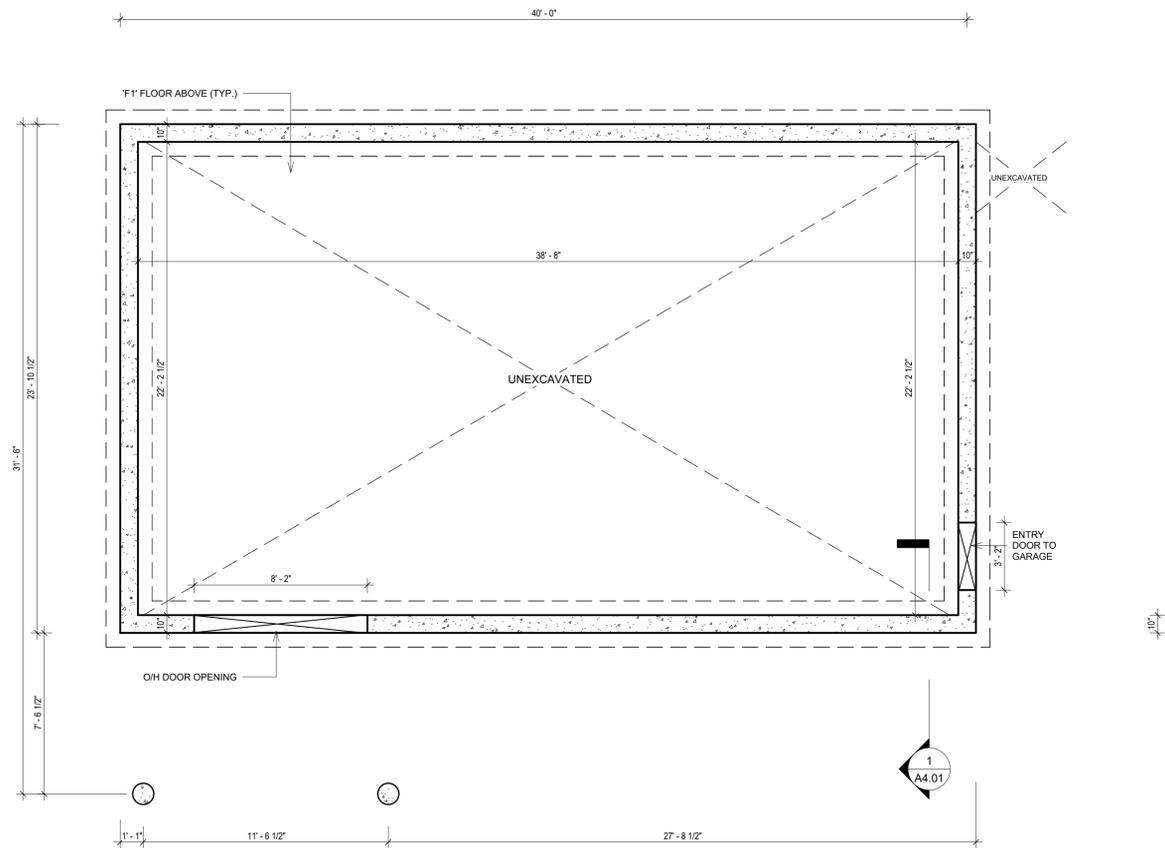
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NEW EXTERNAL ADU BUILD

121 HIGH ST. W. STRATHROY,  
ONTARIO

ELEVATIONS	
Project Number	N/A
Date	JAN 21 2026
Drawn by	ECB
Checked by	QJ
Sheet No.	<b>A2.02</b>
Scale	1/4" = 1'-0"



1 FOUNDATION PLAN  
A3.01 1/4" = 1'-0"

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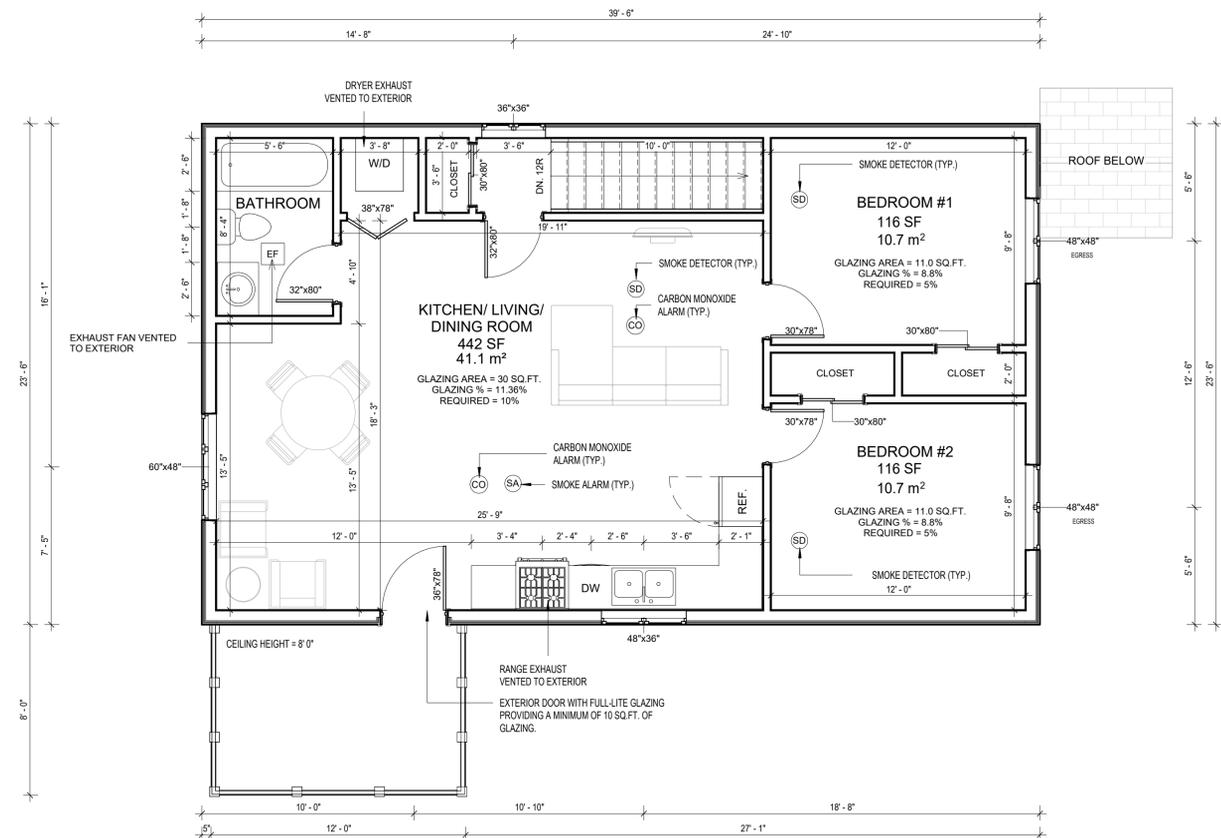
**JARVIS DESIGN FIRM**  
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226-527-7878

NEW EXTERNAL ADU BUILD

121 HIGH ST. W. STRATHROY,  
ONTARIO

FOUNDATION PLAN	
Project Number	N/A
Date	JAN 21 2026
Drawn by	ECB
Checked by	QJ
Sheet No.	<b>A3.01</b>
Scale	1/4" = 1'-0"





**1 SECOND FLOORPLAN**  
A3.03 1/4" = 1'-0"

**NOTES:**  
1. DUCT-TYPE SMOKE DETECTOR IS REQUIRED TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM AS PER ONTARIO BUILDING CODE.

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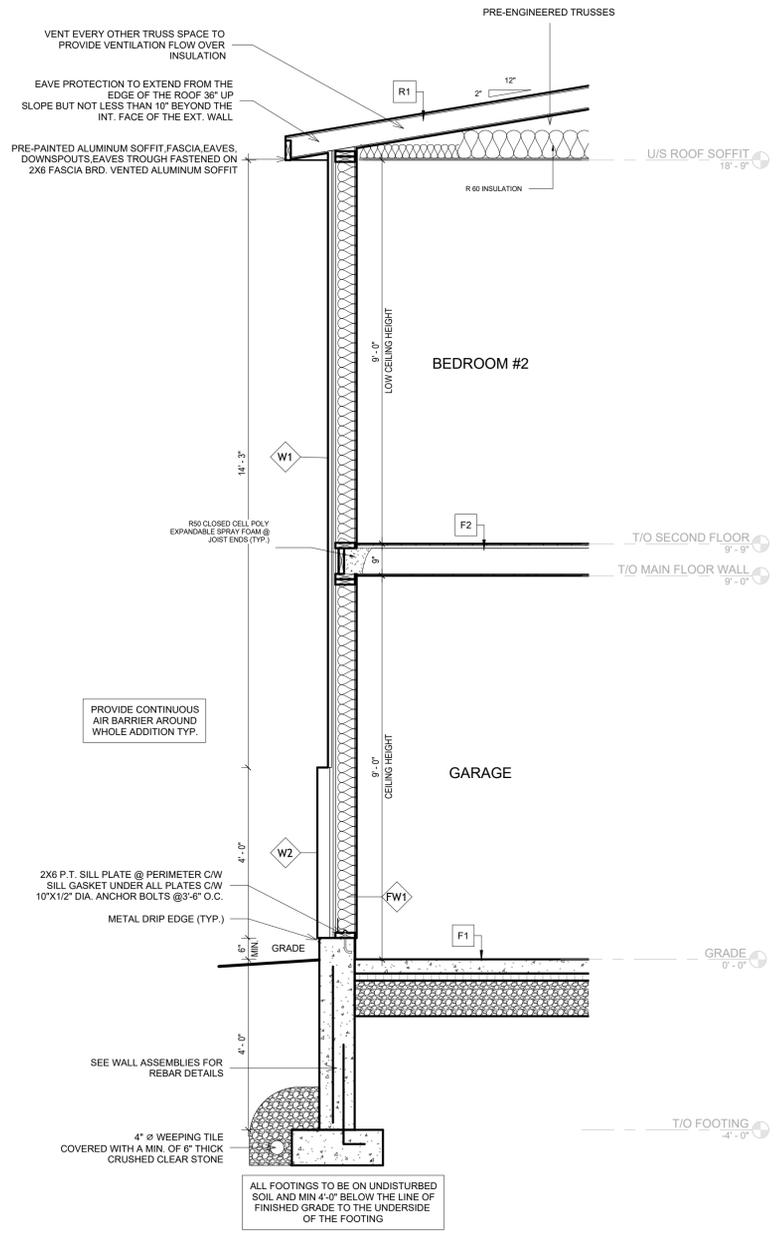


**NEW EXTERNAL ADU BUILD**

**121 HIGH ST. W. STRATHROY, ONTARIO**

SECOND FLOORPLAN	
Project Number	N/A
Date	JAN 21 2026
Drawn by	ECB
Checked by	QJ
Sheet No.	<b>A3.03</b>
Scale	1/4" = 1'-0"





1 TYP. WALL SECTION  
A4.01 1/2" = 1'-0"

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QUALIFICATION INFORMATION

Quinton Jarvis *Q. Jarvis* 112240  
NAME SIGNATURE

REGISTRATION INFORMATION

Jarvis Design Firm 206614  
FIRM NAME FIRM BCIN #



NEW EXTERNAL ADU BUILD

121 HIGH ST. W. STRATHROY, ONTARIO

WALL SECTION

Project Number N/A Sheet No. **A4.01**

Date JAN 21 2026

Drawn by ECB

Checked by QJ Scale 1/2" = 1'-0"