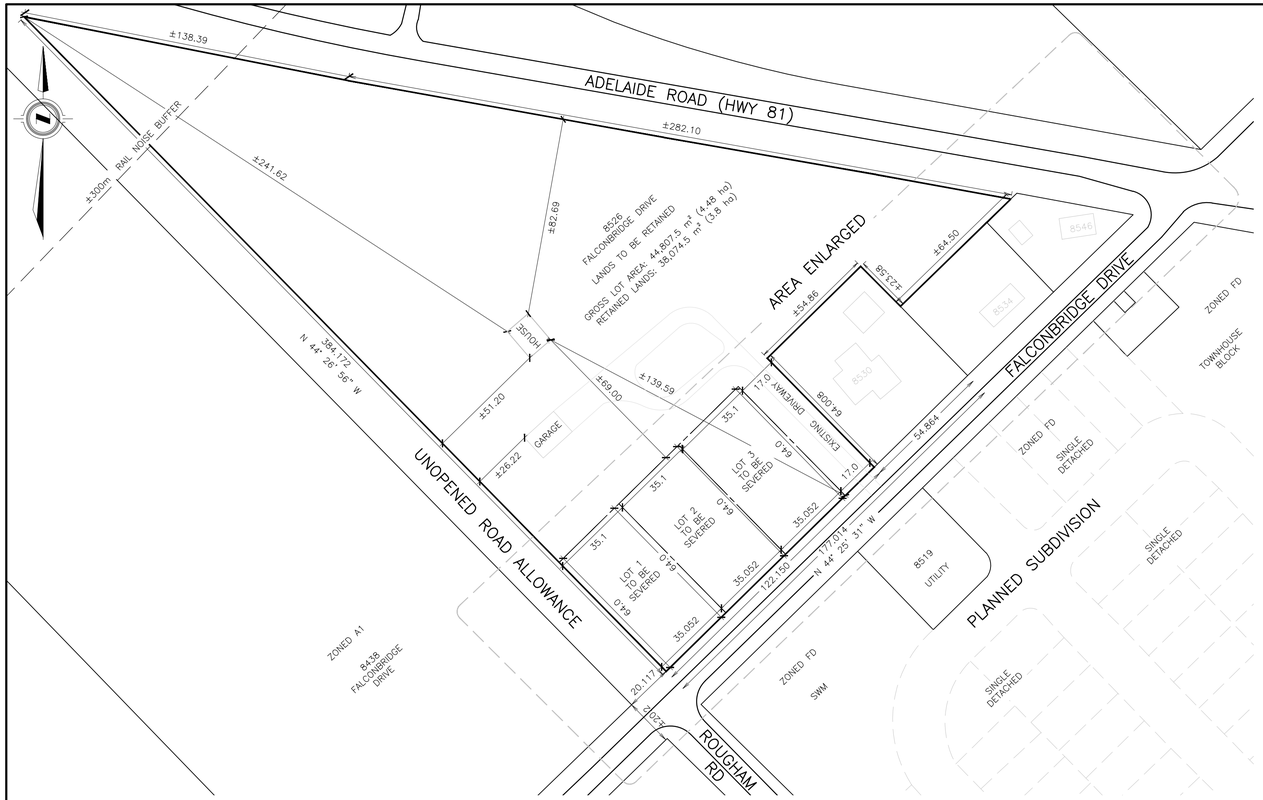


REFERENCE DOCUMENTS:

1. Holstead & Redmond Limited July 2015
   File no.15-0101

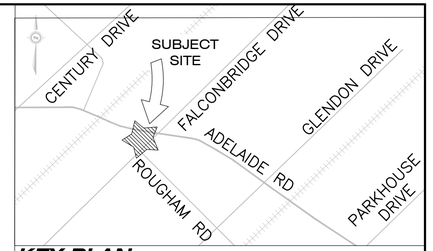
PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

LEGAL INFORMATION

PART OF
LOT 17, CONCESSION 4
Geographic Township of Caradoc
IN THE MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX



KEY PLAN

N.T.S.

RETAINED LANDS ZONING DATA CHART

SITE AREA: 38,074.5 m² ASPHALT AREA: 1,530.5 m²
BUILDING AREA: 340m² LANDSCAPED AREA: 35,912.0 m²
UNIT COUNT 1

ITEM	A2	REQUIRED	PROVIDED
1	PERMITTED USES	SECONDARY SUITE SINGLE DETACHED	SINGLE DETACHED
2	LOT AREA (ha MIN)	0.4 ha – 4.0 ha	3.8
3	LOT FRONTAGE (m MIN)	30.0	17.0*
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	20.0	82.7
5	INTERIOR YARD SETBACK (m MIN)	3.0	51.2
6	REAR YARD SETBACK (m MIN)	10.0	241.6
7	LOT COVERAGE (%) MAX	20.0	0.9%
8	VEHICLE PARKING	3 / UNIT	3 SPACES

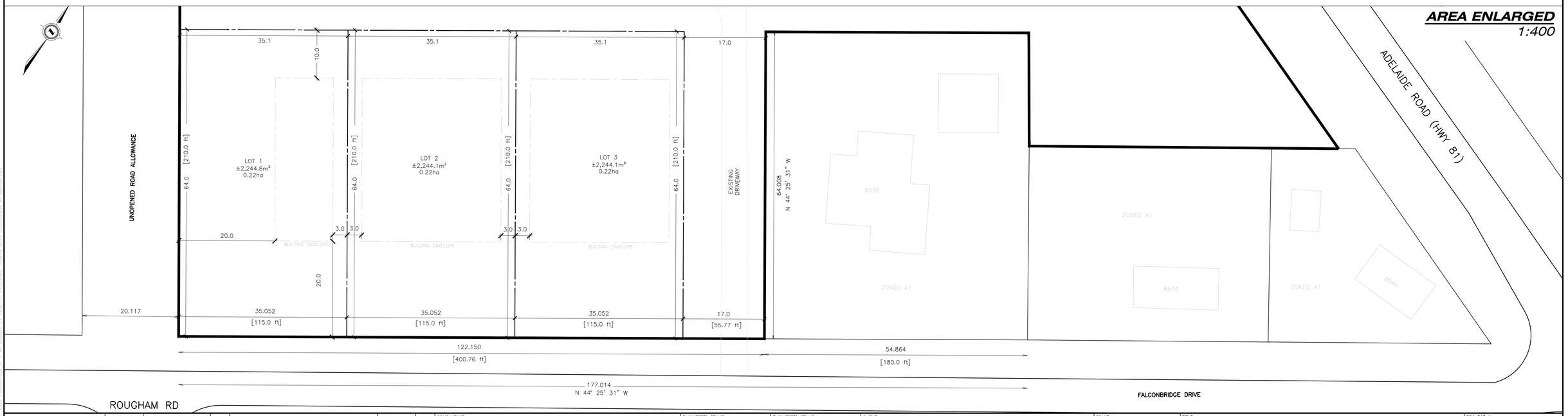
*ZONING DEFICIENCY

SEVERED LANDS ZONING DATA CHART

ITEM	A2	REQUIRED	LOT 1	LOT 2	LOT 3
1	PERMITTED USES	SECONDARY SUITE SINGLE DETACHED	SINGLE DETACHED	SINGLE DETACHED	SINGLE DETACHED
2	LOT AREA (ha MIN)	0.4 ha – 4.0 ha	0.22*	0.22*	0.22*
3	LOT FRONTAGE (m MIN)	30.0	35.0	35.0	35.0
4	FRONT YARD SETBACK (m MIN)	20.0	20.0	20.0	20.0
5	EXTERIOR YARD SETBACK (m MIN)	20.0	20.0	N/A	N/A
6	INTERIOR YARD SETBACK (m MIN)	3.0	3.0	3.0	3.0
7	REAR YARD SETBACK (m MIN)	10.0	10.0	10.0	10.0
8	LOT COVERAGE (%) MAX	20.0	20.0	20.0	20.0
9	VEHICLE PARKING	3 / UNIT	3 / UNIT	3 / UNIT	3 / UNIT
10	UNITS PER LOT	1 SINGLE DETACHED	1	1	1

*ZONING DEFICIENCY

AREA ENLARGED
1:400



AS CONSTRUCTED SERVICES	COMPLETION

		No.	REVISIONS	D/M/Y	BY
DESIGN	SC	1	FOR CLIENT REVIEW	22/04/25	SC
DRAWN	SC	2	FOR SUBMISSION	23/04/25	SC
CHECKED	ND				
APPROVED	ND				
DATE	23/04/2025				
CAD	21-1316				

CONSULTANT

STRIK BALDINELLI 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

ENGINEER'S STAMP

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

CLIENT

SCALE

SCALE – 1:400
4.0 0 8.0m

SCALE – 1:1250
12.5 0 25.0m

TITLE

SEVERANCE SKETCH & ZONING CHART

SEVERANCE SKETCH

8524 FALCONBRIDGE DRIVE
MT. BRYDGES, ON.

PROJECT No. SBM-21-1316

SHEET No. SP1

PLAN FILE No. –