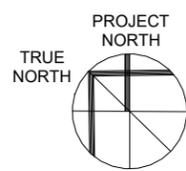
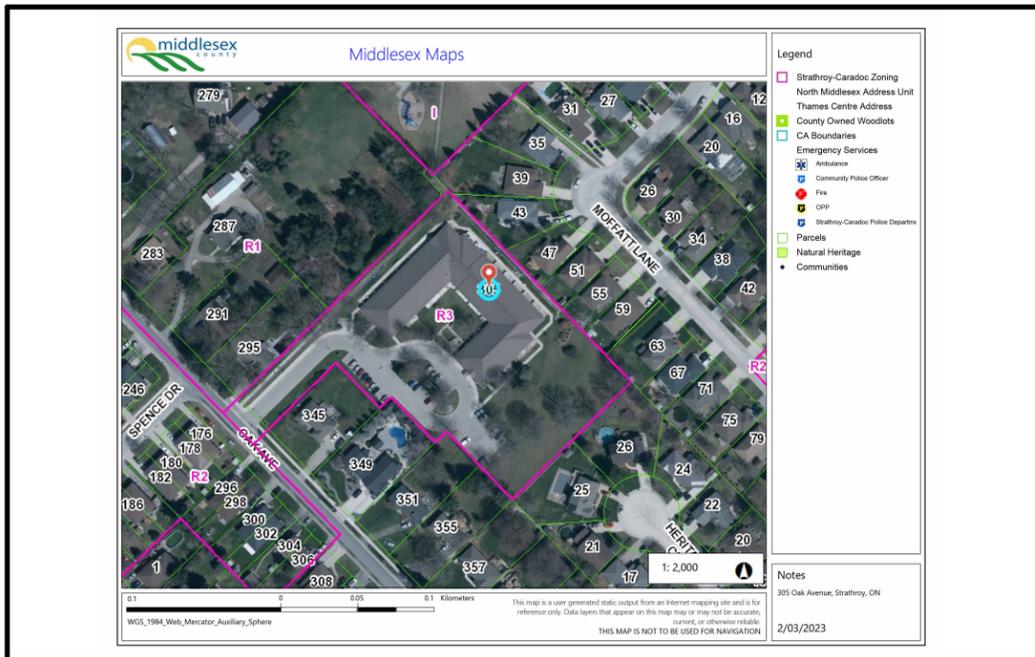
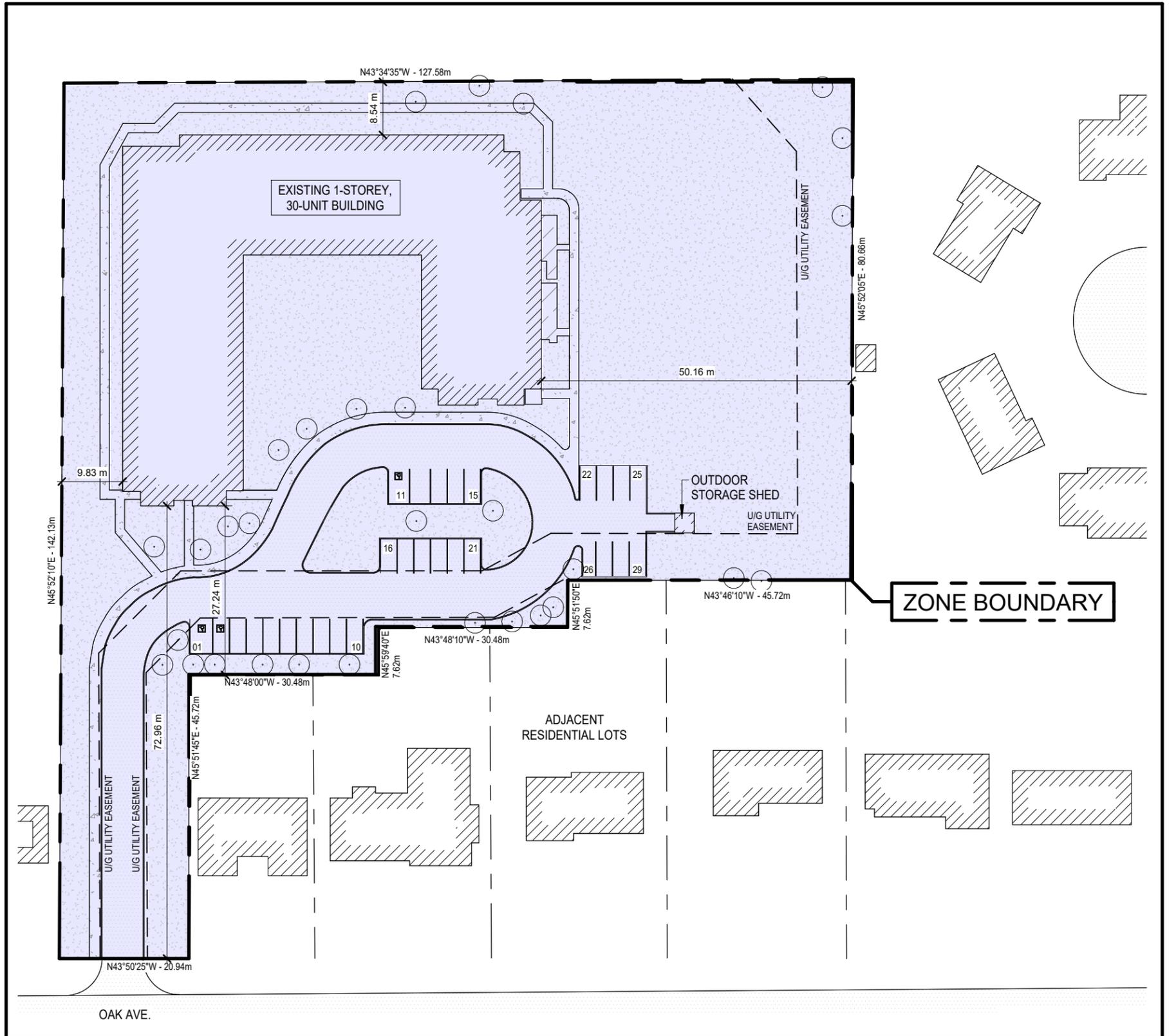


SITE DATA

Residential (Zone R3)	Required	Existing (Lot 'A')
1. Minimum Lot Area (per unit)	130 m ²	410 m ²
2. Minimum Lot Frontage	30 m	20.94 m
3. Front Yard Depth	4.5 m	72.96 m
4. Side Yard Width	3.0 m	9.83 m
5. Rear Yard Depth	15.0 m	8.54 m
6. Maximum Lot Coverage	N/A	20%
7. Minimum Landscaped Open Space*	20%	63%
8. Building Separation (not including yard encroachments)	N/A	N/A
9. Outdoor Common Amenity Area (per unit)	20 m ²	237 m ²
10. Parking (per unit)	1.25	1.0 (30 spaces)

STRATHROY-CARADOC ZONING BY-LAW SECTION 2: DEFINITIONS

"LANDSCAPED OPEN SPACE", shall mean open space used for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and artificial, and includes any surfaced walk, patio, or similar area but does not include any access driveway or ramp, parking area, deck or any open space beneath or within any building or structure.



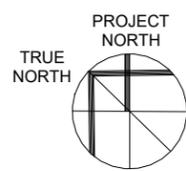
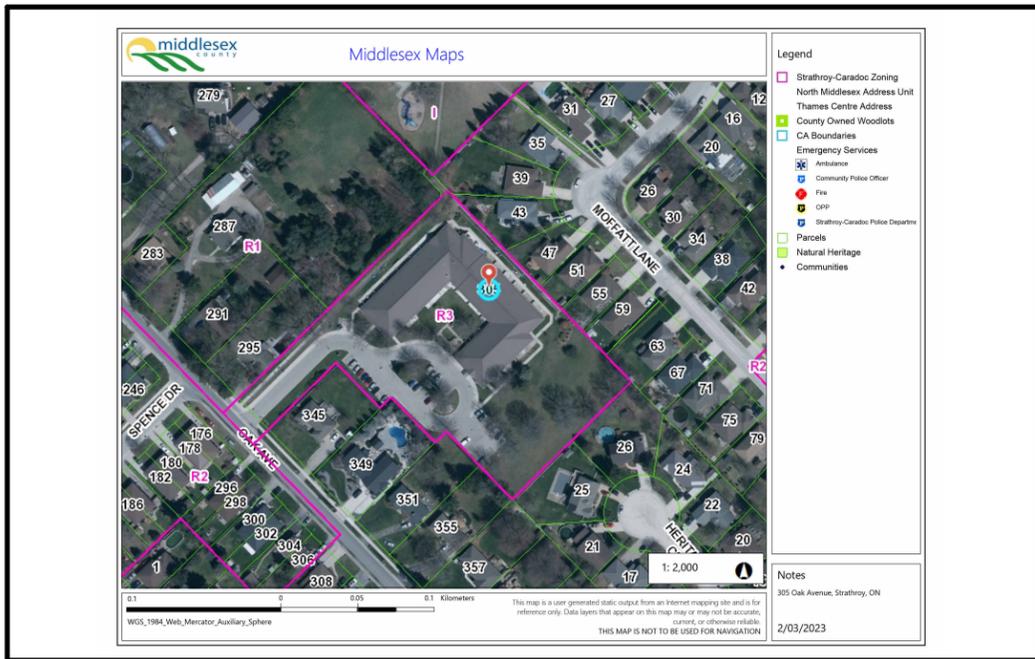
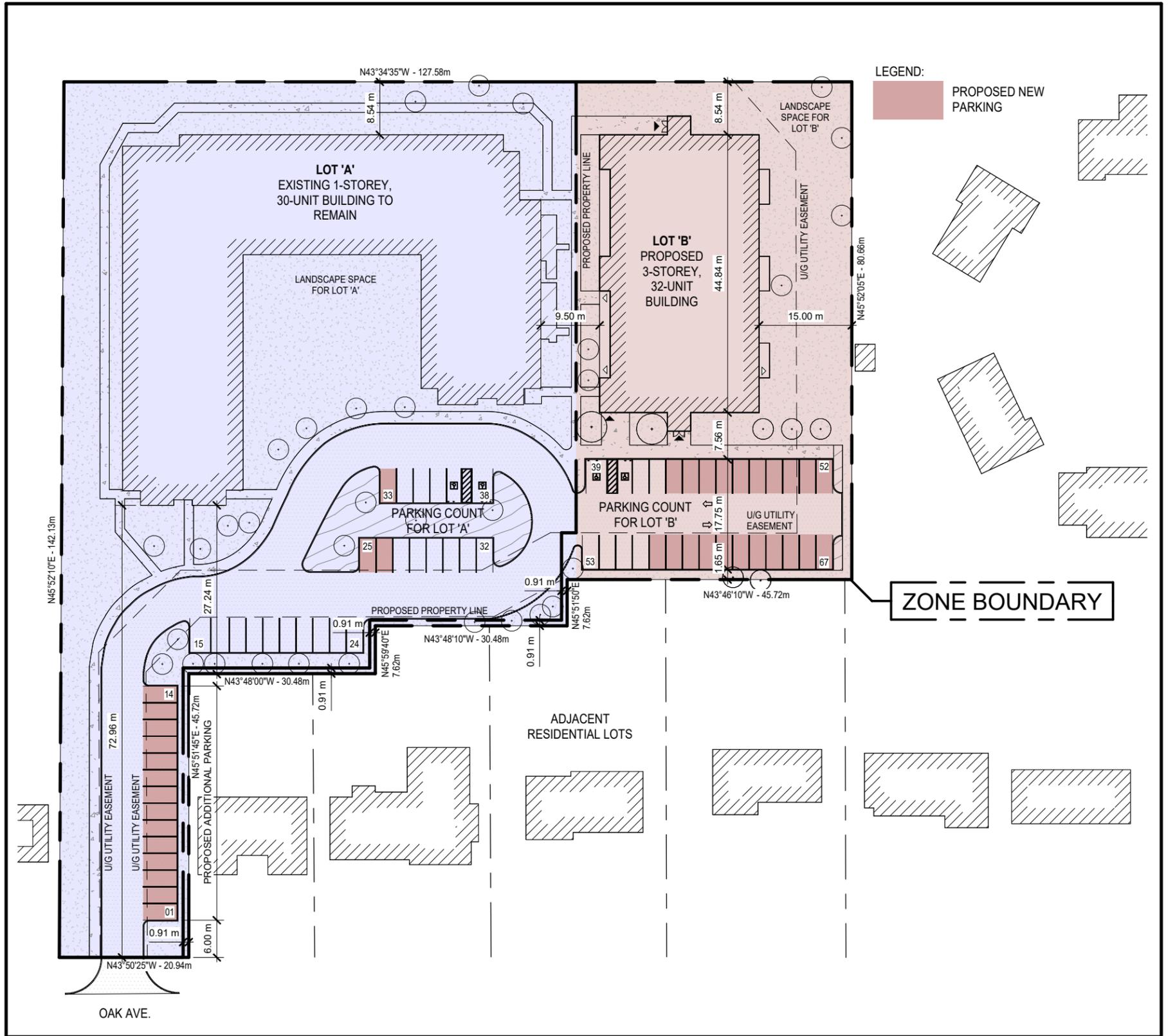
Project No.	24-33	Date	February 24, 2026
Scale	1:750	Dwg. No.	DE-1.0
Drawn By	DG/OT		

SITE DATA

Residential (Zone R3)	Required	Existing (Lot 'A')	Proposed (Lot 'A+B')
1. Minimum Lot Area (per unit)	130 m ²	410 m ²	200 m ²
2. Minimum Lot Frontage	30 m	20.94 m	20.94 m
3. Front Yard Depth	4.5 m	72.96 m	72.96 m
4. Side Yard Width	3.0 m	9.83 m	9.83 m ('A') & 15.96 m ('B')
5. Rear Yard Depth	15.0 m	8.54 m	8.54 m ('A') & 8.54 m ('B')
6. Maximum Lot Coverage	N/A	20%	29%
7. Minimum Landscaped Open Space*	20%	63%	50%
8. Building Separation (not including yard encroachments)	N/A	N/A	9.5 m MIN
9. Outdoor Common Amenity Area (per unit)	20 m ²	237 m ²	31 m ²
10. Parking (per unit)	1.25	1.0 (29 spaces)	0.92 (67 spaces, including 4 B.F.)

STRATHROY-CARADOC ZONING BY-LAW SECTION 2: DEFINITIONS

"LANDSCAPED OPEN SPACE", shall mean open space used for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and artificial, and includes any surfaced walk, patio, or similar area but does not include any access driveway or ramp, parking area, deck or any open space beneath or within any building or structure.



Project No.	24-33	Date	February 24, 2026
Scale	1:750	Dwg. No.	DE-2.0
Drawn By	OT/DG		