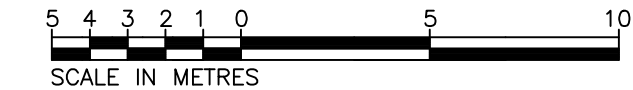


MUNICIPALITY OF STRATHROY-CARADOC
PLAN 34M-6
(VILLAGE OF MOUNT BRYDGES)

LOT 24

SITE PLAN
SHOWING PROPOSED ADDITION
OF ALL OF
LOT 26, PLAN 34M-6
(VILLAGE OF MOUNT BRYDGES)
IN THE
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX

SCALE 1:200

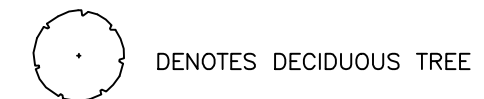


2025
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

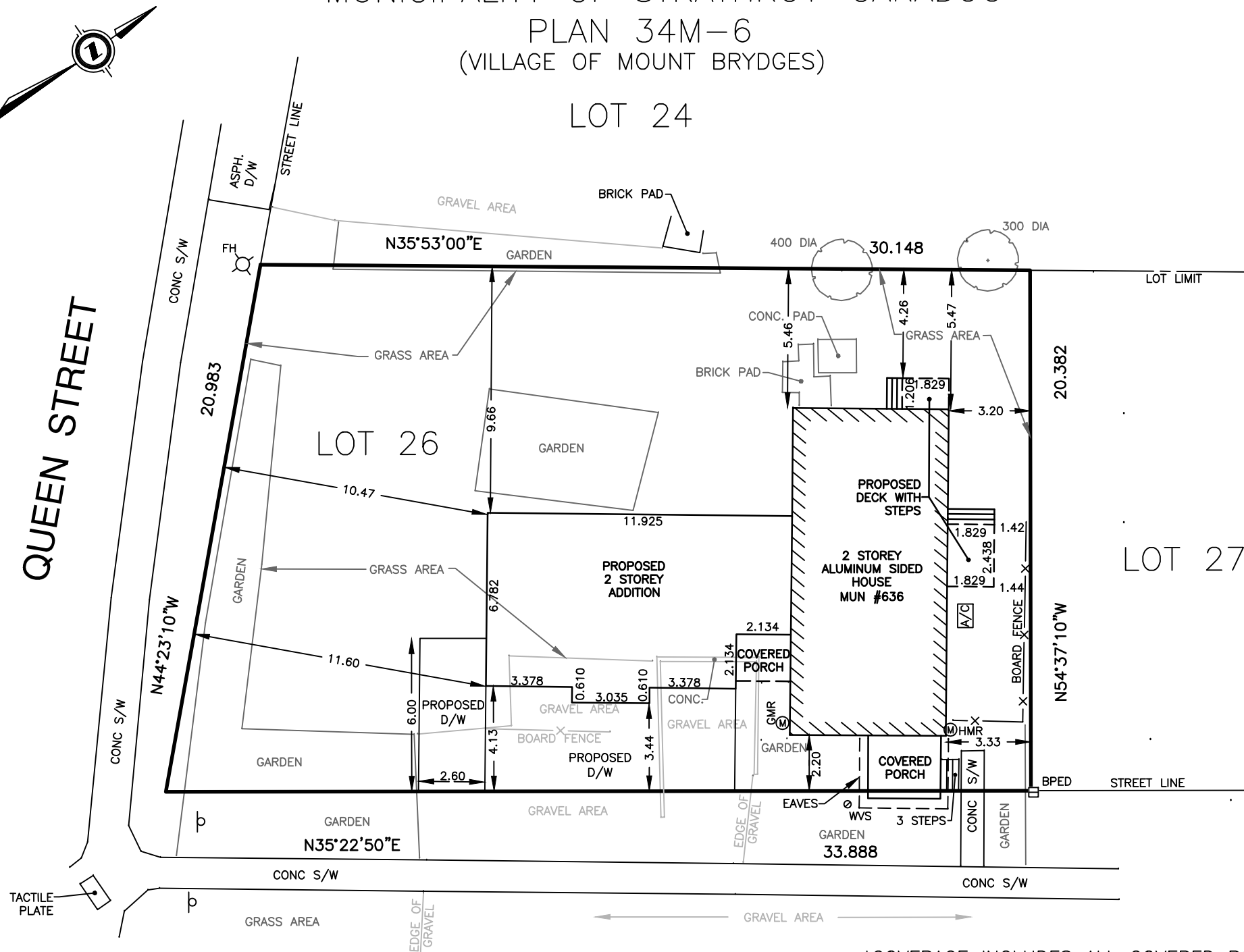
NOTES AND LEGEND

- BOUNDARY DIMENSIONS AND INFORMATION SHOWN ON THIS SKETCH HAS BEEN VERIFIED FROM FIELD SURVEY BY AGM DATED APRIL 3, 2025 AGM FILE: MB-006-26
- THIS IS FOR DISCUSSION PURPOSE ONLY.
- SKETCH IS PROTECTED BY COPYRIGHT ©.

A/C DENOTES AIR CONDITIONER
ASPH DENOTES ASPHALT
BPED DENOTES BELL PEDESTAL
CONC DENOTES CONCRETE
DIA DENOTES DIAMETER IN mm
D/W DENOTES DRIVEWAY
FH DENOTES FIRE HYDRANT
GMR DENOTES GAS METER
S/W DENOTES SIDEWALK
WVS DENOTES WATER VALVE SERVICE
p DENOTES SIGN



DENOTES DECIDUOUS TREE



REGENT STREET

GRID NOTES

FOR BEARING COMPARISONS, A ROTATION OF 00°16'40" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 34M-6

COVERAGE INCLUDES ALL COVERED PORCHES

	PER ZONING R1	EXISTING DWELLING	PROPOSED DWELLING
FRONT YARD:	5.00	2.20	3.44
INT. YARDS:	1.20	3.20	N/A
EXT. YARDS:	5.00	N/A	10.47
REAR YARDS:	8.00	5.46	9.66
COVERAGE:	40% MAX.	12.95% (85.11m ²)	12.49% (82.07m ²)
LANDSCAPE AREA:	40%	74.56% (490.74m ²)	

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



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DRAWN BY: JP	DIGITAL FILE: MB2402SP1C19.dwg	CLIENT: VEST EQUITY MC
CHECKED BY: TJS	INFI FILE: MB-006-26.IPRJ	
Plot date: May 12, 2025	FILE No: MB-006-26	