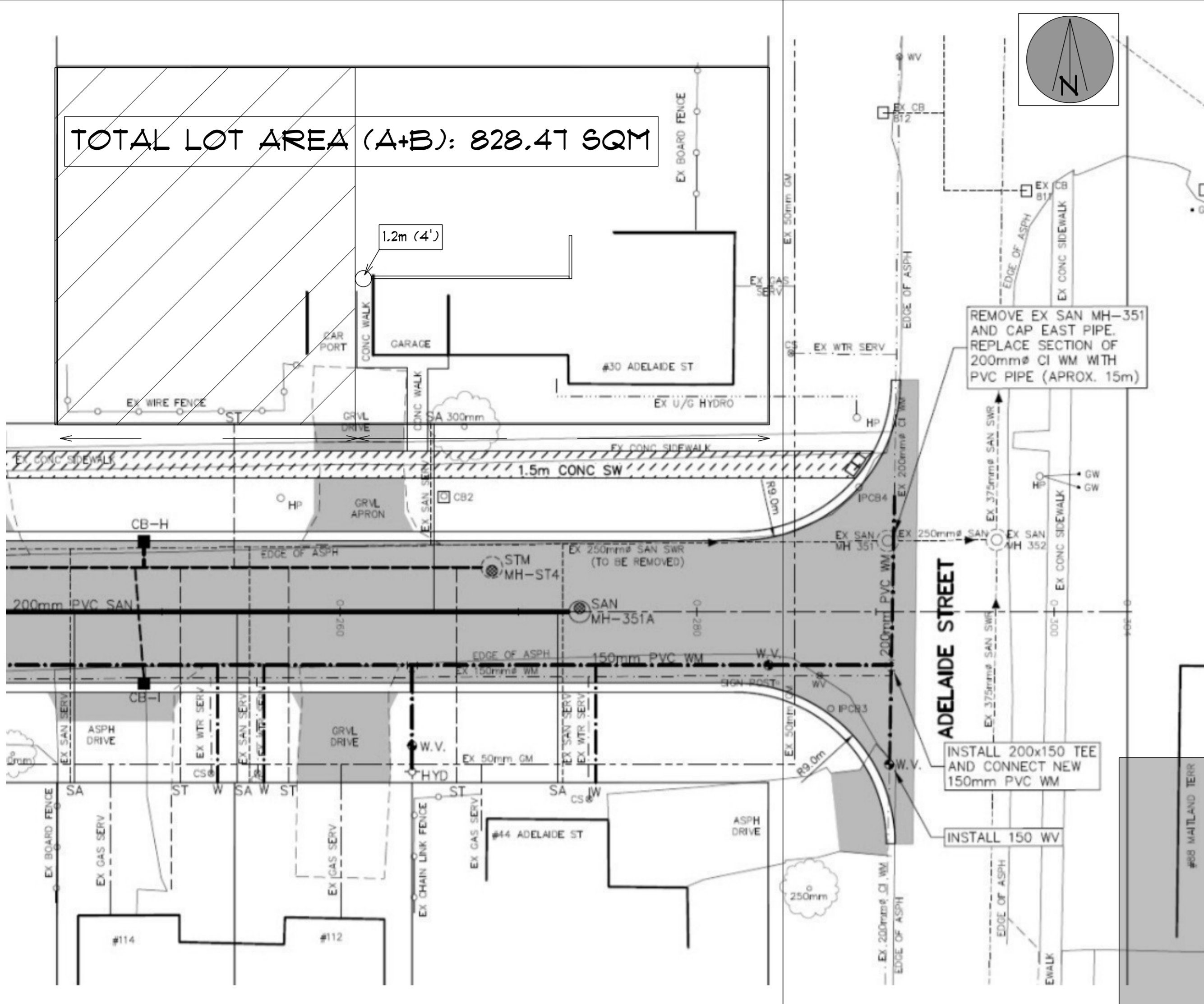
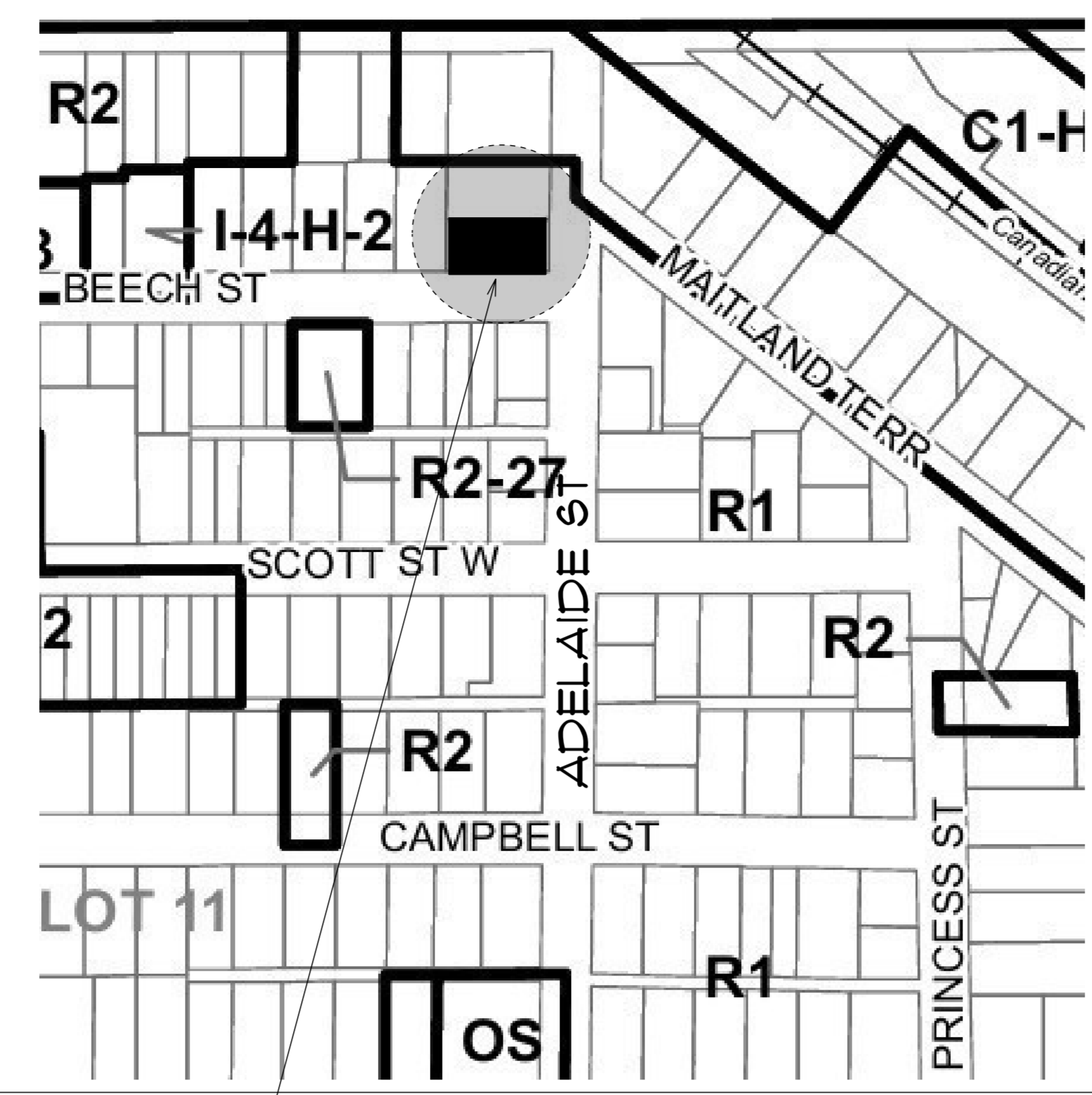


MUNICIPAL SERVICES



ZONING MAP (R1)



ZONING PROVISIONS (R1)

DRAFT - January 26, 2026

Provision	Lots on Full Municipal Services				Lots Without Municipal Sewer Service
	Single Detached	Semi-Detached	Townhouse and Street Townhouse	Multi-Unit	
Minimum Lot Frontage	12.0 m	7.0 m / unit	Street Townhouse: 6.0 m / unit Townhouse: 20.0 m	20.0 m	23.0 m
Minimum Front Yard Depth / Exterior Side Yard Width*	5.0 m	5.0 m	5.0 m	5.0 m	7.0 m
Minimum Side Yard Width*	1.2 m	1.2 m	1.2 m	1.2 m	2.0 m
Minimum Rear Yard Depth	7.0 m	7.0 m	7.0 m	7.0 m	10.0 m
Maximum Lot Coverage	45%	45%	45%	45%	35%
Minimum Landscaped Open Space	40%	40%	40%	40%	40%
Maximum Height	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m

Provision	Lots on Full Municipal Services				Lots Without Municipal Sewer Service
	Single Detached	Semi-Detached	Townhouse and Street Townhouse	Multi-Unit	
Minimum Lot Area	400 m ²	250 m ² / unit	180 m ² / unit	150 m ²	930 m ²

RI ZONING SUMMARY

30 ADELAIDE ST. STRATHROY
 RI ZONING: SINGLE DWELLING
 FRONTAGE: 68'4" (20.84M)
 DEPTH: 129'6" (39.46M)
 AREA: 8,913 SQF (828 SQM)

LOT A: RETAINED
 PROPOSED USE: EXISTING SINGLE FAMILY DWELLING TO REMAIN
 FRONTAGE: 68'4" (20.84M)
 DEPTH: 129'6" (39.46M)
 AREA: 5,371 SQF (499 SQM)
 REQUIRED AREA: 4,306 SQF (400 SQM)
 LOT COVERAGE: 29%
 DWELLING AREA: 1,534 SQF (142.5 SQM)
 MAX COVERAGE: 45%

LOT B: SEVERED
 PROPOSED USE: EXISTING SINGLE FAMILY DWELLING TO REMAIN
 FRONTAGE: 52'2" (15.9M)
 DEPTH: 69'2" (21.13M)
 AREA: 3,616 SQF (336 SQM)
 REQUIRED AREA: 4,305 SQF (400 SQM)
 LOT COVERAGE: 45%
 MAX DWELLING AREA: 1,450 SQF (135 SQM)
 MAX COVERAGE: 45%

MINOR VARIANCE: REQUIRED SETBACK
 MIN REAR YARD SETBACK: 1M
 ACTUAL REAR YARD SETBACK: 1.2M

MINOR VARIANCE: MIN LOT AREA
 TOTAL PROPOSED LOT AREA: (336 SQM)
 REQUIRED MINIMUM LOT AREA: (400 SQM)
 % OF TOTAL REQUIRED PROVISION (84%)

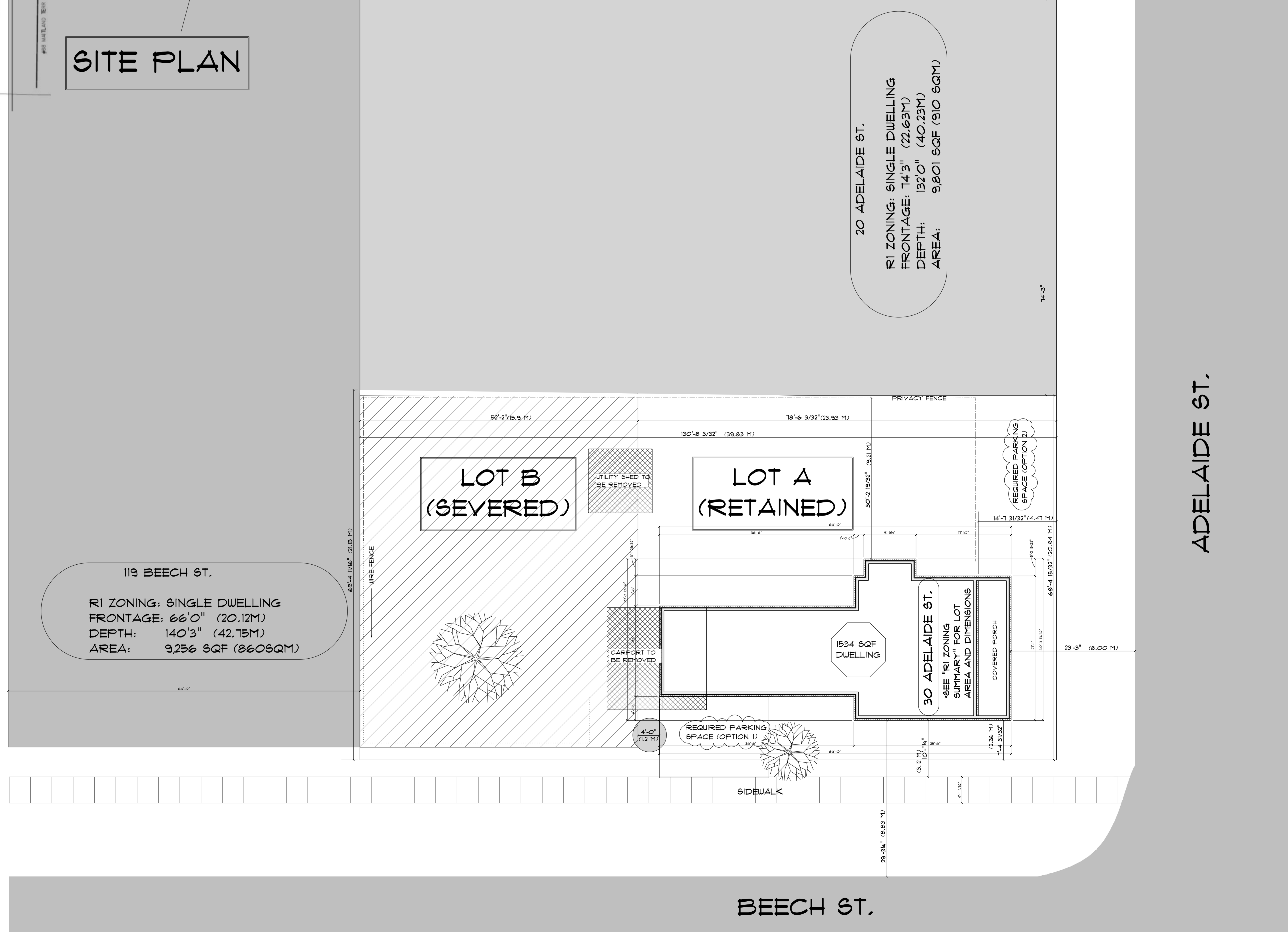
MAPPING RECORDS



BEECH STREET VIEW



SITE PLAN



INDIVIDUAL BCIN: 504608 FIRM BCIN: 204515
 REVIEWED BY: MICHAEL RIZZO
 CUSTOMER NAME: BRADY ROBB
 30 ADELAIDE ST., STRATHROY, ON
PROPOSED SEVERANCE
 REV. 1.0 DESIGN REVIEW DATE: 03.01.26
 REV. 1.1 FOR PRICING DATE: ---
 REV. 1.2 OUT FOR PERMIT DATE: 04.29.26
 AI REV. 1.2