



**KEY PLAN**  
N.T.S.

**LEGAL INFORMATION**  
PART OF  
LOT 16, PLAN 33M715; SUBJECT  
TO AN EASEMENT IN GROSS AS IN  
ER765167  
IN THE  
MUNICIPALITY OF MIDDLESEX  
COUNTY OF MIDDLESEX

**ZONING DATA CHART**

GROSS SITE AREA:	2,845.0 m <sup>2</sup>	ASPHALT AREA:	789.6 m <sup>2</sup>
BUILDING AREA:	855.3 m <sup>2</sup>	LANDSCAPED AREA:	1,200.1 m <sup>2</sup>
PROPOSED UNIT COUNT:	10		

ITEM	URBAN RESIDENTIAL THIRD (UR3)	REQUIRED	PROVIDED
1	LOT AREA (m <sup>2</sup> /PER UNIT MIN)	250.0	284.5+
2	LOT FRONTAGE (m MIN)	30.0 (6.0/UNIT)	24.8*
3	LOT DEPTH (m MIN)	35.0	67.7+
4	FRONT YARD SETBACK (m MIN)	6.0	8.6+
5	SIDE YARD SETBACK (m MIN)	INTERIOR 3.0 EXTERIOR 6.0	3.8+ N/A+
6	REAR YARD SETBACK (m MIN)	8.0	5.7* +
7	FLOOR AREA (m <sup>2</sup> MIN/UNIT)	65.0	256.6
8	HEIGHT MAXIMUM (m)	20.0	12.0
9	MAX DENSITY (UNITS/Ha)	30.0	36* +
10	OUTDOOR AMENITY AREA (m <sup>2</sup> /UNIT MIN)	45.0	34.75*
11	LOT COVERAGE (% MAX)	MAIN BUILDING 35 + ACCESSORY 38	30.1+ N/A

\* ZONING DEFICIENCY  
+ NOTWITHSTANDING THE DEFINITION OF "LOT" IN MIDDLESEX CENTRE ZONING BY-LAW 2005-005, AS AMENDED, THE ENTIRE AREA ZONED UR3-X IS CONSIDERED A "LOT", AND DESPITE ANY FUTURE SEVERANCE, PARTITION, OR DIVISION OF THE LOT WITHIN A CONDOMINIUM PLAN, THE PROVISIONS OF THIS BY-LAW SHALL APPLY TO THE WHOLE OF THE ZONE AS IF NO SEVERANCE, PARTITION OR DIVISION HAD OCCURRED.

**PARKING REQUIREMENTS**  
MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, B/F 3.7mX5.5m

TOWNHOUSE	1.5/DWELLING (X 10 UNITS)	= 15 SPACES
TOTAL PARKING REQUIRED		= 16 SPACES
TOTAL PARKING PROVIDED		= 22 SPACES

**LEGEND:**

- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- BUILDING ENTRANCE
- OVERHEAD DOOR
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- 1.8m PRIVACY FENCE
- SET OF GARBAGE BINS

**REFERENCE DOCUMENTS:**

- 33M-715
- BUILDING ENVELOPE DRAWING BY AGM, DATED JANUARY 3, 2023

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.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	N/A	1 FOR CLIENT REVIEW	24/11/23	AB	
	DRAWN	AB	2 UPDATED PER INITIAL COMMENTS - FOR REVIEW	08/13/24	JR	
	CHECKED	SR	3 UPDATED GARBAGE COLLECTION ROAD WIDTHS	08/27/24	JR	
	APPROVED	SR	4 COMPLETED ZONING STATISTICS	10/09/24	JR	
	DATE	30/09/2024	5 REVISED FRONT DOOR UNIT 1	23/09/24	SC	
	CAD	23-2498	6 REVISIONS AS PER TWP COMMENTS	30/09/24	SC	

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ENGINEER'S STAMP  
ENGINEER'S STAMP  
CLIENT  
**P.I. HOMES**  
9-380 ADELAIDE STREET NORTH  
LONDON, ON  
N6B 3P6

SCALE: 1:150  
TITLE: **CONCEPTUAL SITE PLAN**  
**TOWNHOUSE DEVELOPMENT**  
108 CAVERHILL CRESCENT  
KOMOKA, ON.

PROJECT No. **SBM-23-2498**  
SHEET No. **SP1**  
PLAN FILE No. **-**