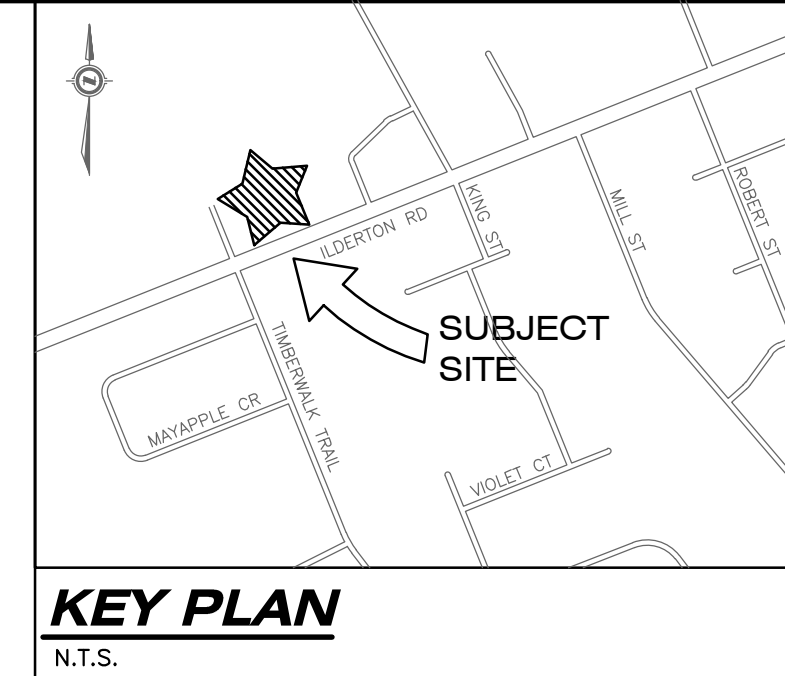


SITE BENCHMARK:
 SITE BM #1
 MONUMENT TYPE: CUT CROSS IN CURB
 LOCATION: ON SOUTH SIDE OF ILDERTON ROAD ACROSS FROM THE SOUTHWEST CORNER OF SUBJECT SITE
 GEODETIC ELEVATION: 238.60
 SITE BM #2
 MONUMENT TYPE: CUT CROSS IN CURB
 LOCATION: ON SOUTH SIDE OF ILDERTON ROAD ACROSS FROM THE SOUTHEAST CORNER OF SUBJECT SITE
 GEODETIC ELEVATION: 238.60
 (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



REFERENCE DOCUMENTS:
 1. TOPOGRAPHIC SURVEY AND LEGAL INFORMATION PROVIDED BY SBM GEOMATICS, FILE #SBMG-21-0060, DATED JUNE 25, 2021
 2. BUILDING ELEVATION PROVIDED BY WEL, DATED SEP. 02, 2022
 3. EXISTING MUNICIPAL SERVICES TAKEN FROM DRAWINGS PROVIDED BY THE MUNICIPALITY INCLUDING: IL37ABW-P-1, IL94ABSS-2, AND IL73AB-2STORM

LEGAL INFORMATION
 CONVESSION 11
 LOT 26
 IN THE
 TOWNSHIP OF MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX

- LEGEND:**
- [FR-2] PROPOSED SIGN, TYPE OF SIGN
 - PROPOSED BARRIER FREE ROUTE
 - PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
 - ⊕ PROPOSED RAMP (SEE DETAIL ON SP2)
 - ▲ BUILDING ENTRANCE
 - ▴ OVERHEAD DOOR
 - ▬ PROPOSED LIGHT-DUTY ASPHALT
 - ▬ PROPOSED HEAVY-DUTY ASPHALT
 - ▬ PROPOSED CONCRETE
 - ▬ EXISTING BUILDING
 - ▬ PROPOSED BUILDING
 - ▬ LIMITS OF SUBJECT PROPERTY

WASTE REMOVAL
 GARBAGE TO BE STORED EXTERNALLY IN BINS AND PLACED CURBSIDE PRIOR TO MUNICIPAL PICK-UP. OWNER TO MAKE NECESSARY ARRANGEMENTS WITH BRA FOR PICKUP.

BUILDING CLASS.
 COMMERCIAL - GROUP E OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST
 THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY COMMUNITY MAILBOX, CANADA POST TO ADVISE OF LOCATION AND BOX NUMBER(S).

PERMITTED USES
 UR3-19 (h2) ZONE:
 • ACCESSORY USE;
 • MULTIPLE UNIT DWELLING;

PARKING REQUIREMENTS
 MINIMUM PARKING SPACE DIMENSIONS 2.7m x 5.5m
 MULTIPLE UNIT DWELLING 1.5/UNIT 5 UNITS = 8 SPACES
 TOTAL PROVIDED PARKING = 9 SPACES

ZONING DATA CHART

ITEM	UR3-19 (h2)	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (175m ² /UNIT MIN)	875.0	881.6
3	LOT FRONTAGE (m MIN)	20.0	20.1
4	LOT DEPTH (m MIN)	35.0	43.8
5	FRONT YARD SETBACK (m MIN)	1.0	1.0
6	SIDE YARD SETBACK (m MIN)	5.0 FROM WEST E 3.0 FROM EAST E	6.82 FROM WEST E 3.0 FROM EAST E
7	REAR YARD SETBACK (m MIN)	8.0	18.4
8	FLOOR AREA-2 BEDROOM (m ² MIN)	65.0	105.9
9	BUILDING HEIGHT (m MAX)	20.0	9.1
10	LOT DENSITY (UNITS/ha)	57	57
11	DRIVEWAY AREA (% MAX)	31	24.4
12	AMENITY SPACE (m ² /UNIT MIN)	45x5=225m ²	154.0*
13	LOT COVERAGE (% MAX)	35	27.5
14	DRIVEWAY LANDSCAPE/BUFFER	1.0	0.0*

*DENOTES A MINOR VARIANCE IS REQUIRED FOR A REDUCTION

5/2022 John SBM-22-2708 WEL Real Property - 13178 Ilderton Road, Ilderton, ON L3R 1G3 Production Drawings SBM-22-2708 13178 Ilderton Road - Site Plan.dwg

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	1	FOR SITE PLAN APPROVAL	23/11/22	IAC	
	DRAWN	2	FOR SITE PLAN APPROVAL, SUBMISSION 2	09/02/23	IAC	
	CHECKED	3	FOR REVIEW	13/02/23	IAC	
	APPROVED					
	DATE			13/03/2023		
	CAD			22-2708		

sbm 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
 ENGINEER'S STAMP
 CLIENT
WEL REAL PROPERTY
 5 DOGWOOD TRAIL
 ILDERTON, ON
 NOM 2A0

SCALE
 SCALE - 1:200
 2.0 0 4.0m

TITLE
SITE PLAN & ZONING CHART
MULTI-UNIT DWELLING
 13178 ILDERTON ROAD
 ILDERTON, ON.

PROJECT No.
SBM-22.2708

SHEET No.
SP1

PLAN FILE No.
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