



MINOR VARIANCE
of all of **BLOCKS 32 and 33**
PLAN 33M-673
in the
MUNICIPALITY of MIDDLESEX CENTRE
COUNTY OF MIDDLESEX
Scale 1 : 300
2020



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

FINISHED FLOOR = MAIN 0
TOP OF FOUNDATION = MAIN 0
UNDERSIDE OF FOOTING = MAIN 0
DRIVEWAY ELEV. AT GARAGE ENTRANCE = 0
DRIVEWAY SLOPE = 0
BASEMENT WINDOW SILL ELEV. = 0
BASEMENT SLAB = 0
0.0 (0") CUT TO FINISHED GARAGE FLOOR FROM TFDN MAIN
0'0" FOUNDATION WALL ON 0" FOOTING (MAIN-0.0)

W DENOTES WINDOW
WW DENOTES WINDOW WELL
**ADD 200.000 TO OBTAIN
GEODETIC ELEVATIONS**

ZONED UR-1
FRONTAGE = 36.576m
Max. COVERAGE = 35%
Mun. No. CAVERHILL CRESCENT

AREA of BLOCK = 817.907 Sq. m.
AREA of DWELLING = 284.652 Sq. m. (34.80 %)
AREA of GARAGE = 0 Sq. m. (0 %)
AREA of PARKING = 0 Sq. m. (0 %)
LANDSCAPED OPEN SPACE = 0 Sq. m. (0 %)

AREAS INCLUDE PORCHES AND COVERED AREAS

ZONED UR1	ZONING BY-LAW 2005-005	PROPOSED
MINIMUM LOT AREA =	450 sq.m	N/A
MINIMUM LOT FRONTAGE =	15 m	N/A
MINIMUM FRONT YARD SETBACK =	6.0 m	4.5 m
MINIMUM SIDE YARD SETBACK =	1.5 m & 2.5 m	N/A
MINIMUM REAR YARD SETBACK =	8.0 m	7.0 m
MAXIMUM LOT COVERAGE =	35%	34.80%



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