



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
CENTRE
COUNTY OF MIDDLESEX

ZONING DATA CHART

ITEM	URBAN RESIDENTIAL THIRD (UR3)	REQUIRED	PROVIDED
1	LOT AREA (m ² /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	8.8+
5	SIDE YARD SETBACK (m MIN)	INTERIOR 3.0 EXTERIOR 6.0	3.8+ N/A+
6	REAR YARD SETBACK (m MIN)	8.0	6.0* +
7	FLOOR AREA (m ² MIN/UNIT)	65.0	>65.0
8	HEIGHT MAXIMUM (m)	20.0	<20.0 (2-STORY)
9	MAX DENSITY (UNITS/Ha)	30.0	36* +
10	OUTDOOR AMENITY AREA (m ² /UNIT MIN)	45.0	42.8*
11	LOT COVERAGE (% MAX)	MAIN BUILDING 35 + ACCESSORY 38	29.4+ 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:

1. 33M-715
2. 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	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
	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	14/11/2024	5 REVISED FRONT DOOR UNIT 1	23/09/24	SC	
			6 REVISIONS AS PER TWP COMMENTS	30/09/24	SC	
	CAD	23-2498	7 UPDATED PER INITIAL MUNICIPAL COMMENTS	14/11/24	JR	

ENGINEER'S STAMP

CLIENT

P.I. HOMES
9-380 ADELAIDE STREET NORTH
LONDON, ON
N6B 3P6

SCALE
SCALE - 1:150
1.5 3.0m

TITLE

CONCEPTUAL SITE PLAN

TOWNHOUSE DEVELOPMENT

108 CAVERHILL CRESCENT
KOMOKA, ON.

PROJECT No.
SBM-23-2498

SHEET No.
SP1

PLAN FILE No.