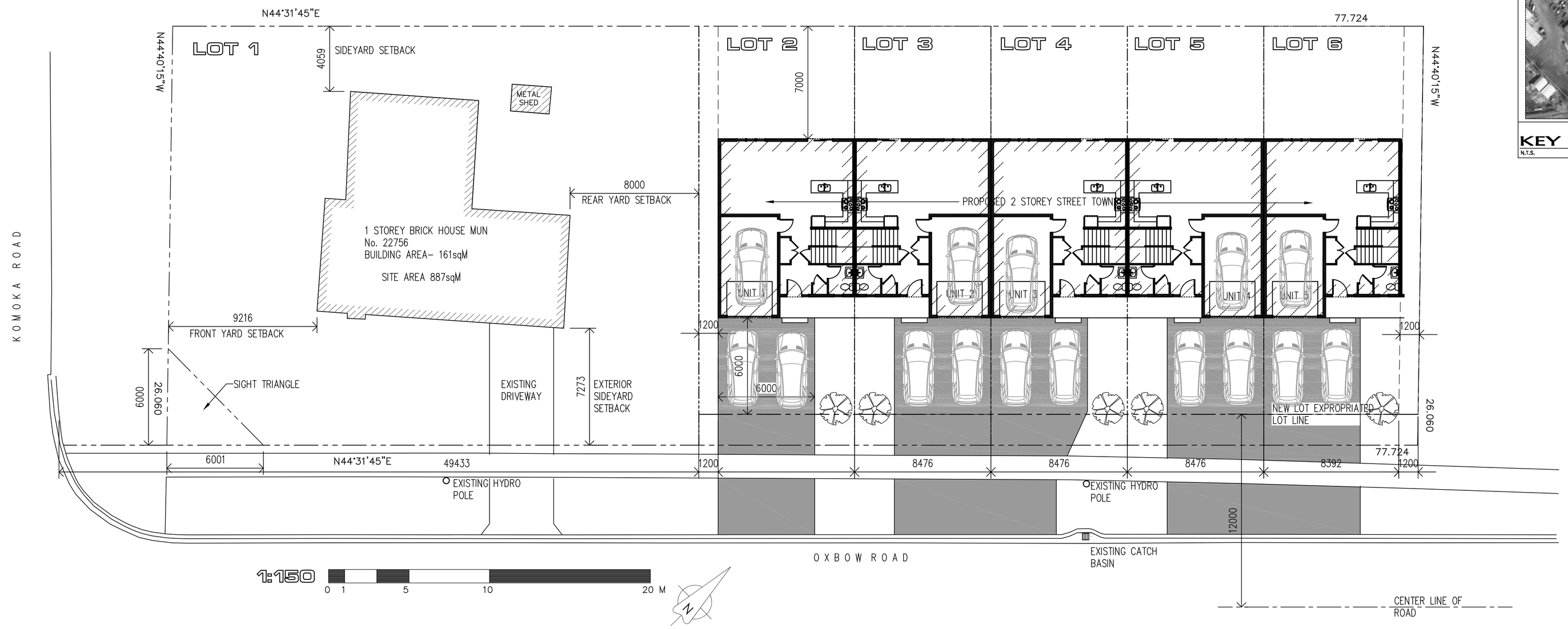

KEY PLAN
N.T.S.

WASTE REMOVAL

GARBAGE TO BE STORED INTERNALLY AND PLACED ON THE CURB FOR MUNICIPAL PICK-UP

BUILDING CLASS.

RESIDENTIAL – GROUP C OCCUPANCY PART 9 OF OBC

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST

LEGAL INFORMATION

BLOCK BJ AND PART OF LOTS 1,2, 109, AND 110
REGISTERED PLAN No. 113(C)
IN THE TOWNSHIP OF LOBO
COUNTY OF MIDDLESEX

SITE INFORMATION TAKEN FROM LEGAL SURVEY PREPARED BY ARCHIBALD, GRAY & McKAY LTD. ONTARIO LAND SURVEYORS, 2025

ZONING DATA CHART - LOT 1

ITEM	DESCRIPTION		PROPOSED
1	ZONES		UR1-3
2	LOT AREA(MIN)		887sqM
3	LOT FRONTAGE (MIN)		25 M
4	FRONT YARD SETBACK (MIN)		9.216 M
5	EXTERIOR YARD SETBACK (MIN)		7.213 M* (EX.TO REMAIN)
6	INTERIOR SIDE YARD (MIN)		4.059 M
7	REAR SIDE YARD (MIN)		8 M
8	LOT COVERAGE (% MAX)		19 %
9	BUILDING HEIGHT		9 M

* ZONING DEFICIENCY

ZONING DATA CHART - LOT 2

ITEM	DESCRIPTION	REQUIRED	PROPOSED
1	ZONES	R2	R2
2	LOT AREA(MIN)	165sqM	234sqM
3	BUILDING AREA		88.4sqM
4	LOT FRONTAGE (MIN) PER UNIT	6 M (END UNIT)	9.541 M
5	FRONT YARD SETBACK (MIN)	6 M	6 M
6	INTERIOR SIDE YARD (MIN)	1.2 M	1.2 M
7	REAR SIDE YARD (MIN)	7 M	7 M
8	LOT COVERAGE (% MAX)	40 %	38 %
9	LANDSCAPE OPEN SPACE(MIN)	25 %	53 %
10	BUILDING HEIGHT	12 M	9 M

ZONING DATA CHART-LOTS3to5

ITEM	DESCRIPTION	REQUIRED	PROPOSED
1	ZONES	R2	R2
2	LOT AREA(MIN)	165sqM	205sqM
3	BUILDING AREA		88.4sqM
4	LOT FRONTAGE (MIN) PER UNIT	5.5 M	6.493 M
5	FRONT YARD SETBACK (MIN)	6 M	6 M
6	INTERIOR SIDE YARD (MIN)	0 M COMMON WALL	0
7	REAR SIDE YARD (MIN)	7 M	7 M
8	LOT COVERAGE (% MAX)	40 %	43 %
9	LANDSCAPE OPEN SPACE(MIN)	25 %	30 %
10	BUILDING HEIGHT	12 M	9 M

ZONING DATA CHART - LOT 6

ITEM	DESCRIPTION	REQUIRED	PROPOSED
1	ZONES	R2	R2
2	LOT AREA(MIN)	165sqM	236sqM
3	BUILDING AREA		88.4sqM
4	LOT FRONTAGE (MIN) PER UNIT	6 M (END UNIT)	9.541 M
5	FRONT YARD SETBACK (MIN)	6 M	6 M
6	INTERIOR SIDE YARD (MIN)	1.2 M	1.2 M
7	REAR SIDE YARD (MIN)	7 M	7 M
8	LOT COVERAGE (% MAX)	40 %	37 %
9	LANDSCAPE OPEN SPACE(MIN)	25 %	53 %
10	BUILDING HEIGHT	12 M	9 M

ISSUED/REVISED	DATE
REVISED SITE AREA CALCULATIONS	MAY 19/25
ISSUED FOR CONSENT APPLICATION	MARCH 24/26
ISSUED FOR REVIEW BY PLANNER	MARCH 5/26
ISSUED FOR REVIEW BY PLANNER	FEB 9/26
ISSUED FOR CONSENT TO SEVER	JAN 9/26
ISSUED FOR PRE-CONSULTATION	DEC 5/25
ISSUED FOR REVIEW BY PLANNING DEPARTMENT	NOV 20/25

Melchers Construction Limited
519-473-41349 – 22662 KOMOKA ROAD, KOMOKA

PROJECT: KOMOKA ROAD STREET TOWNS
22756 KOMOKA ROAD, KOMOKA, ON

DRAWING: PROPOSED SITE PLAN

DATE: JUNE 17/26
SCALE: 1:150 (metric)
DRAWN BY: D.S.
SHEET: SP1