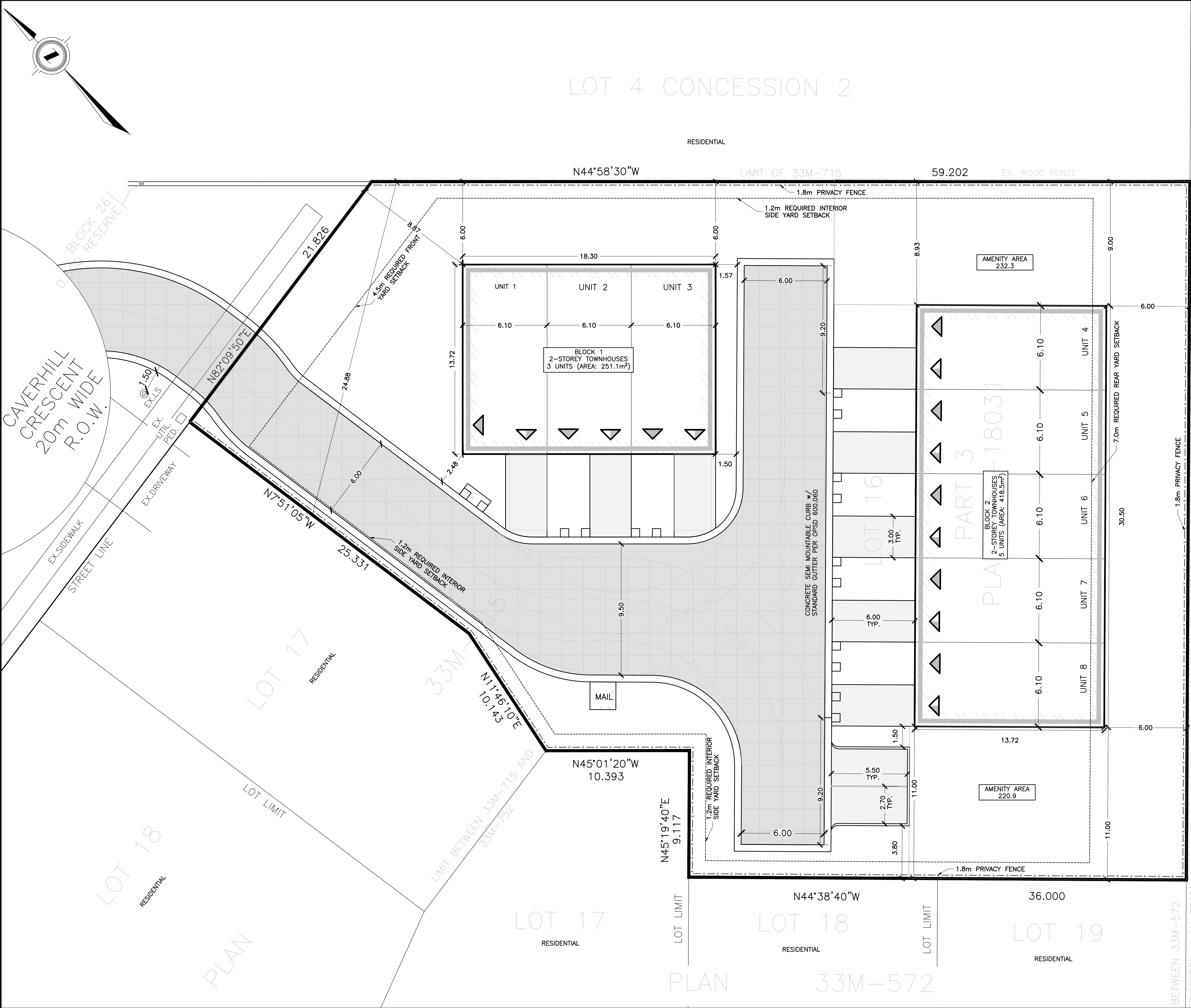


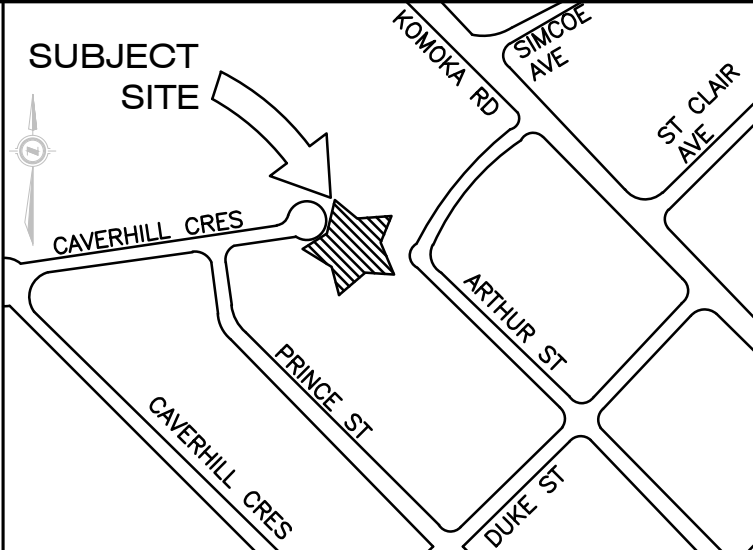


LEGAL INFORMATION

PART OF
LOT 16, PLAN 33M/715; SUBJECT
TO AN EASEMENT IN GROSS AS IN
ER765167
IN THE
MUNICIPALITY OF MIDDLESEX
CENTRE
COUNTY OF MIDDLESEX

PERMITTED USES

- URBAN RESIDENTIAL SECOND DENSITY (UR2) ZONE:
- ACCESSORY USE
 - ADDITIONAL RESIDENTIAL UNITS
 - HOME OCCUPATION
 - MULTIPLE UNIT DWELLING
 - SEMI-DETACHED DWELLING
 - SINGLE DETACHED DWELLING
 - TOWNHOUSE DWELLING, STREET
 - TOWNHOUSE DWELLING



KEY PLAN

N.T.S.

ZONING DATA CHART

SITE AREA:		2845.2 m ²	ASPHALT AREA:		749.4 m ²
BUILDING FOOTPRINT:		669.6 m ²	LANDSCAPED AREA:		1426.3 m ²
PROPOSED UNIT COUNT		8			
ITEM	ZONING – UR2 (UPDATED)		REQUIRED	PROVIDED	
1	PERMITTED USES		SEE PERMITTED USE NOTE BELOW	SEE PERMITTED USE NOTE BELOW	
2	LOT AREA PER DWELLING UNIT (m ²) (MINIMUM)		165 (TOTAL: 1320)	355.6 (TOTAL: 2845.2)	
3	LOT FRONTAGE PER DWELLING UNIT (m) (MINIMUM) 5.5 m PER INTERIOR DWELLING UNIT, 6.0 m FOR AN END UNIT		46.0	24.8 (EXISTING)* (UNIT WIDTH 6.1)	
4	FRONT YARD DEPTH (m) MINIMUM		4.5 (HABITABLE PORTION) 6.0 (ATTACHED GARAGE)	8.8 N/A	
5	SIDE YARD DEPTH (m) (MINIMUM)		1.2 (INTERIOR) 5.0 (EXTERIOR) 6.0 (VEHICLE ACCESS)	6.0 N/A N/A	
6	REAR YARD DEPTH (m) (MINIMUM)		7.0	6.0*	
7	AMENITY AREA (m ²) (MINIMUM) 10m ² PER DWELLING UNIT		80	453.3 (56.6/DWELING UNIT)	
8	LOT COVERAGE (%) (MAXIMUM)		MAIN BUILDING 40 + ACCESSORY 45	23.5	
9	LANDSCAPED OPEN SPACE (%) (MINIMUM)		25	50.1	
10	HEIGHT (m) (MAXIMUM)		12.0	<12	

* ZONING DEFICIENCY
+ NOTWITHSTANDING THE DEFINITION OF "LOT" IN MIDDLESEX CENTRE ZONING BY-LAW 2005-005, AS AMENDED, THE ENTIRE AREA ZONED UR2 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 DATA CHART

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m				
OFF-STREET VEHICLE PARKING				
NO.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	TOWNHOUSES	1.5 PER UNIT	12 (8 UNITS)	16
2	VISITOR SPACES	0.15 PER UNIT	2	2

LEGEND:

- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m Ø 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.

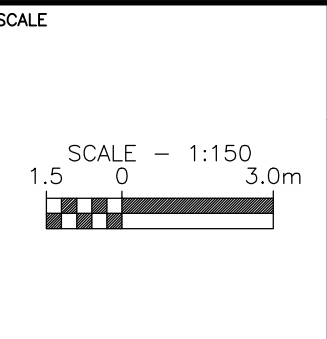
THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JR	1	FOR CLIENT REVIEW	12/09/25	SC	
DRAWN	SC	2	FOR SUBMISSION	02/10/25	SC	
CHECKED	JR	3	FOR SUBMISSION	19/03/26	HM	
APPROVED	JR	4				
DATE	19/03/2026	5				
CAD	23-2498	7				
		8				
		9				

STRIK BALDINELLI MONIZ
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Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP

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LONDON, ON
N6B 3P6



CONCEPTUAL SITE PLAN & ZONING CHART		PROJECT No. SBM-23-2498
TOWNHOUSE DEVELOPMENT		SHEET No. SP1
108 CAVERHILL CRESCENT KOMOKA, ON.		PLAN FILE No. —