

LEGAL INFORMATION

PART OF
LOT 14, CONCESSION 10
IN THE
(GEOGRAPHIC TOWNSHIP OF CARADOC)

MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX



SUBJECT
SITE

KEY PLAN

N.T.S.

LIST OF DRAWINGS

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	PARKING STRUCTURE LEVEL 2
SHEET SP3	DETAILS

ZONING DATA CHART

GROSS LOT AREA: 4298.8m² BUILDING AREA: 1,386.1m²
ASPHALT: 1499.5m² LANDSCAPE AREA: 4,412.2m²

ITEM	RESIDENTIAL R3*	REQUIRED	PROVIDED
APARTMENT BUILDING			
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (m ² /UNIT MIN.)	90.0 (4230m ²)	4298.8
3	LOT FRONTAGE (m MIN)	25.0	30.47
4	FRONT YARD DEPTH (m MIN)	6.0	2.49*
5	EXTERIOR SIDE YARD DEPTH (m MIN)	6.0	N/A
6	INTERIOR SIDE YARD DEPTH (m MIN)	3.0	WEST: 2.40* EAST: 9.30
8	REAR YARD DEPTH (m MIN)	9.0	60.99
9	LANDSCAPE OPEN SPACE (% MIN)	25.0	32.9
10	LOT COVERAGE (% MAX.)	45.0	32.2
11	HEIGHT (m MAX.)	20.0	18.0
12	AMENITY AREA (m ² MIN.)	10.0/UNIT (470m ²)	583.2m ² (COMMON) + MIN. 3.7m ² PRIVATE/UNIT TOTAL: ~14.5m ² /UNIT
13	PARKING LOT COVERAGE (% MAX.)	35.0	34.9
14	PARKING SETBACK (m MIN)	1.5	SOUTH: 1.50 EAST: 1.50 WEST: 5.99
15	SETBACK FROM METCALFE ST. E. (℄)	38.0	15.95*

*ZONING DEFICIENCY

PARKING DATA CHART

OFF-STREET VEHICLE PARKING

No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	RESIDENTIAL (APARTMENT)	1.25 SPACES/UNIT (54 UNITS)	68 SPACES	76 SPACES (1.40 SPACES/UNIT)
2	TOTAL PARKING	SEE ABOVE	68 SPACES	76 SPACES
3	RESIDENTIAL (VISITOR PARKING)	0.15 SPACES/UNIT (54 UNITS)	9 SPACES	9 SPACES
4	B.F. PARKING	76-100 PARKING SPACES	4 SPACES (2 TYPE A, 2 TYPE B)	4 SPACE (2 TYPE A, 2 TYPE B)
5	ELECTRIC VEHICLE PARKING	50-84 PARKING SPACES	2 SPACES	2 SPACES
BICYCLE PARKING				
No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	RESIDENTIAL (APARTMENT)	0.25 SPACES/UNIT (54 UNITS)	14 SPACES	16 SPACES
2	TOTAL PARKING	SEE ABOVE	14 SPACES	16 SPACES

*ZONING DEFICIENCY

PERMITTED USES

- URBAN RESIDENTIAL THIRD DENSITY (R3) ZONE:
- DWELLING, APARTMENT;
 - DWELLING, ADDITIONAL RESIDENTIAL UNIT;
 - DWELLING, MULTIPLE UNIT;
 - DWELLING, TOWNHOUSE;
 - GROUPED HOUSING;
 - LONG TERM CARE FACILITY;
 - SCHOOL, PUBLIC;
 - SCHOOL, PRIVATE;

WASTE REMOVAL

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

BUILDING CLASS.

RESIDENTIAL - GROUP C OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

MAIL DELIVERY TO BE DETERMINED BY CANADA POST. INTERNAL MAIL BOXES PROVIDED FOR RESIDENTIAL UNITS.

SNOW STORAGE

AS NOTED ON PLANS, ANY SNOW EXCEEDING AREAS SHOWN ON PLAN SHALL BE REMOVED FROM SITE. BUILDING OWNER TO COORDINATE REMOVAL FROM SITE.

SITE BENCHMARK:

MONUMENT TYPE: NAIL AND FLAG IN THE NORTH FACE OF HYDRO LIGHT POLE

LOCATION: WEST OF HOUSE NO. 360 METCALFE STREET

GEODETIC ELEVATION: 228.147

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

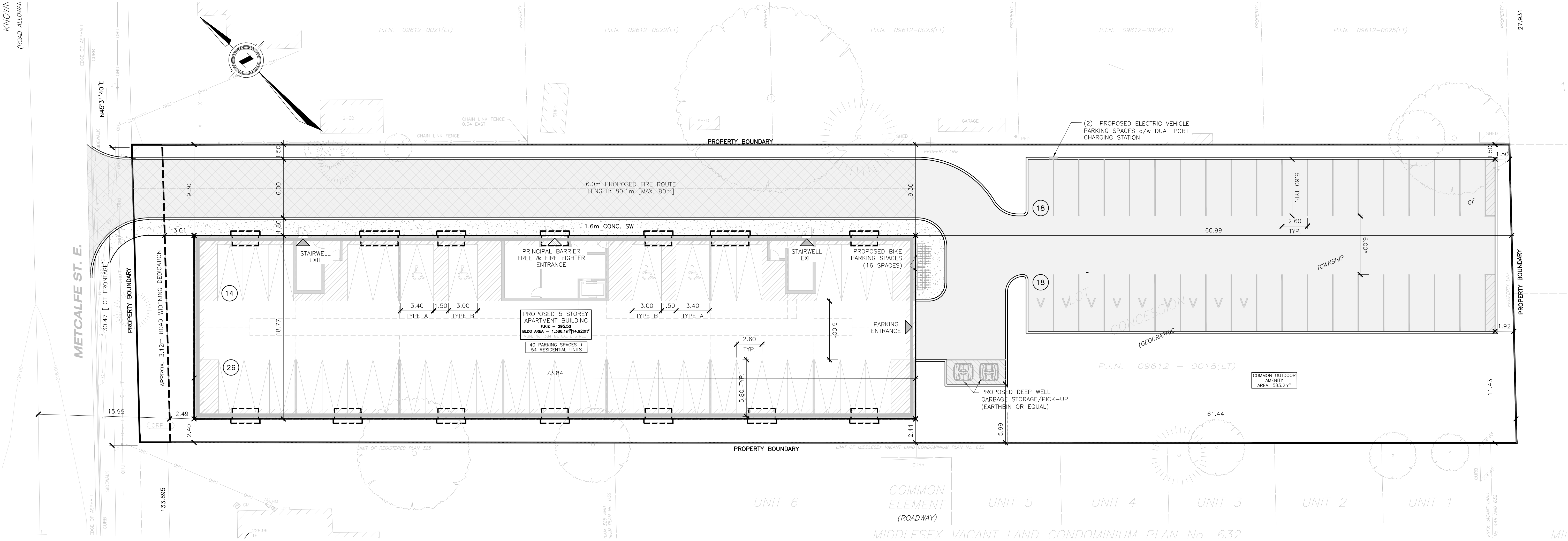
REFERENCE DOCUMENTS:

1. LEGAL & TOPOGRAPHICAL INFORMATION OBTAINED FROM TOPOGRAPHIC PLAN OF SURVEY BY MTE LAND SURVEYORS, PROJECT No: 65711_001-TB1. RECEIVED FROM THE CLIENT ON FEB. 24, 2026.
2. DISCLAIMER:
1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
- 3.

CONCEPTUAL DESIGN
FOR DISCUSSION
PURPOSES ONLY

LEGEND:

- FR-2 PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m ℄ RADIUS)
- PROPOSED SNOW STORAGE
- PROPOSED RAMP (SEE DETAIL ON SP2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PRINCIPAL BARRIER-FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- OVERHEAD DOOR
- DRIVETHRU WINDOW
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- BH 3 BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION
- LIGHTS, DESIGN BY OTHERS



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
	DESIGN	OMP	01	ISSUED FOR CLIENT REVIEW	13/01/26	OMP	STRIK BALDINELLI MONIZ PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL 1599 Adelaide St. N, Unit 301, London, Ontario, N6X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca	PRELIMINARY NOT FOR CONSTRUCTION	ESCALADE PROPERTIES 1-575 WHARNCLIFFE RD. S. LONDON, ON, N6J 1R2 P: 519.672.1452 E: JLCOMESLTD@YAHOO.CA	SCALE - 1:200 2.0 0 4.0m	SITE PLAN & ZONING CHART	S260006
	DRAWN	OMP	02	ISSUED FOR CLIENT REVIEW	23/01/26	OMP						
	CHECKED	TT	03	ISSUED FOR ZBA	02/06/26	OMP						
	APPROVED	XXX	04	ISSUED FOR CLIENT REVIEW	07/08/26	OMP						
	DATE	22/07/2026	05	ISSUED FOR CLIENT REVIEW	07/15/26	OMP						
			06	ISSUED FOR CLIENT REVIEW	07/22/26	OMP						
	CAD	S260006	07	ISSUED FOR CLIENT REVIEW	07/23/26	OMP						
											4 STOREY APARTMENT BUILDING	SHEET No. SP1
											384 METCALFE ST. STRATHROY, ON.	PLAN FILE No. —