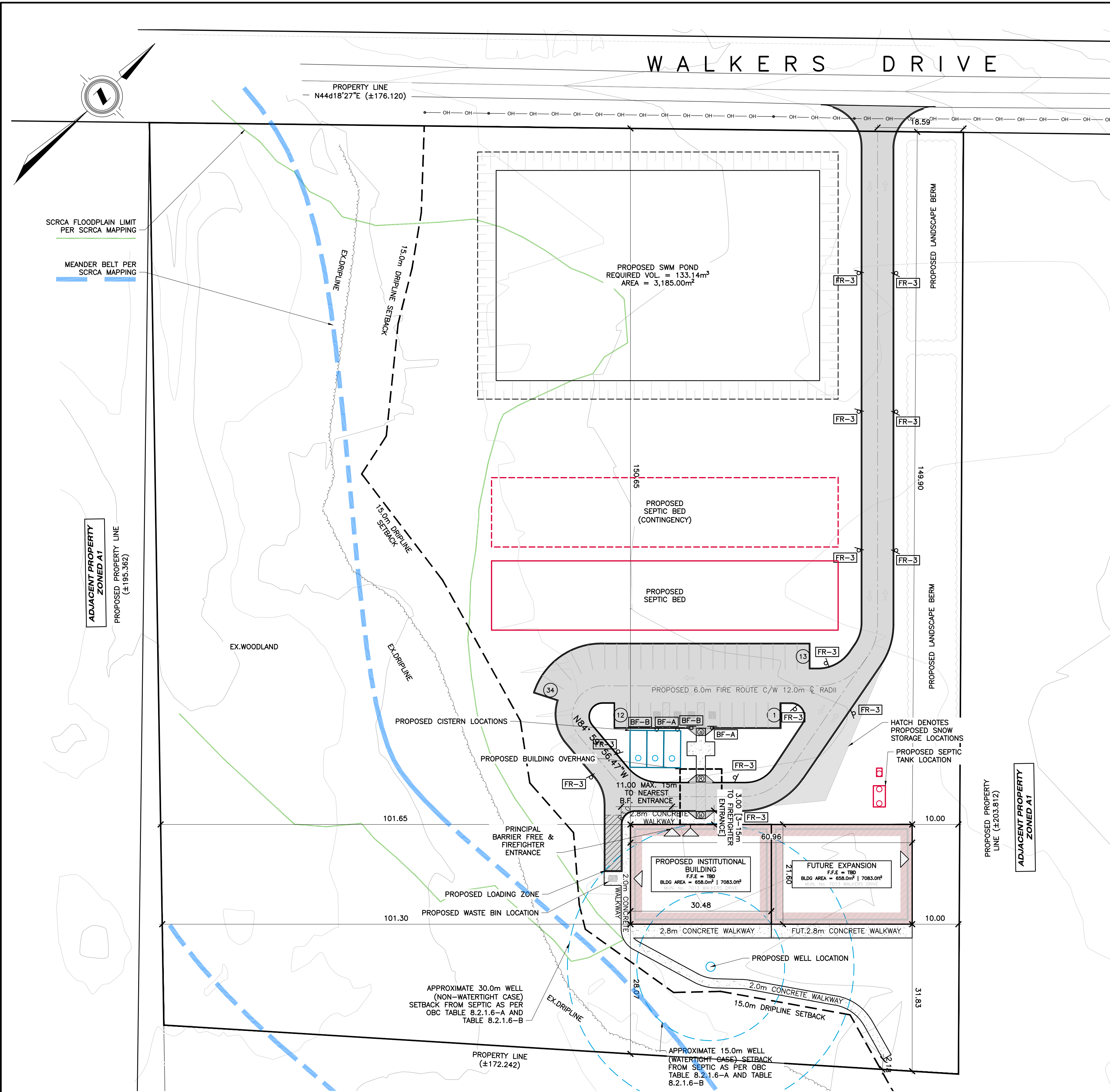




SITE PLAN KEY PLAN

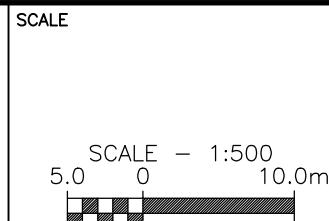
SCALE 1:500

AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		KK/CMa	1	FOR OPA/ZBA/CONSENT APPLICATIONS	24/11/25	MGa	
		DRAWN MGa					
		CHECKED KK/RF					
		APPROVED KK/RF					
		DATE 27/03/2026					
		CAD S250274					

**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

ENGINEER'S STAMP
**PRELIMINARY
NOT FOR
CONSTRUCTION**

CLIENT
2430380 ONTARIO LTD.
8 FRONT ST. E.
STRATHROY, ON
N7G 1Y4
P: 647.268.3665
E: DRTDAMEN@GMAIL.COM



TITLE	PROJECT No.
SITE PLAN, LEGEND & ZONING CHART	S250274
PROPOSED STRATHROY HOSPICE	SHEET No. SP1
7013 WALKERS DR STRATHROY, ON.	PLAN FILE No. —

LEGEND:

- 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
- BOREHOLE LOCATIONS, SEE GEOTECHNICAL INVESTIGATION
- LIGHTS, DESIGN BY OTHERS

PERMITTED USES

- INSTITUTIONAL (I) ZONE (BY-LAW No. 43-08):**
- ARENA/HALL;
 - CEMETERY;
 - CLINIC;
 - CLUB;
 - DAY CARE CENTRE;
 - DAY CARE CENTRE, ADULT;
 - DWELLING UNIT;
 - GROUP HOME;
 - INSTITUTIONAL USE;
 - LIBRARY;
 - LONG TERM CARE FACILITY;
 - MUSEUM;
 - OFFICE, PROFESSIONAL;
 - PLACE OF WORSHIP;
 - PUBLIC PARK;
 - RECREATION FACILITIES;
 - SCHOOL, PUBLIC;
 - SCHOOL, PRIVATE;
 - EMERGENCY CARE SHELTER;

WASTE REMOVAL

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

BUILDING CLASS.

INSTITUTIONAL - GROUP B OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

MAIL DELIVERY TO BE DETERMINED BY CANADA POST.

KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 4
CONCESSION 8
IN THE (GEOGRAPHIC TOWNSHIP OF STRATHROY)
MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX

DISCLAIMER:
1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

ZONING DATA CHART

ITEM	INSTITUTIONAL (I) ZONE	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (m² MIN)	1,400	34,721.58
3	LOT FRONTAGE (m MIN)	20.0	176.12
4	FRONT YARD DEPTH (m MIN)	0.50	149.90
5	EXTERIOR SIDE YARD WIDTH (m MIN)	6.0	N/A
6	SIDE YARD WIDTH (m MIN)	3.0	10.0
7	REAR YARD DEPTH (m MIN)	6.0	28.07
8	LOT DEPTH (m MIN)	50.0	195.36
9	LOT COVERAGE (%) MAX	35.0	3.8
10	LANDSCAPED OPEN SPACE (%) MINIMUM	30.0	87.7

PARKING DATA CHART

OFF-STREET VEHICLE PARKING (LONG TERM CARE FACILITY)			
No.	ITEM	REQUIREMENT	PROPOSED
1	TOTAL	1/2.5 BEDS	4 SPACES
2	B.F. PARKING	REQUIRED NON B.F. PARKING SPACES (1-50)	4 SPACES (2 TYPE A, 2 TYPE B)
LOADING SPACES			
No.	ITEM	REQUIREMENT	PROPOSED
1	LOADING SPACES	>250m² TO <7,500m² (GROSS FLOOR AREA)	1 SPACE

REFERENCE DOCUMENTS:

- DEVELOPMENT ASSESSMENT REPORT PREPARED BY SBM, PROJECT No: S250274.
- LEGAL INFO OBTAINED FROM PRELIMINARY SURVEY PREPARED BY SBMG FILE No: G250043, PLAN No: G250043.

LIST OF DRAWINGS

SHEET SP1	SITE PLAN, LEGEND & ZONING CHART
SHEET SP2	ENLARGED SITE PLAN & DETAILS

