

FIGURE 2 - CONCEPT PLAN

CARROLL STREET & QUEEN STREET
MUNICIPALITY OF STRATHROY-CARADOC
PROVINCE OF ONTARIO
17334M

LEGEND

Subject Lands (14,919.40m²/1.49ha)

SITE STATISTICS

Description	Lots/Units	Area (m²/ha)
Residential	1 - 19	9,615.84m²/0.96ha
Common Element	20	5,303.56m²/0.53ha
Total	20	±1.49ha.

The Municipality of Strathroy-Caradoc Zoning By-law No. 43-08 (R2 Zone)		
Regulation	Required	Provided
Lot Area (min)	350.0 m²	367.8m²(1)
Lot Frontage (min)	11.0 m	12.2 m
Front Yard Width (min)	5.0 m	Main Dwelling: 5.0m Garage: 6.0 m
Exterior Side Yard Width (min)	5.0 m	5.0 m
Side Yard Width (min)	1.2 m	2.6 m(1)
Rear Yard Depth (min)	7.0 m	16.0 m(1)
Lot Coverage (max.)	45%	16%(1)
Landscaped Open Space (min.)	30%	77%(1)
Parking (min.)	59 spaces total (57 spaces for units) (2 visitor spaces)	50 spaces total (2 spaces per lot) (12 visitor spaces)

(1) Applicable to Unit 12 (considering a typical development layout)

- NOTES
- All dimensions are in metres unless otherwise shown.
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SCALE: 1:800

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