

PERMITTED USES

R5-2 ZONE:

- CLUSTER TOWNHOUSE DWELLINGS
- CLUSTER STACKED TOWNHOUSE DWELLINGS

R1-14 ZONE:

- SINGLE DETACHED DWELLINGS

GROSS SITE AREA: 15,342.6 m² GROSS BUILDING AREA: 4,198.5 m²
 ROAD WIDENING AREA: 447.2 m² GROSS ASPHALT AREA: 2,635.4 m²
 OS4 AREA: 1,495.2 m² GROSS LANDSCAPED AREA: 8,508.7 m²

ZONING DATA CHART

ITEM	R5-2	PERMITTED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (m ² MIN.)	2000	11155.8
3	LOT FRONTAGE (m MIN)	30.0	53.2
4	LOT DEPTH (m MIN)	75.0	158.8
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	10.0	57.4
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	6.0	N/A
6	LANDSCAPED OPEN SPACE (%) MINIMUM	45.0	49.1
7	LOT COVERAGE (%) MAX	30.0	*30.8
8	HEIGHT MAXIMUM (m)	12.0	<12.0
9	DENSITY (UNITS PER HECTARE)	30	27.0
11	VEHICLE PARKING	1.0 / du	2 / du

ZONING DATA CHART

ITEM	R1-14	PERMITTED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT AREA (m ² MIN.)	2000.0	2691.6
3	LOT FRONTAGE (m MIN)	30.0	38.0
4	LOT DEPTH (m MIN)	---	55.0
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	8.0	15.8
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	13.75	*2.45
6	LANDSCAPED OPEN SPACE (%) MINIMUM	50.0	57.0
7	LOT COVERAGE (%) MAX	25.0	*28.2
8	HEIGHT MAXIMUM (m)	12.0	<12.0
9	PARKING AREA COVER. (%) MAX	25.0	14.8
10	ACCESSORY BLDG COVER. (%) MAX	10.0	10.0 (269.05 m ²)

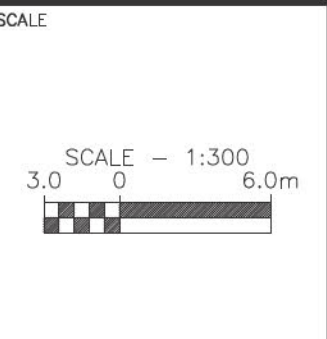
*SPECIAL PROVISIONS REQUIRED: -REAR AND INTERIOR YARD SETBACK OF 2.45m
 -LOT COVERAGE OF 28.2%

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	01	FOR CLIENT REVIEW/DISCUSSION	30/03/2021	BC	
	DRAWN	02	FOR CLIENT REVIEW/DISCUSSION	07/04/2021	ND	
	CHECKED	03	FOR CLIENT REVIEW/DISCUSSION	13/04/2021	BC	
	APPROVED	ND/LK	FOR CLIENT REVIEW/DISCUSSION	14/09/2021	ND	
	DATE	28/02/2023	FOR CLIENT REVIEW/DISCUSSION	28/02/2023	SC	
	CAD	21-0999				

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ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT
YORK DEVELOPMENTS
 303 RICHMOND ST #201
 LONDON, ONTARIO N6B 2H8



TITLE
CONCEPTUAL SITE PLAN & ZONING CHART
SUBDIVISION CONCEPT
 3637 COLONEL TALBOT ROAD,
 LONDON, ON.

PROJECT No.
SBM-21-0999
 SHEET No.
SP1
 PLAN FILE No.
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