



KEYPLAN

SITE INFORMATION		
ZONE: CR	REQUIRED	PROPOSED/PROVIDED
LOT AREA (APARTMENT):	N/A	77,060ft ² /7160m ²
LOT FRONTAGE:	N/A	50m
LOT COVERAGE:	N/A	6.5%
LANDSCAPED AREA:	N/A	93.5%
BUILDING HEIGHT:	9M MAX.	9.6M *EXISTING
BUILDING AREA (EXISTING):	N/A	4940ft ² /460m ²
GROSS BUILDING AREA (EXISTING):	N/A	9880ft ² /920m ²
FRONT YARD SETBACK:	4m TO DWELLING	15.5m
REAR YARD SETBACK:	10m	81.8m
INTERIOR SIDE YARD SETBACK:	1.5m	8.3m & 21.9m
EXTERIOR SIDE YARD SETBACK:	3m	N/A
PARKING SETBACK ADJACENT TO CR ZONES:	3m	0m *EXISTING "VARIANCE POTENTIALLY REQUIRED"
PARKING:	MULTIPLE DWELLING, APARTMENT 1.5 SPACES PER UNIT ∴ 10 UNITS = 12 SPACES	15 PARKING SPACES PROVIDED INCLUDING 20% WITH 3M WIDTH ∴ 3 INCLUDING 1 B.F. SPACE
FRONT YARD PARKING AREA:	50% MAX.	FRONT YARD AREA = 9676.5ft ² /899m ² PARKING WITHIN FRONT YARD = 35% (3424ft ² /318m ²)

NOTE:
IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION AND GUIDANCE ONLY AND DO NOT NECESSARILY ADDRESS ALL AREAS OF CONSTRUCTION. ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR REVISED WITHOUT THE CONSULTANT'S PERMISSION.

STAMP	NO.	ISSUED FOR	DATE
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CHANGE OF USE & RENOVATION

INFORMAL SITE PLAN

Project Number: N/A
Date: JULY 29, 2025
Drawn by: RRS
Checked by: QJ

Sheet No. **A0.0**

Scale: As indicated

TRUE NORTH
1 INFORMAL SITE PLAN
1" = 20'-0"