



KEY PLAN

PRELIMINARY CONSENT SKETCH

OF

LOT 3 CON 8

NORTH OF EDMONT ROAD

MUNICIPALITY OF LAMBTON SHORES

COUNTY OF LAMBTON

SITE STATISTICS – LOT 1 (RETAINED LANDS)

EXISTING ZONE: R1

|                       | REQUIRED             | PROPOSED             |
|-----------------------|----------------------|----------------------|
| LOT AREA              | 300.0 m <sup>2</sup> | 367.0 m <sup>2</sup> |
| LOT FRONTAGE          | 10.0 m               | *9.2 m               |
| FRONT YARD            | 6.0 m                | 6.0 m                |
| REAR YARD             | 7.0 m                | 15.8 m               |
| INT. SIDE YARD (N)    | 1.0 m                | 2.3 m                |
| INT. SIDE YARD (S)    | 0.0 m                | 0.0 m                |
| LANDSCAPED OPEN SPACE | 30%                  | 61%                  |
| COVERAGE              | 35%                  | 31%                  |
| HEIGHT                | 11.0 m               | <11.0 m              |
| PARKING               | 1 SPACE              | 2                    |
|                       | PER UNIT             |                      |

SITE STATISTICS – LOT 2 (SEVERED LANDS)

EXISTING ZONE: R1

|                       | REQUIRED             | PROPOSED             |
|-----------------------|----------------------|----------------------|
| LOT AREA              | 300.0 m <sup>2</sup> | 367.0 m <sup>2</sup> |
| LOT FRONTAGE          | 10.0 m               | *9.2 m               |
| FRONT YARD            | 6.0 m                | 6.3 m                |
| REAR YARD             | 7.0 m                | 15.6 m               |
| INT. SIDE YARD (N)    | 0.0 m                | 0.0 m                |
| INT. SIDE YARD (S)    | 1.0 m                | 2.3 m                |
| LANDSCAPED OPEN SPACE | 30%                  | 61%                  |
| COVERAGE              | 35%                  | 31%                  |
| HEIGHT                | 11.0 m               | <11.0 m              |
| PARKING               | 1 SPACE              | 2                    |
|                       | PER UNIT             |                      |

SITE STATISTICS – LOT 3 (SEVERED LANDS)

EXISTING ZONE: R1

|                       | REQUIRED             | PROPOSED             |
|-----------------------|----------------------|----------------------|
| LOT AREA              | 300.0 m <sup>2</sup> | 367.0 m <sup>2</sup> |
| LOT FRONTAGE          | 10.0 m               | *9.2 m               |
| FRONT YARD            | 6.0 m                | 6.4 m                |
| REAR YARD             | 7.0 m                | 15.3 m               |
| INT. SIDE YARD (N)    | 1.0 m                | 2.3 m                |
| INT. SIDE YARD (S)    | 0.0 m                | 0.0 m                |
| LANDSCAPED OPEN SPACE | 30%                  | 61%                  |
| COVERAGE              | 35%                  | 31%                  |
| HEIGHT                | 11.0 m               | <11.0 m              |
| PARKING               | 1 SPACE              | 2                    |
|                       | PER UNIT             |                      |

SITE STATISTICS – LOT 4 (SEVERED LANDS)

EXISTING ZONE: R1

|                       | REQUIRED             | PROPOSED             |
|-----------------------|----------------------|----------------------|
| LOT AREA              | 300.0 m <sup>2</sup> | 374.7 m <sup>2</sup> |
| LOT FRONTAGE          | 10.0 m               | *9.2 m               |
| FRONT YARD            | 6.0 m                | 6.7 m                |
| REAR YARD             | 7.0 m                | 15.1 m               |
| INT. SIDE YARD (N)    | 0.0 m                | 0.0 m                |
| INT. SIDE YARD (S)    | 1.0 m                | 2.4 m                |
| LANDSCAPED OPEN SPACE | 30%                  | 61%                  |
| COVERAGE              | 35%                  | 31%                  |
| HEIGHT                | 11.0 m               | <11.0 m              |
| PARKING               | 1 SPACE              | 2                    |
|                       | PER UNIT             |                      |

\*REQUIRES MINOR VARIANCE

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SCALE

1:150