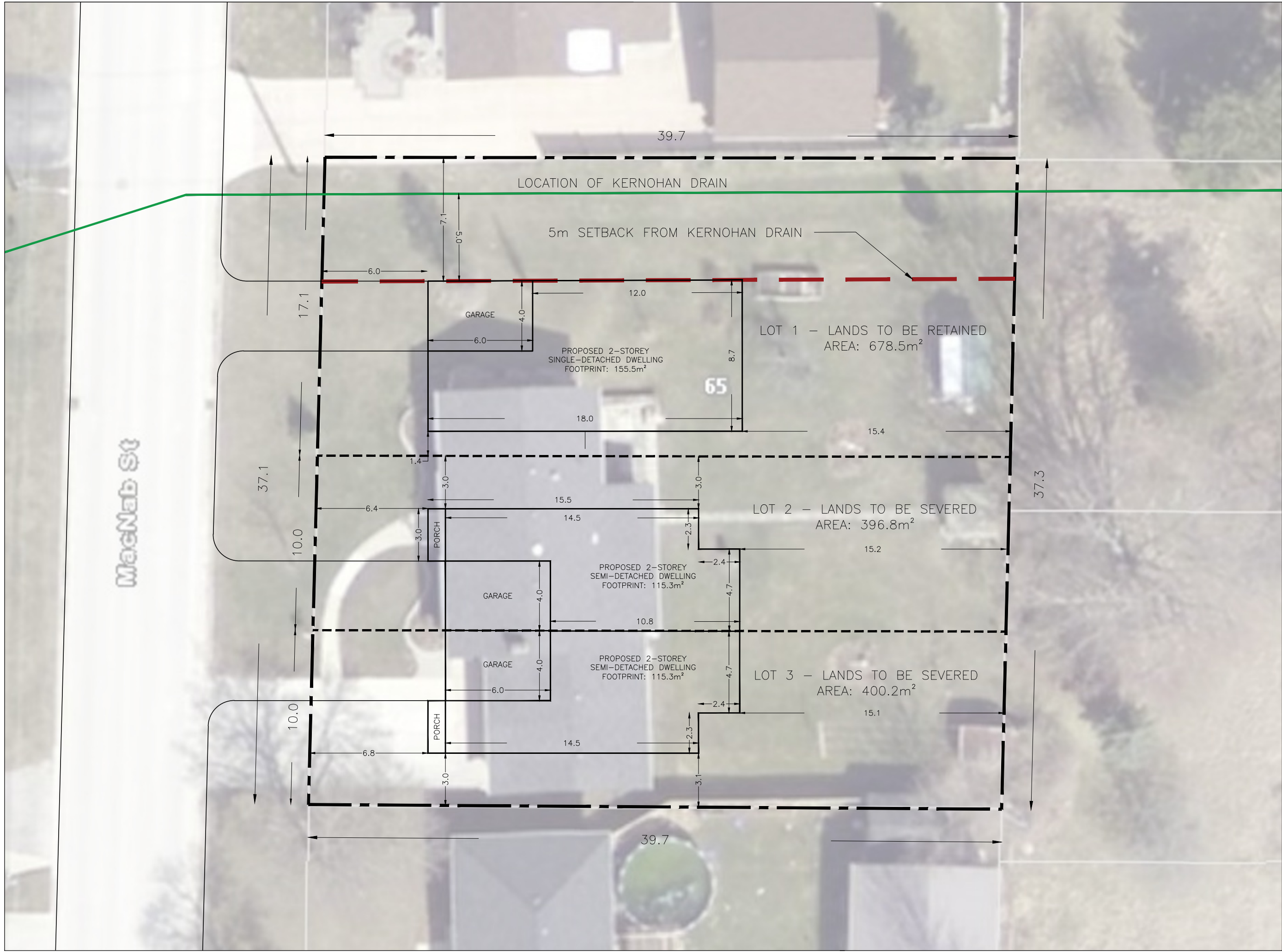




KEY PLAN

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	500.0 m ²	678.5 m ²
LOT FRONTAGE	15.0 m	17.1 m
FRONT YARD	6.0 m	6.0 m
REAR YARD	7.0 m	15.4 m
INT. SIDE YARD (N)	1.0 m	7.1 m
INT. SIDE YARD (S)	1.0 m	1.4 m
LANDSCAPED OPEN SPACE	40%	73%
COVERAGE	30%	23%
HEIGHT	11.0 m	<11.0 m
PARKING	1 SPACE PER UNIT	2

SITE STATISTICS – LOT 2 (SEVERED LANDS)

EXISTING ZONE: R1

	REQUIRED	PROPOSED
LOT AREA	300.0 m ²	396.8 m ²
LOT FRONTAGE	10.0 m	10.0 m
FRONT YARD	6.0 m	6.4 m
REAR YARD	7.0 m	15.2 m
INT. SIDE YARD (N)	1.0 m	3.0 m
INT. SIDE YARD (S)	0.0 m	0.0 m
LANDSCAPED OPEN SPACE	30%	63%
COVERAGE	35%	29%
HEIGHT	11.0 m	<11.0 m
PARKING	1 SPACE PER UNIT	2

SITE STATISTICS – LOT 3 (SEVERED LANDS)

EXISTING ZONE: R1

	REQUIRED	PROPOSED
LOT AREA	300.0 m ²	400.2 m ²
LOT FRONTAGE	10.0 m	10.0 m
FRONT YARD	6.0 m	6.8 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	3.0 m
LANDSCAPED OPEN SPACE	30%	63%
COVERAGE	35%	29%
HEIGHT	11.0 m	<11.0 m
PARKING	1 SPACE PER UNIT	2

MUDASSAR AND SABOOR KHAN

65 MACNAB STREET

Zelinka Priamo Ltd.
LAND USE PLANNERS

318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zpplan.com

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CM

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DATE
MARCH 2025

SCALE
1:150