

**WASTE REMOVAL**

GARBAGE TO BE STORED INTERNALLY IN PRIVATE CONTAINERS TO BE PICKED UP BY MUNICIPAL GARBAGE COLLECTION.

**BUILDING CLASS.**

RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE.

**CANADA POST**

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS NOTED ON-SITE.

**LEGEND:**

- FR-2 PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- PROPOSED RAMP (SEE DETAIL ON SP2)
- BUILDING ENTRANCE
- OVERHEAD DOOR
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- 30m DRIPLINE OFFSET
- SNOW STORAGE LOCATION
- PROPOSED PLANTS
- EXISTING PLANTS

**ZONING DATA CHART**

GROSS SITE AREA: 15,278.27 m <sup>2</sup>		ASPHALT AREA: 1,593.67 m <sup>2</sup>	
BUILDING AREA: 3,656.59m <sup>2</sup>		LANDSCAPED AREA: 10,028.01 m <sup>2</sup>	
ITEM	RESIDENTIAL - R3 ZONE	REQUIRED	PROVIDED
1	LOT AREA (m MIN)	300m <sup>2</sup> PER UNIT (19 UNITS) = 5,700.0	15,278.27
2	LOT FRONTAGE (m MIN.)	30	96.70
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	6.0	7.6
4	INTERIOR SIDE YARD AND REAR YARD SETBACK (m MIN)	3.0	5.6
5	LANDSCAPED OPEN SPACE (% MIN.)	30	65.6
6	LOT COVERAGE (% MAX.)	40	23.9
7	BUILDING HEIGHT (m. MAX.)	11	<11
8	YARD ENCROACHMENT UNENCLOSED PORCHES 3.12.1C (m. MAX)	ANY YARD 2.0	0

\* SPECIAL PROVISION OR MINOR VARIANCE REQUIRED

**NOTE**

ROAD WIDENING DEDICATION TO BE DETERMINED

**PERMITTED USES**

- R3:
  - CONVERTED DWELLING
  - TRIPLEX DWELLING
  - STREET TOWNHOUSE DWELLING
  - TOWNHOUSE DWELLING
  - MULTIPLE DWELLING
  - GROUP HOME-TYPE 1
  - HOME OCCUPATIONS
  - BED AND BREAKFASTS
  - BUILDINGS, STRUCTURES AND USES ACCESSORY TO A PERMITTED USE

**PARKING REQUIREMENTS**

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

TOWNHOUSES 1.5 X No. OF DWELLINGS (19) = 29

SPACES TOTAL PROVIDED PARKING SPACES = 43

**LEGAL INFORMATION**

PART OF LOT 113  
 PART OF LOTS 112 AND 115  
 PART OF CLYDE STREET  
 (CLOSED BY BY-LAW F05303 IS IN INSTRUMENT L628105)  
 REGISTERED PLAN No. 14  
 PART OF LOT 30  
 CONCESSION 14  
 GEOGRAPHIC TOWNSHIP OF PLYMPTON  
 IN THE MUNICIPALITY OF LAMBTON SHORES  
 (TOWN OF FOREST)  
 COUNTY OF LAMBTON

**SITE BENCHMARK#1:**

MONUMENT TYPE: TOP SPINDLE OF FIRE HYDRANT.  
 LOCATION: NORTHEAST CORNER OF SITE ALONG CLYDE STREET.  
 GEODETIC ELEVATION: 216.14

**(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)**

**SITE BENCHMARK#2:**

MONUMENT TYPE: TOP SPINDLE OF FIRE HYDRANT.  
 LOCATION: NORTHWEST CORNER OF SITE AT CORNER OF CLYDE STREET & ARGYLE STREET.  
 GEODETIC ELEVATION: 213.72  
 (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

**TYPICAL SIGN DETAILS**

REFERENCE: ONTARIO TRAFFIC MANUAL BOOK 5 - CURRENT EDITION

N.T.S.

NOTES:  
 SIGN MATERIAL: ALUMINUM  
 SIGN COLOURS:  
 - BORDER: BLUE REFLECTIVE  
 - GRAPHICS: BLUE REFLECTIVE  
 - BACKGROUND: SILVER REFLECTIVE  
 - TEXT: REFLECTIVE BLUE  
 - ALL DIMENSIONS IN MILLIMETERS  
 - SIGNAGE IS NOT TO BE MOUNTED ON BUILDINGS.

Rb-93: 30cm x 45cm  
 B/F PARKING

NOTES:  
 SIGN MATERIAL: ALUMINUM  
 SIGN COLOURS:  
 - SYMBOL: RED REFLECTIVE  
 - BORDER: BLACK  
 - BACKGROUND: WHITE REFLECTIVE  
 - ALL DIMENSIONS IN MILLIMETERS  
 - SIGNAGE IS NOT TO BE MOUNTED ON BUILDINGS.

Rb-19: 60cm x 60cm  
 DO NOT ENTER

NOTES:  
 SIGN MATERIAL: ALUMINUM  
 SIGN COLOURS:  
 - INTERDICTIONAL SYMBOL: RED REFLECTIVE  
 - BORDER: BLACK  
 - LEGEND: BLACK  
 - BACKGROUND: WHITE REFLECTIVE  
 - ALL DIMENSIONS IN MILLIMETERS  
 - SIGNAGE IS NOT TO BE MOUNTED ON BUILDINGS.

Rb-11: 60cm x 60cm  
 NO LEFT TURN  
 Rb-12: 60cm x 60cm  
 NO TURN

**REFERENCE DOCUMENTS:**

- TOPOGRAPHICAL & LEGAL SURVEY OF EXISTING CONDITIONS PROVIDED BY SOUTH WESTERN SURVEYING LTD. PROJECT: 21-3070P, DATED JULY 30, 2021
- SITE PLAN PROVIDED BY SBM, DATED FEBRUARY 16TH, 2023.
- AS-BUILT (1) PROVIDED BY ONTARIO WATER RESOURCES COMMISSION, JOB No. 6069-B, SHEET 50. DATED JANUARY 19, 1973.
- AS-BUILT (2) PROVIDED BY MID ENGINEERING LTD., PROJECT No. 9210 DATED MAY 06, 1995.
- AS-BUILT (3) PROVIDED BY SPRIET ASSOCIATES, PROJECT No 209208, SHEET 6, DATED NOV. 2010.
- PRELIMINARY DRIPLINE PROVIDED BY NATURAL RESOURCE SOLUTIONS INC., PROJECT 2658, DATED JULY 7, 2021.
- DESIGN BRIEF PREPARED BY SBM, DATED FEBRUARY 14TH, 2023.
- ARCHITECTURAL DRAWINGS PREPARED BY BRANDON HOME DESIGNS, PROJECT No. CN113-6-R, DATED AUG. 14, 2020.
- GEOTECHNICAL INVESTIGATION PREPARED BY ASF ASSOCIATES INC., PROJECT No. G21-07-002, REPORT 1, DATED JUNE 2, 2022.
- PHOTOMETRICS PLAN PROVIDED BY SBM, PROJECT No. SBM-21-1014, DATED FEB 2023.
- REQUIRED ZONING DATA PROVIDED BY LAMBTON SHORES ZONING BYLAW 1 OF 2003 "COMPREHENSIVE ZONING BY-LAW" DATED NOVEMBER 2023

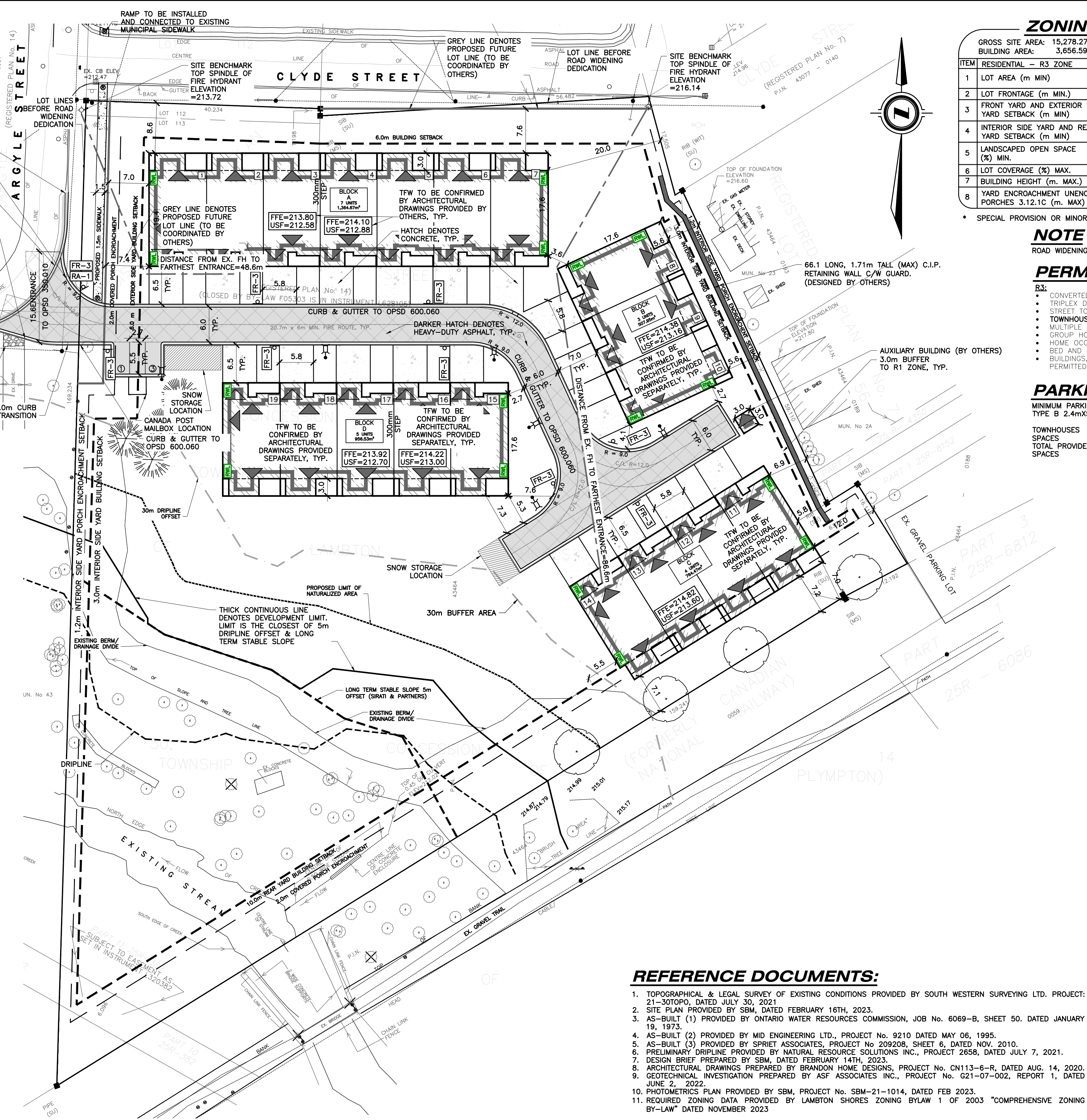
**SIGN POST SECTION**

**SIGN POST ELEVATION**

**FIRE ROUTE SIGN DETAILS**

N.T.S.

NOTES:  
 SIGN MATERIAL: ALUMINUM  
 SIGN COLOURS:  
 - GRAPHICS: RED  
 - BORDER: RED  
 - TEXT: REFLECTIVE SILVER  
 - BACKGROUND: REFLECTIVE SILVER  
 - FIRE ROUTE SIGNS TO BE LOCATED ALONG FIRE ROUTE, NO MORE THAN 30.0m BETWEEN SIGNS  
 - ALL DIMENSIONS IN MILLIMETERS



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BG/IR	1	FOR CLIENT REVIEW/DISCUSSION	02/07/21	JR	
DRAWN	BG/IR	2	RECONFIGURED LAYOUT, DEVELOPMENT LIMIT	14/04/22	JR	
CHECKED	RF/ND	3	UNITS BACKING ONTO DEV LIMIT	02/05/22	JR	
APPROVED	RF/ND	4	ISSUED FOR CLIENT REVIEW	09/02/23	BC	
DATE	04/01/2024	5	ISSUED FOR SITE PLAN APPROVAL 1	13/03/23	BC	
		6	ISSUED FOR SITE PLAN APPROVAL 2	25/10/23	CM	
CAD	21-1014	7	ISSUED FOR SITE PLAN APPROVAL 3	03/01/24	IAC	

**STRIK BALDINELLI MONIZ**

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

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 Tel: (519) 471-6667 Fax: (519) 471-0034  
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**R. S. FROUWS**

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2024.01.04

PROFESSIONAL ENGINEER OF ONTARIO

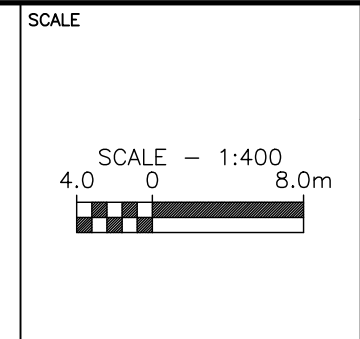
ENGINEER'S STAMP

SEAL FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN AND ZONING BY-LAWS

**GOLDLEAF PROPERTIES**

9644 TOWNSEND LINE  
 KERWOOD, ON  
 NOM 2B0

P: 519.870.3214  
 E: CINDYR@MCF.LTD.CA



**SITE PLAN & ZONING CHART**

**HICKORY CREEK ESTATES**

113 CLYDE STREET,  
 FOREST, ON.

PROJECT No. **SBM-21-1014**

SHEET No. **SP1**

PLAN FILE No. \_\_\_\_\_