

WASTE REMOVAL

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

BUILDING CLASS.

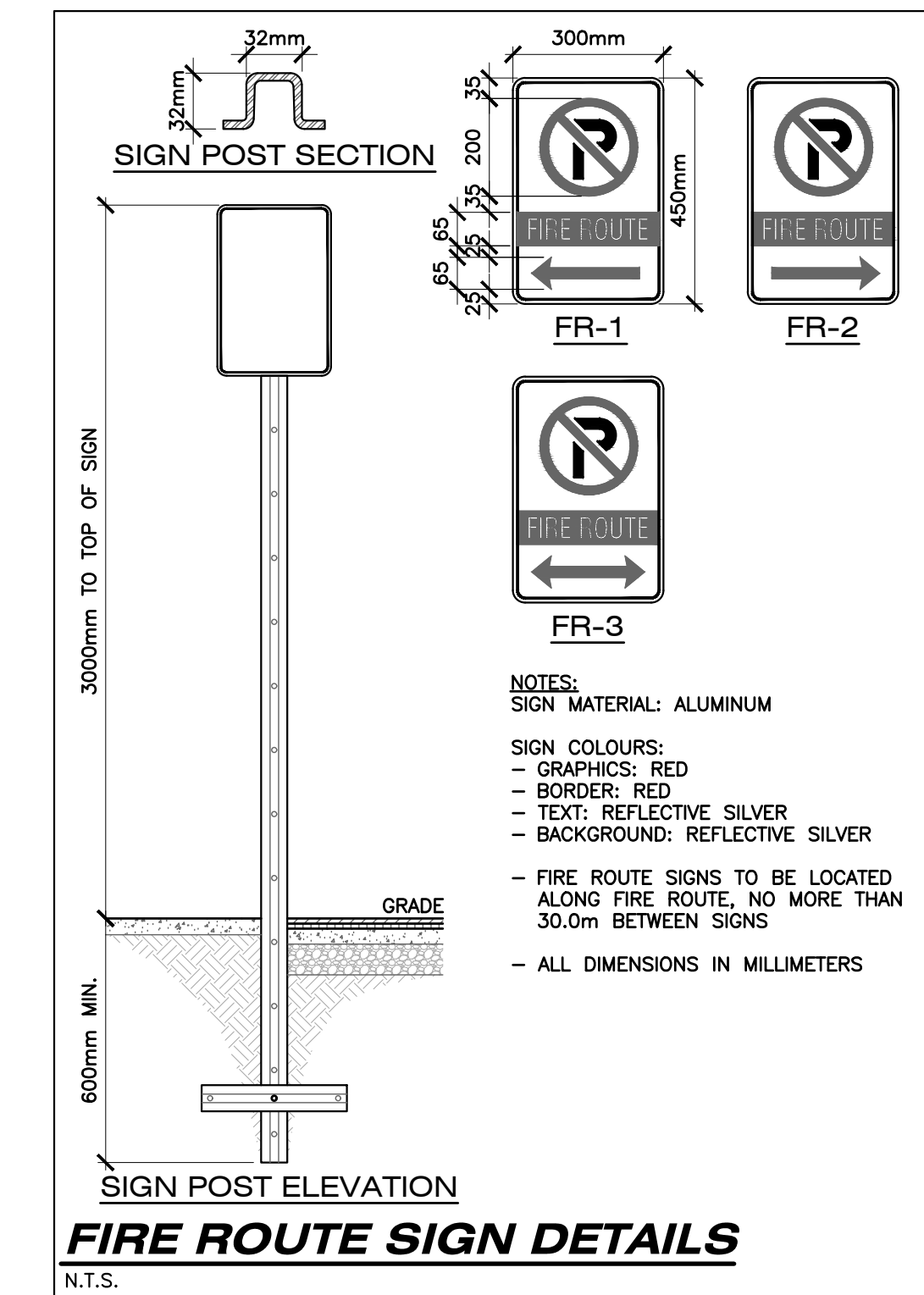
RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE.

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 Ø 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 ² BUILDING AREA: 3,656.59m ²		ASPHALT AREA: 1,593.67 m ² LANDSCAPED AREA: 10,028.01 m ²	
ITEM	RESIDENTIAL - R3 ZONE	REQUIRED	PROVIDED
1	LOT AREA (m MIN)	300m ² 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 6.0	7.6 7.0
4	INTERIOR SIDE YARD AND REAR YARD SETBACK (m MIN)	3.0 10.0	5.6 7.0*
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
TOTAL PROVIDED PARKING SPACES		= 43

KEY PLAN

N.T.S.

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)

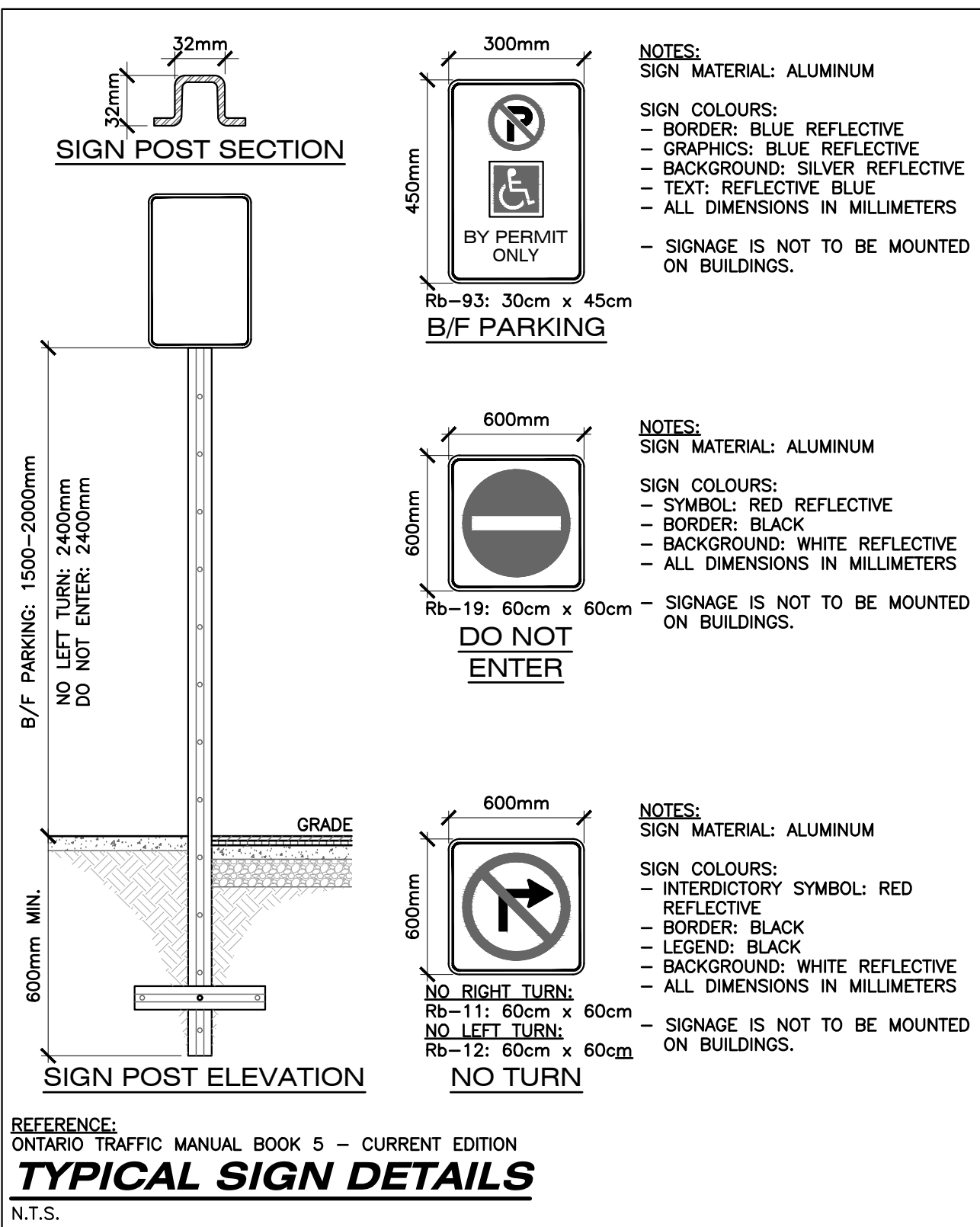
SITE BENCHMARK#2:

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)

REFERENCE DOCUMENTS:

- TOPOGRAPHICAL & LEGAL SURVEY OF EXISTING CONDITIONS PROVIDED BY SOUTH WESTERN SURVEYING LTD. PROJECT: 21-30TOP, 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



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DRAWN	BG/JR	1	FOR CLIENT REVIEW/DISCUSSION	02/07/21	BG	
CHECKED	BG/JR	2	RECONFIGURED LAYOUT, DEVELOPMENT LIMIT	14/04/22	JR	
APPROVED	RF/ND	3	UNITS BACKING ONTO DEV LIMIT	02/05/22	JR	
DATE	17/01/2024	4	ISSUED FOR CLIENT REVIEW	09/02/23	BG	
		5	ISSUED FOR SITE PLAN APPROVAL 1	13/03/23	BG	
		6	PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL	25/10/23	CM	
		7	ISSUED FOR SITE PLAN APPROVAL 3	04/01/24	IAC	
		8	ISSUED FOR SITE PLAN APPROVAL 4	08/02/24	IAC	
		9	ISSUED FOR SITE PLAN APPROVAL 4 R1	14/02/24	IAC	

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmld.ca



ENGINEER'S STAMP
SEALED FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN CONTROLS AND ZONING BY-LAWS

GOLDLEAF PROPERTIES
9644 TOWNSEND LINE
KERWOOD, ON
NOM 2B0
P: 519.870.3214
E: CINDYR@MCFCLTD.CA

SCALE
SCALE - 1:400
4.0 0 8.0m

TITLE
SITE PLAN & ZONING CHART
HICKORY CREEK ESTATES
113 CLYDE STREET,
FOREST, ON.

PROJECT No.
SBM-21-1014
SHEET No.
SP1
PLAN FILE No.