

**LEGAL INFORMATION**

PART OF  
 LOTS 1, 2, 3, 4, 5, 8,  
 9, 10, 11, A & B  
 BLOCK "I"  
 AND ALL OF  
 LOTS 6 & 7  
 BLOCK "I"  
 REGISTERED PLAN 296 (3rd)  
 IN THE  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

**WASTE REMOVAL**

GARBAGE TO BE STORED ON-SITE AND PLACED CURB SIDE THE EVENING BEFORE OR MORNING OF MUNICIPAL PICK-UP.

**CANADA POST**

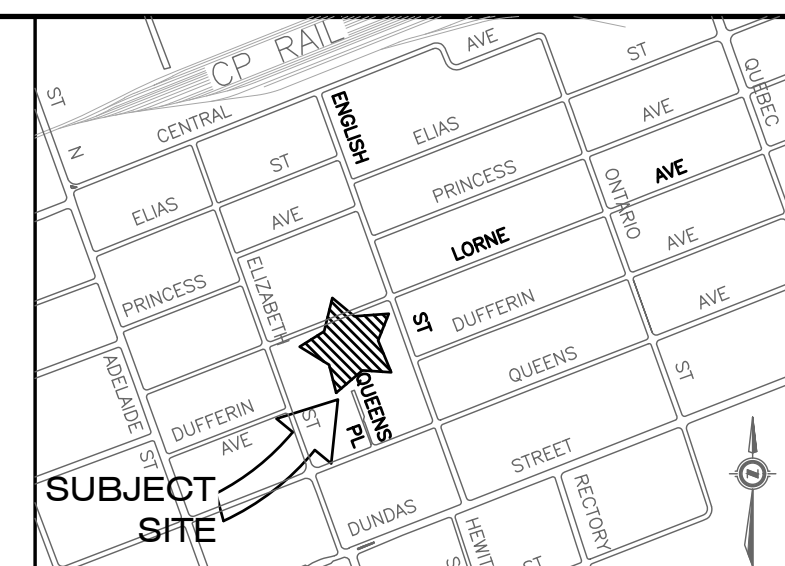
THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

**BUILDING CLASS.**

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

**REFERENCE DOCS:**

1. PLAN OF SURVEY BY CALLON DIETZ, FILE No. 18-22301, DATED JANUARY 2019.
2. CONCEPTUAL SITE PLAN PROVIDED BY HABITAT FOR HUMANITY HEARTLAND ONTARIO.
3. CONCEPTUAL BUILDING ELEVATIONS BY STRIK, BALDINELLI, MONIZ LTD, FILE No. SBM-20-1299, DATED MAY 2020.
4. CITY OF LONDON REQUEST FOR PROPOSAL No. 20-02.



**KEY PLAN**

N.T.S.

**LEGEND:**

- ▲ BUILDING ENTRANCE
- ▭ PROPOSED ASPHALT
- ▭ PROPOSED CONCRETE
- ▨ EXISTING BUILDING
- ▭ PROPOSED BUILDING
- LIMITS OF DEVELOPMENT BOUNDARY
- LIMIT OF PROPOSED RIGHT-OF-WAY
- LIMIT OF SFR INTERIOR LOT LINE
- - - PROPOSED SFR BUILDING SETBACKS
- EXISTING EASEMENT

**R1-2(11) ZONING DATA CHART**

ITEM	R1-4(7)	REQUIRED	PROVIDED
1	PERMITTED USES	SINGLE DETACHED DWELLING	SINGLE DETACHED DWELLING
2	LOT AREA (m MIN)	300	410.140
3	LOT FRONTAGE (m MIN)	9.0	11.24
4	LOT DEPTH (m MIN)	NA	35.594
5	REAR YARD SETBACK (m MIN)	4.5	>4.5
6	FRONT YARD SETBACK - MIN (m)	1.0	>1.0
	- MAX (m)	4.0	<4.0
7	INTERIOR SIDE YARD (m MIN)	1.2   3.0	>1.2   >3.0
8	LANDSCAPE OPEN SPACE (% MIN)	30.0	65.3
9	LOT COVERAGE (% MAX)	45.0	30.3
10	HEIGHT (M MAX)	2 STOREY OR 9.0m	7.38
11	PARKING AREA COVERAGE (% MAX)	25.0	4.4
12	DRIVEWAY WIDTH (m MAX)	3.0	3.01
13	No. OF SINGLE DETACHED DWELL	1	1

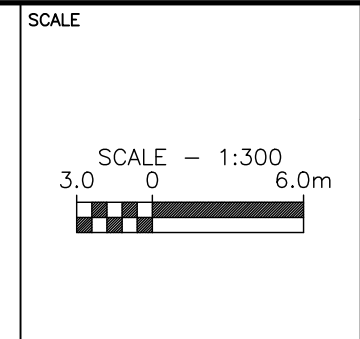
\*ABOVE CALCULATIONS BASED ON THE "WORST CASE" SMALLEST LOT, BEING LOT 1\*

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	KEK	01	FOR CLIENT REVIEW/DISCUSSION	19/05/20	KEK
	DRAWN	KEK	02	UPDATE FOR EXISTING EASEMENT	01/04/22	FZ
	CHECKED	KAM				
	APPROVED	KAM				
	DATE			01/04/2022		
	CAD			20-1299		

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

ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**

CLIENT  
**HABITAT FOR HUMANITY HEARTLAND ONTARIO**  
 P: 519.854.1907  
 E: GDEVLU@HABITAT4HOME.CA



TITLE  
**CONCEPTUAL DEVELOPMENT PLAN, ZONING CHART, AND LEGEND**  
**LORNE AVENUE SUBDIVISION**  
 723 LORNE AVENUE & 25 QUEENS PLACE  
 LONDON, ON.

PROJECT No.  
**SBM-20-1299**

SHEET No.  
**SP1**

PLAN FILE No.  
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