ZONING DATA CHART

RETAINED LAND (PARCEL 1)

SITE AREA: 11,300.5 m² (1.13 ha) BUILDING AREA: 390.0 m²
DEVELOPABLE AREA: 11,300.5 m² (1.13 ha) GRAVEL AREA: 701.3 m²
LANDSCAPED AREA: 10,209.2 m²

ITEM	R1–14	REQUIRED	PROPOSED
1	LOT AREA (m^2) MIN	2,000.0	11,300.5
2	LOT FRONTAGE (m) MIN	30.0	10.0*
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m) MIN	8.0 8.0	93.4 N/A
4	REAR YARD DEPTH (m) MIN	57.9	62.5
5	INTERIOR SIDE YARD SETBACK (m) MIN	8.0	11.4
6	LANDSCAPED OPEN SPACE (%) MIN	50	90.3
7	LOT COVERAGE (%) MAX	50	3.5
8	HEIGHT (m) MAX	12	<12.0
9	PARKING AREA COVERAGE (%) MAX	25	6.2
10	NUMBER OF SINGLE DETACHED DWELLINGS	1	1

*SPECIAL PROVISION REQUIRED

ZONING DATA CHART

SEVERED LAND (PARCEL 2)

SITE AREA: 8,393.6 m² (0.84 ha) BUILDING AREA: N/A
DEVELOPABLE AREA: 7,737.8 m² (0.77 ha) GRAVEL AREA: 145.2 m²
LANDSCAPED AREA: 7,592.6 m²

ITEM	R1–14	REQUIRED	PROPOSED
1	LOT AREA (m^2) MIN	2,000.0	8,393.6
2	LOT FRONTAGE (m) MIN	30.0	10.0*
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m) MIN	8.0 8.0	N/A N/A
4	REAR YARD DEPTH (m) MIN	47.1	N/A
5	INTERIOR SIDE YARD SETBACK (m) MIN	8.0	N/A
6	LANDSCAPED OPEN SPACE (%) MIN	50	98.1
7	LOT COVERAGE (%) MAX	50	N/A
8	HEIGHT (m) MAX	12	N/A
9	PARKING AREA COVERAGE (%) MAX	25	1.9
10	NUMBER OF SINGLE DETACHED DWELLINGS	1	1

*SPECIAL PROVISION REQUIRED

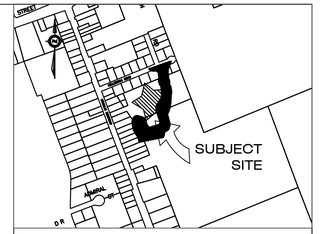
ZONING DATA CHART

SEVERED LAND (PARCEL 3)

GROSS SITE AREA: 14,280.6 m² (1.43 ha) BUILDING AREA: N/A
AREA ZONED OS: 5,980.5 m² (0.59 ha) GRAVEL AREA: N/A
AREA ZONED AG1: 8,300.0 m² (0.83 ha) LANDSCAPED AREA: N/A

ITEM	OS & AG1	OS		AG1	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED
1	LOT AREA (m^2) MIN	4,000	5,980.5	40 (ha)	8,300.0m^2*
2	LOT FRONTAGE (m) MIN	15.0	0.0*	200.0	0.0*
3	FRONT YARD AND EXTERIOR SIDE YARD DEPTH (m) MIN	8.0 8.0	N/A N/A	15.0	N/A
4	REAR YARD DEPTH (m) MIN	7.0	N/A	15.0	N/A
5	INTERIOR SIDE YARD DEPTH (m) MIN	6.0	N/A	15.0	N/A
6	LANDSCAPED OPEN SPACE (%) MIN	20.0	100	N/A	N/A
7	LOT COVERAGE (%) MAX	10.0	N/A	20.0	N/A
8	HEIGHT (m) MAX	12.0	N/A	12.0 (RES) 15.0 (ALL OTHERS)	N/A N/A

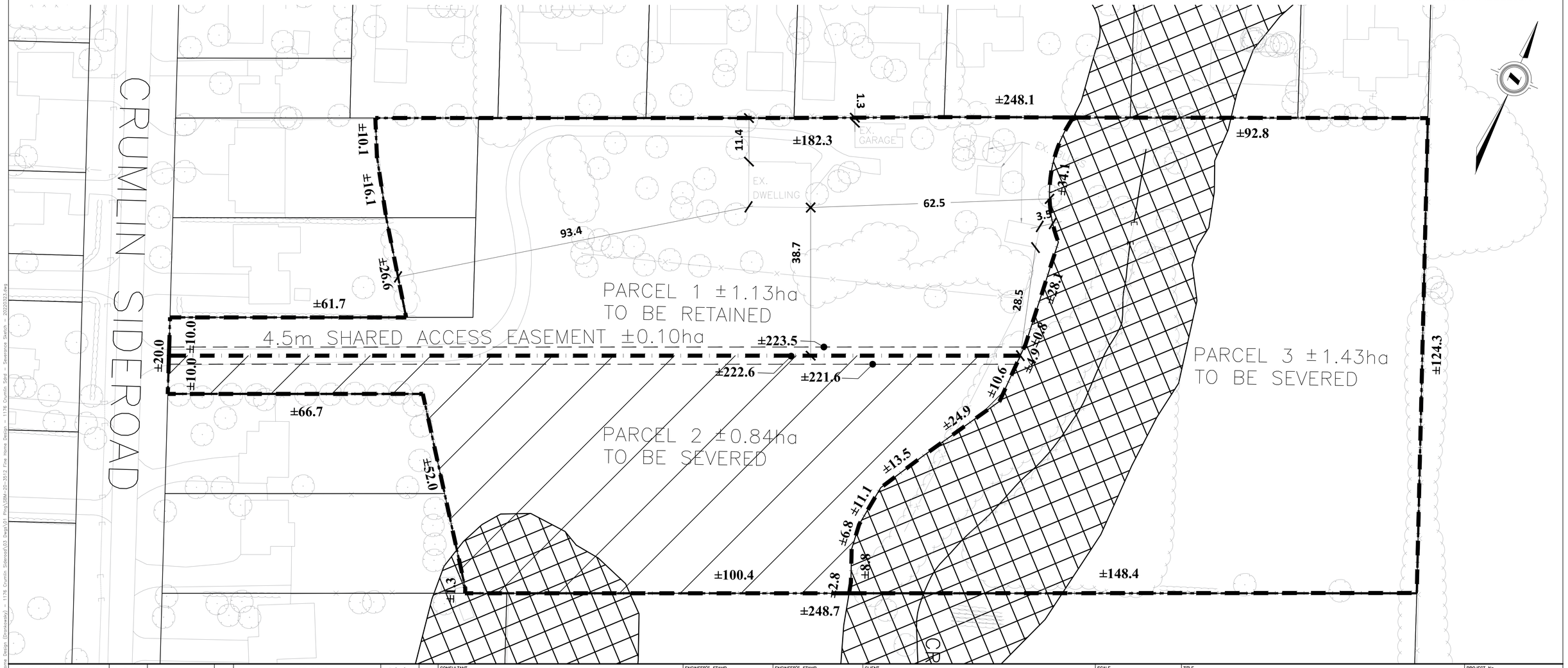
*SPECIAL PROVISION REQUIRED



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
PLAN 17 PT LOTS 15 & 16 RP
33R13539 PARTS
3, 4, 7-12,15,16,19-21
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX



AS CONSTRUCTED SERVICES	COMPLETION

		No.	REVISIONS	D/M/Y	BY
DESIGN	JR	1	INITIAL DESIGN	23/03/22	JR
DRAWN	JR				
CHECKED	LK				
APPROVED	LK				
DATE	23/03/2022				
CAD	20–3512				

CONSULTANT
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

ENGINEER'S STAMP

CLIENT
FINE HOME DESIGNS
1885 WHITNEY STREET
LONDON, ON
N5W 2W6
P: 519.659.2004
E: finehomedesign@rogers.com

SCALE
1:500

TITLE
SEVERANCE PLAN SKETCH
SEVERANCE PLAN
1176 CRUMLIN SIDEROAD
LONDON, ON.

PROJECT No.
SBM–20–3512

SHEET No.
CP1

PLAN FILE No.
–

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