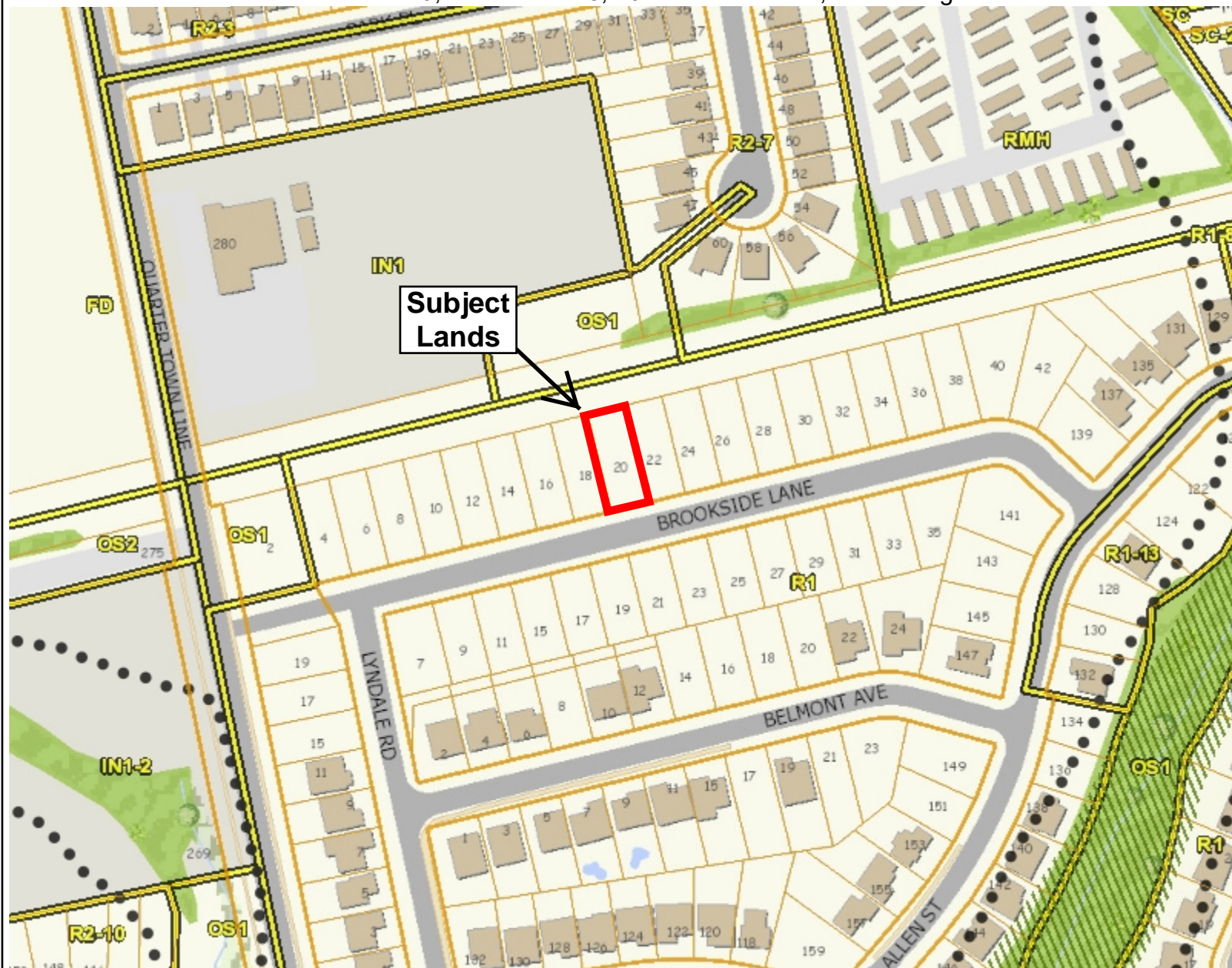


Plate 1: Location Map with Existing Zoning
File No: A 13-19: Broadway Estates Inc.
Lot 9, Plan 41M-218, 20 Brookside Lane, Tillsonburg



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection**
- Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines**
- Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



0 65 130 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

October 4, 2019



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection

Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines

Regulation Limit

- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 33 65 Meters

NAD_1983_UTM_Zone_17N



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October 4, 2019

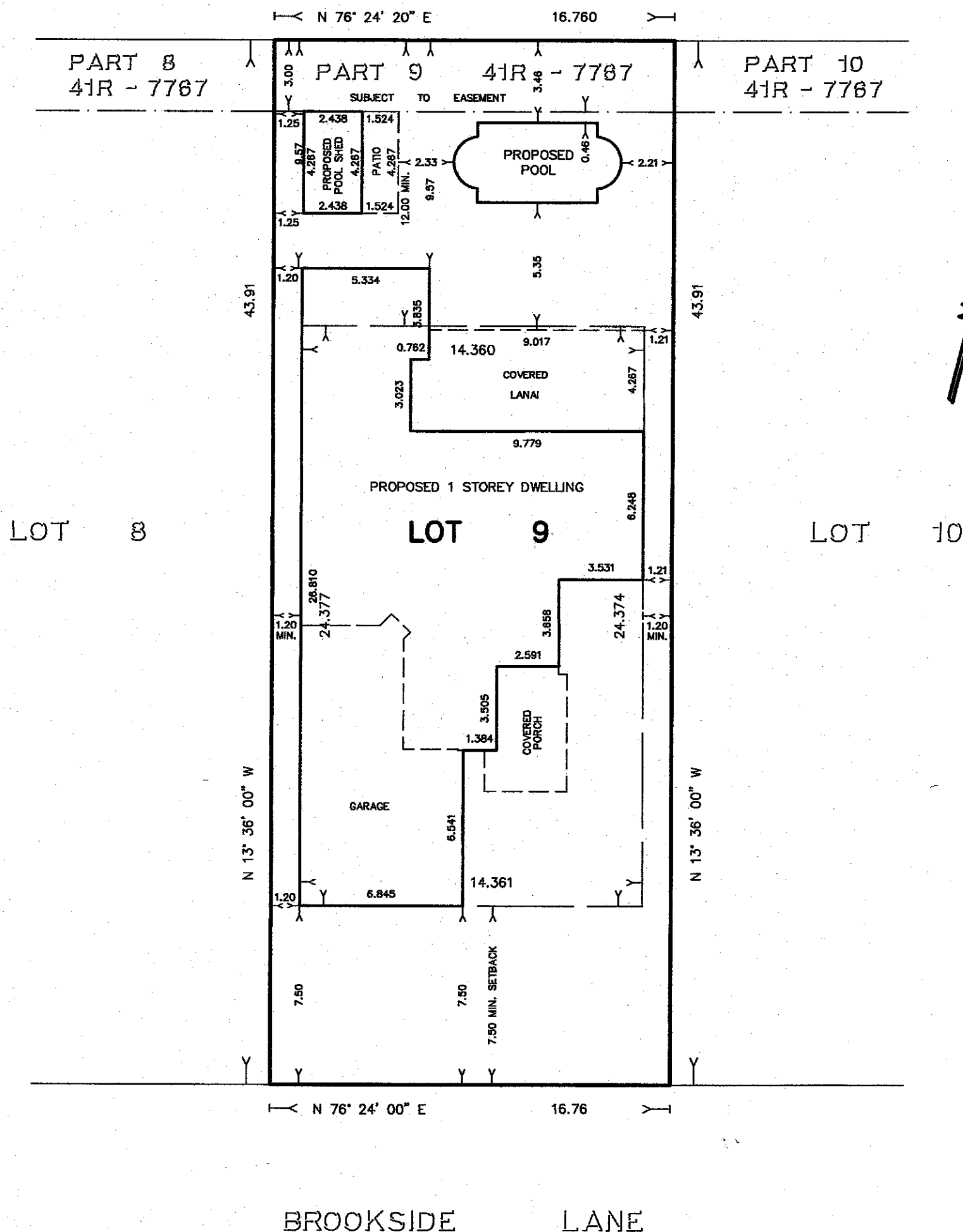
**PREPARED SHOWING PROPOSED BUILDING
AND BUILDING ENVELOPE
FOR: GARY GREEN**

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT
BE USED FOR TRANSACTION OR FINANCING PURPOSES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 41M-218 AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
- (2) - PROPOSED BUILDING ENVELOPE BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - AREA OF LOT 9 = 735.9 SQ. METERS
AREA OF PROPOSED BUILDING, COVERED PORCH AND COVERED LANAI = 294.1 SQ. METERS
AREA OF POOL SHED AND PATIO = 16.9 SQ. METERS
COVERAGE = 42.3%
- (4) - LOT ZONED R1
- (5) - MAXIMUM ALLOWABLE LOT COVERAGE = 33% (242.8 SQ. METERS)
- (6) - MINIMUM SETBACKS ALLOWED:
FRONT YARD = 7.5m
INTERIOR SIDE YARD (WITH ATTACHED GARAGE) = 1.2m
REAR YARD = 12.0m



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JULY 16, 2019

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PROPERTY DESCRIPTION:
LOT 9, REGISTERED PLAN 41M-218
TOWN OF TILSONBURG
COUNTY OF OXFORD

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 19-14949

REFERENCE: FILE