

Plate 1: Location Map with Existing Zoning

File No: A 15-19: McPherson

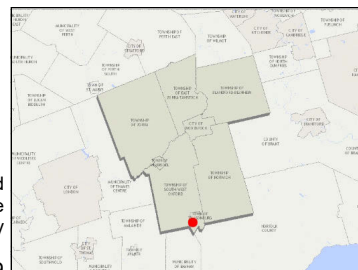
Part Lot 70, 41M-182, Parts 38-41 of 41R-9347, 30 Esseltine Drive, Tillsonburg



Legend

- 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 51 102 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

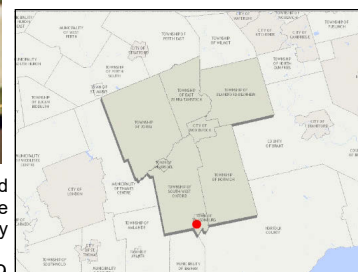
November 29, 2019



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Plate 3: Applicant's Sketch

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SKETCH

**PREPARED FOR BUILDING PERMIT APPLICATION
"SUNROOM ADDITION"**

**MUNICIPAL #30 ESSELTINE DRIVE
ALL OF P.I.N. 00025-1143**

**FOR: BILL KLYN (CONTRACTOR)
(BEVERLY DIANNE, McPHERSON)**

SCALE 1:200

METRIC

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

PROPERTY DESCRIPTION:

**PART OF LOT 70
REGISTERED PLAN 41M-182
TOWN OF TILLSONBURG
COUNTY OF OXFORD
(PARTS 38, 39, 40 AND 41, 41R-9347)**

NOTES

- AREA OF SUBJECT PROPERTY = 335.4 SQ. M.
- AREA OF EXISTING DWELLING, GARAGE, AND COVERED PORCH = 160.0 SQ. M.
EXISTING DWELLING COVERAGE = 47.7%
- AREA OF PROPOSED SCREENED SUNROOM = 12.0 SQ. M.
PROPOSED SUNROOM COVERAGE = 3.6%
- AREA OF PROPOSED AND EXISTING STRUCTURES = 172.0 SQ. M.
PROPOSED COVERAGE = 51.3%
- ADD 200.00m TO ELEVATIONS SHOWN HEREON TO OBTAIN GEODETIC DATUM
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDER SIDE OF FOOTING
- ☒ DENOTES PROPOSED BELL PEDESTAL
- (47.55) DENOTES PROPOSED FINISHED GRADE
- P/L DENOTES PROPERTY LINE
- ⦿ DENOTES LIGHT STANDARD
- ☐ DENOTES PROPOSED CATCH BASIN

CAUTION

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PHONE: 519-842-3638 FAX: 519-842-3639**

PROJECT: 19-15396

REFERENCE: FILE



**NOTE: (42.00) DENOTES PROPOSED FINAL GRADES
AS SHOWN ON LOT GRADING PLAN
COMPLETED BY CLDL ENGINEERING
DATED APRIL 20, 2017**

(42.00) DENOTES PROPOSED FINAL GRADES SCREENED ROOM



NOVEMBER 5, 2019