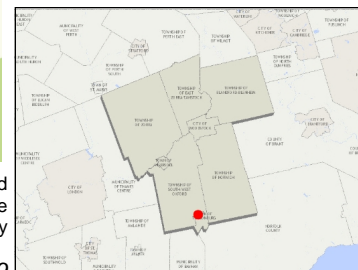


## Legend

- 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

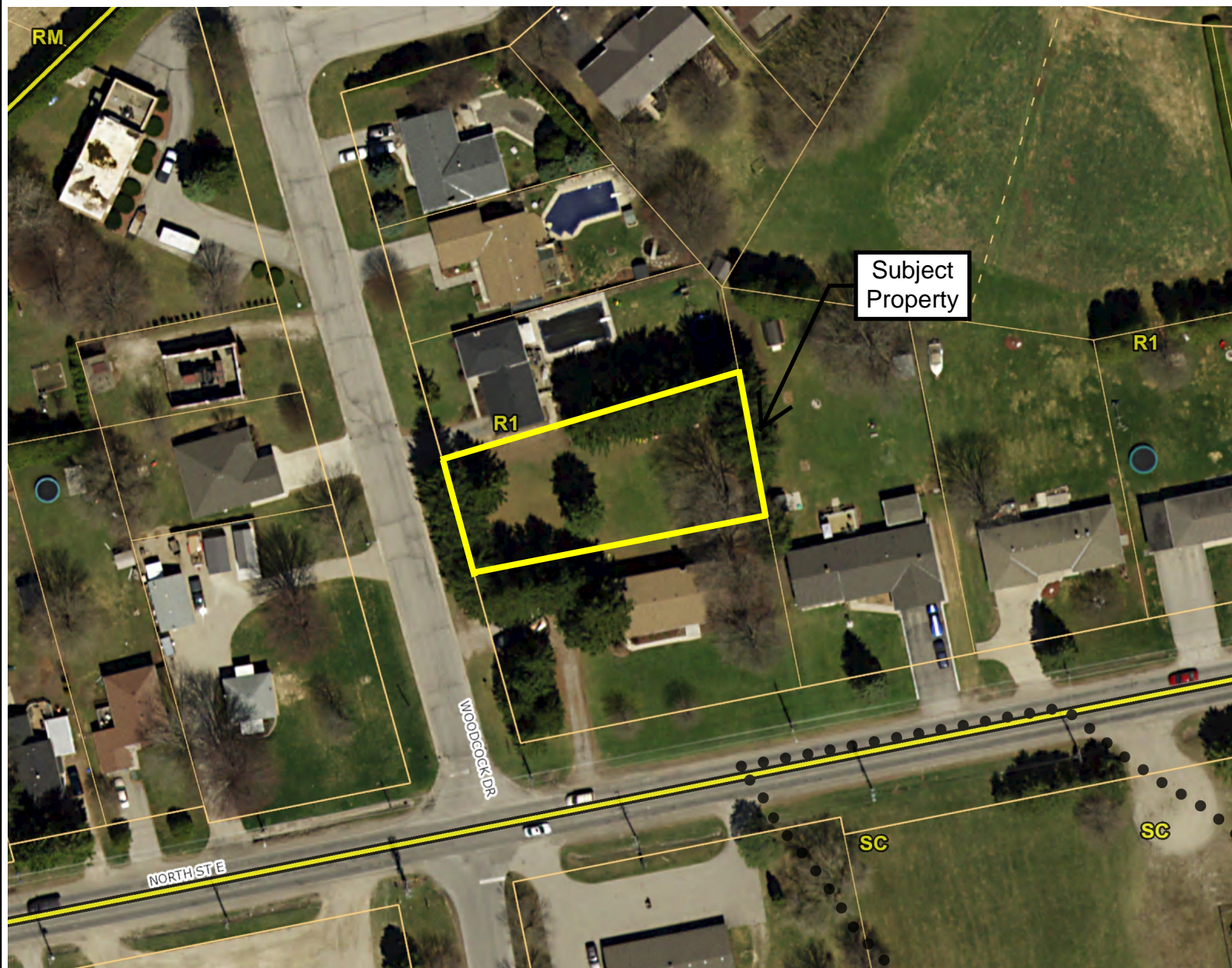
NAD\_1983\_UTM\_Zone\_17N



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 6, 2019

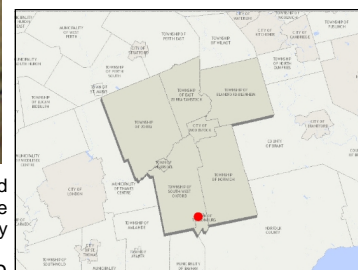




## Legend

- Environmental Protection
- Flood Overlay
  - Flood Fringe
  - Floodway
  - Environmental Protection (EP1)
  - Environmental Protection (EP2)
- Zoning Floodlines
- Regulation Limit
  - 100 Year Flood Line
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  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

## Notes



0 26 51 Meters

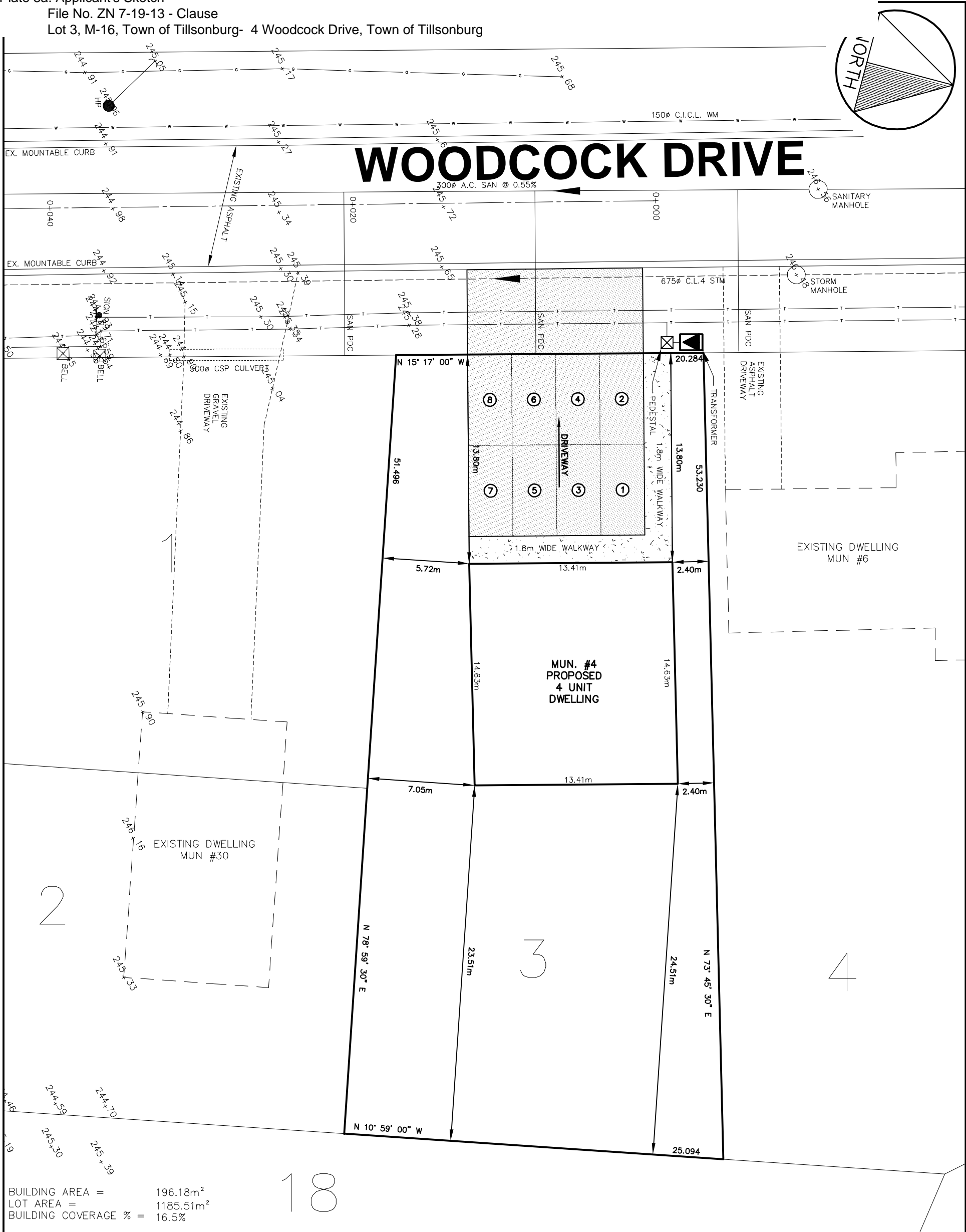
NAD\_1983\_UTM\_Zone\_17N



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November 6, 2019

Plate 3a: Applicant's Sketch  
File No. ZN 7-19-13 - Clause  
Lot 3, M-16, Town of Tillsonburg- 4 Woodcock Drive, Town of Tillsonburg



**CAUTION:** THIS PLAN REPRESENTS A PROPOSED HOUSE LOCATION. IT SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE HOUSE WAS ACTUALLY ERECTED AS SHOWN.

**LOT DEVELOPMENT PLAN**  
**TILLSONBURG, OXFORD COUNTY**

<p>ORIGINAL GROUND ELEVATION, 84.25 PROPOSED FINAL GROUND ELEVATION BURIED HYDRO, BELL, CABLE TV BELL, CABLE TV PEDESTALS</p>		<p>MANHOLE, CATCHBASINS HYDRANT, LIGHT STANDARD TREE CURBSTOP PROPOSED SWALE</p>		<p>180.0 ORIGINAL CONTOURS DIRECTION OF SURFACE RUNOFF BANK PROPERTY LINE ADD 100.00 TO PROPOSED ELEVATIONS TO OBTAIN GEODETIC DATUM</p>	
<p>SUBDIVISION: ROLLING MEADOWS BUILDER: MUNICIPAL ADDRESS: 4 WOODCOCK DRIVE LOT No.: LOT 3 R.P. No.: M-16</p>		<p>PREPARED BY : CYRIL J. DEMEYERE LIMITED DANIEL VANDENBRINK DATE:</p>		<p>APPROVED BY: CYRIL J. DEMEYERE LIMITED ANDREW GILVESY P. ENG. DATE:</p>	
<p>1 ADDED PARKING - 8 TOTAL AG 14 NOV '19</p>		<p>DRAWN BY: TWM SCALE: 1:250 CHECKED BY: DV DATE: NOV 2019 JOB No: 19079</p>		<p><b>CYRIL J. DEMEYERE LIMITED</b> CONSULTING ENGINEERS TILLSONBURG , ONTARIO PHONE (519) 688 1000 FAX (519) 842 3235</p>	



## **Plate 3b: Applicant's Concept Sketch**

**File No. ZN 7-19-13 - Clause**

**Lot 3, M-16, Town of Tillsonburg- 4 Woodcock Drive, Town of Tillsonburg**

Hello, I am writing a brief letter to introduce my self and the proposed build. I will try to offer as much information as possible. My name is Jim Girard, my wife's name is Diane. We are looking at building a cute small 4 unit dwelling in Tillsonburg. My wife and I presently live in Brantford

We are looking to move closer to our kids who are relocating to Woodstock and Delhi. My wife and I lived for years in Port Stanley where we owned and operated the local Home Hardware. We are now looking to build an income property to retire in. The proposed build will be a small quaint fourplex (2 units up, 2 units down). All 4 units will be designed and built as 1+ bedroom singles. They will be designed to accommodate many of the needs of an aging population. We will be able to accommodate a ramp and larger interior doorways for walkers. Each unit will be approx 900-1000sq. ft. These units will be open concept. The upper units will be constructed to accommodate cathedral ceilings. This build is being designed to offer cost efficient senior rentals. This unit will be owner occupied. My wife and I intend to live in the one of the units. The footprint or foundation will be approx. 2100 sq. ft. This means that the total footprint will be NO LARGER than an average home. In fact, a normal home with a 2 car garage would likely be 50% larger than we are proposing. We are proposing generous set

backs from each neighbour . We are proposing a 6 foot privacy fence on both sides. We are proposing a gazebo, back decks and large gardens to incorporate into the back yard. This lot could be utilized in the future as a side by side semi. Lots of cars, lots of people and noise. This lot could be utilized for a huge house with a large shop or workshop. We are neither. The community is being well informed of our intentions and our plans to deliver a build that accommodates everyones concerns. This entire building may be occupied by approx. 4-6 seniors. Quiet will very little movement. We are confident the proposed build will become an appreciated and valued part of the community. We have enclosed a couple picture to enable you a picture of what we are planning. I am offering you my phone number and email address. I welcome any questions or concerns you may have.

With respect

Jim Girard. 519-751-5102. [jimgirard@rogers.com](mailto:jimgirard@rogers.com)

