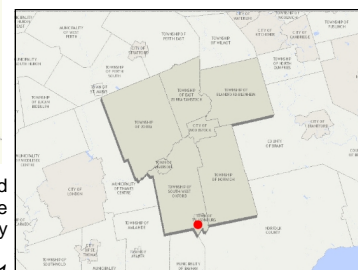




Legend

- 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 26 51 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

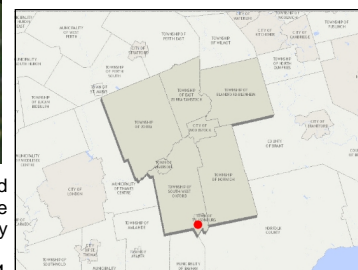
June 28, 2021



Legend

- 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 13 26 Meters

NAD_1983_UTM_Zone_17N



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June 28, 2021

SKETCH
PREPARED FOR BUILDING PERMIT APPLICATION
FOR: WAGLER HOMES
"THE OAKS" SUBDIVISION PHASE 3

SCALE 1: 200

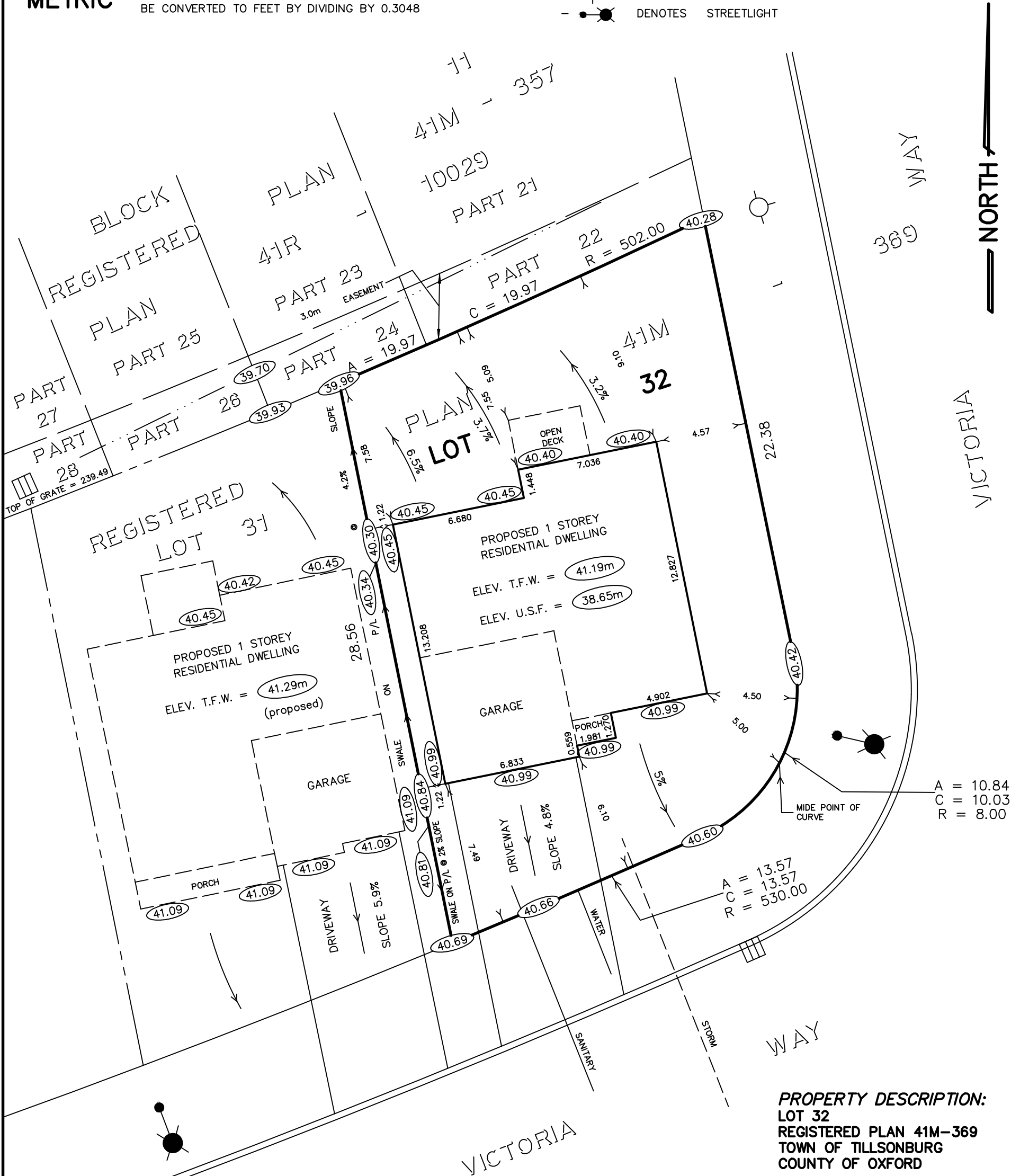


METRIC

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

NOTES

- AREA OF LOT 32 = 551.6 SQUARE METRES
- AREA OF DWELLING, GARAGE AND PORCH = 181.3 SQUARE METRES
- PROPOSED LOT COVERAGE = 32.9%
- 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
- (47.55) DENOTES PROPOSED FINISHED GRADE
- P/L DENOTES PROPERTY LINE
- DENOTES CATCH BASIN
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES STREETLIGHT



PROPERTY DESCRIPTION:
LOT 32
REGISTERED PLAN 41M-369
TOWN OF TILLSONBURG
COUNTY OF OXFORD

Plate 3: Applicant's Sketch
File No. A-15/21- Simon Wagler
Lot 32, Plan 41M-369 - 33 Victoria Way, Town of Tillsonburg

CAUTION

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

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

PROJECT: 21-16785

REFERENCE: FILE

APPROVED BY K. J. BEHM AND ASSOCIATES INC.

NAME SIGNATURE

DATE APRIL , 2021

NOTE: DISTANCE FROM T.F.W. TO U.S.F. = 2.54m OR 8'-4"