

## Legend

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- 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

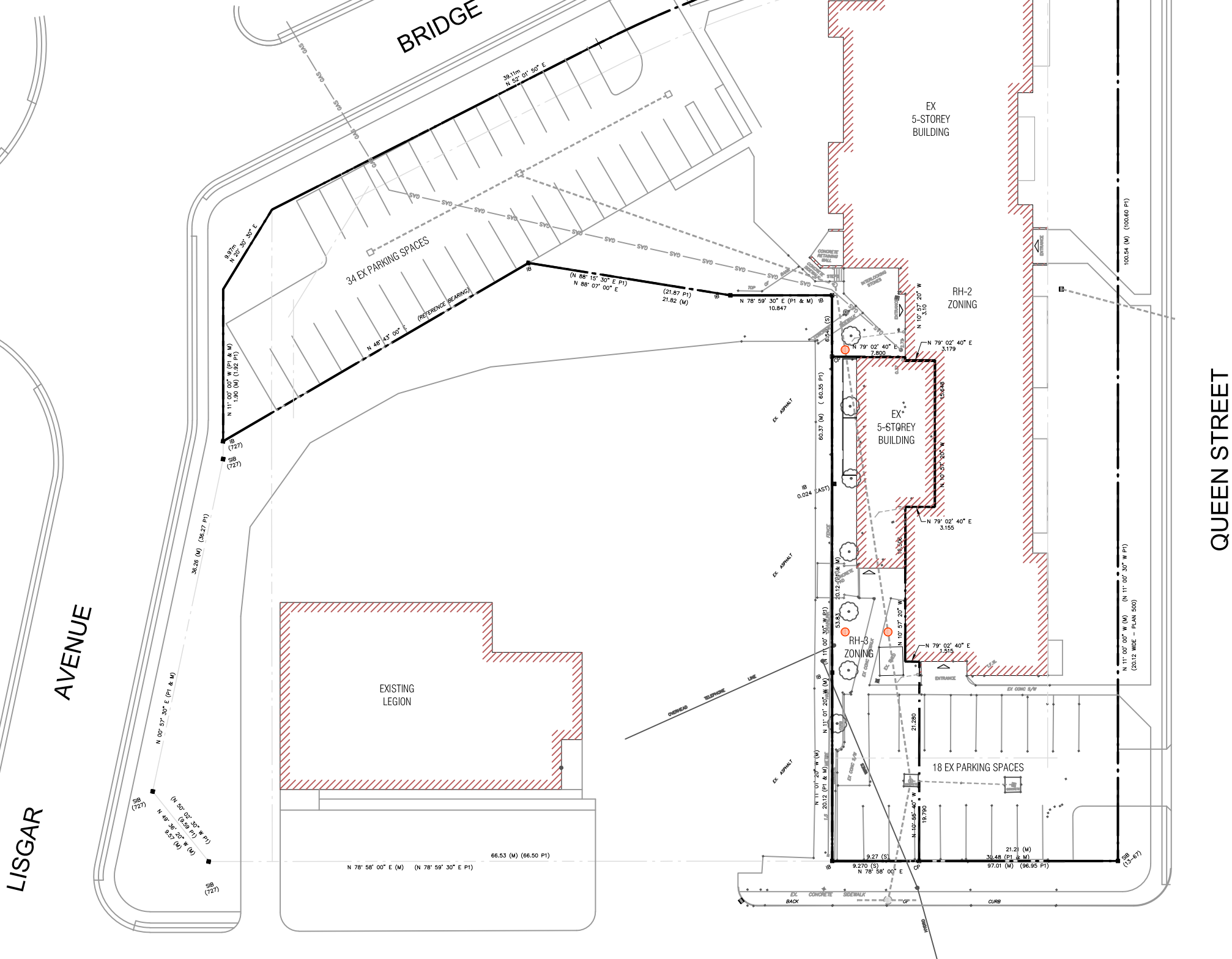
NAD\_1983\_UTM\_Zone\_17N



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

December 1, 2022

Plate 2- Applicant's Site Plan  
File No. A-13/22- Town of Tillsonburg Non-Profit Housing Corporation  
Part Lots 460-462, Lots 459, 460-462, 464, Plan 500- 53 Queen St, Tillsonburg



PROJECT DATA

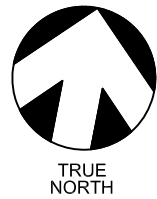
LOT DESCRIPTION	LOT 459, PART LOTS 460-462, PLAN 500 FRONT ON BRIDGE STREET EAST, DURHAM STREET AND QUEEN STREET AND IS KNOWN MUNICIPALLY AS 53 QUEEN STREET.
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ZONING STATISTICS - RH-2

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	RH-2	RH-2
NET RESIDENTIAL DENSITY (DWELLING UNITS PER HECTARE)	144.9 (58.7)	149.8 (60.6)
HEIGHT OF BUILDING (max.)	5 STOREYS	5 STOREYS (EXISTING)
LOT FRONTAGE (min.)	21.2 m (69.5 ft.)	EXISTING TO REMAIN
EXTERIOR SIDE YARD SETBACK (min.)	7.4 m (24.3 ft.)	EXISTING TO REMAIN
INTERIOR SIDE YARD SETBACK (min.)	0 m (0 ft.)	EXISTING TO REMAIN
AMENITY AREA (min.)	631.4 m² (6796.5 ft².)	2044 m² = TOTAL (32.97 m² / per unit) 90 m² = (EX COMMON+LAUNDRY) 344 m² = (EX BALCONIES) 1610 m² = (EX OPEN LANDSCAPE SPACE)
SETBACK FROM ARTERIAL ROAD (min.)	13.0 m (42.6 ft.)	EXISTING TO REMAIN
NUMBER OF PARKING SPACES	43	47 (EXISTING)
LOT AREA (m²)	90	4140 (EXISTING)
APARTMENT UNITS (max.)	60	62 (1-NEW, 1-FUTURE)
BUILDING AREA	N/A	1170 m² (EXISTING)

ZONING STATISTICS - RH-3

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	RH-3	RH-3
NET RESIDENTIAL DENSITY (DWELLING UNITS PER HECTARE)	260.0 (105.2)	EXISTING TO REMAIN
HEIGHT OF BUILDING (max.)	5 STOREYS	5 STOREYS (EXISTING)
LOT FRONTAGE (min.)	9.27 m (30.5 ft.)	EXISTING TO REMAIN
REAR YARD SETBACK (min.)	0 m (0 ft.)	EXISTING TO REMAIN
INTERIOR SIDE YARD SETBACK (min.)	0 m (0 ft.)	EXISTING TO REMAIN
AMENITY AREA (min.)	155.2 m² (1670.6 ft².)	EXISTING TO REMAIN
SETBACK FROM ARTERIAL ROAD (min.)	13.0 m (42.6 ft.)	EXISTING TO REMAIN
NUMBER OF PARKING SPACES	5	5 (EXISTING)
LOT AREA (m²)	90	500 (EXISTING)
APARTMENT UNITS (max.)	13	13 (EXISTING)
BUILDING AREA	N/A	176 m² (EXISTING)



QUEEN STREET

REINDERS + LAW

ARCHITECTURE, ENGINEERING

REINDERS + LAW LTD.  
ARCHITECTURE, ENGINEERING  
64 ONTARIO STREET NORTH  
MILTON, ON L9T 2T1  
T. 905.457.1618 F. 905.457.8852  
EMAIL@REINDERS.CA WWW.REINDERS.CA

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project  
TOWNSVIEW TERRACE SUITE  
RENOVATION  
53 QUEEN STREET  
TILLSONBURG, ON

drawing  
EXISTING SITE PLAN  
  
ISSUED FOR MINOR VARIANCE

date  
11/10/2022  
project number  
22012

plot scale  
1:1  
sheet—number  
SP1

drawing scale  
1:500  
reference number  
rev. no.  
1



