



### 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



0 102 205 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

August 10, 2022





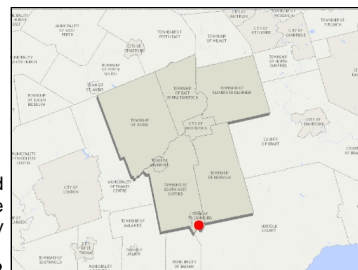
## Legend

### 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 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N

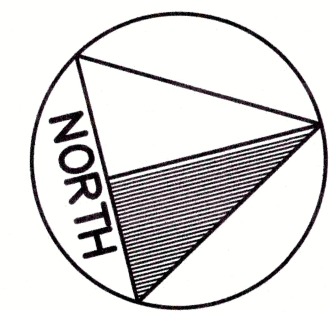
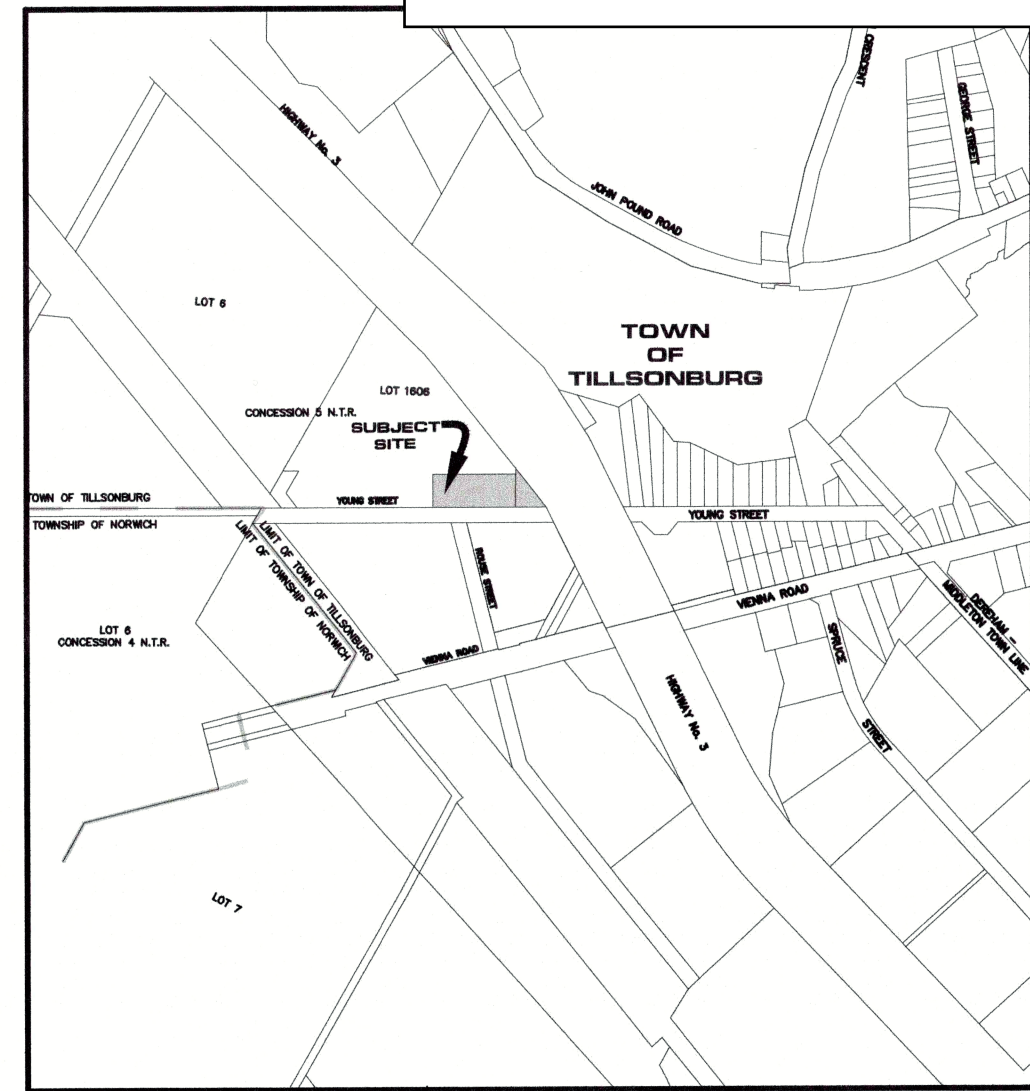


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 10, 2022



**Plate 3: Proposed Draft Plan**  
**File Nos: OP 22-14-7, SB 22-04-7, ZN 7-22-12 - Gene Sandham**  
**Part Lot 1606, Plan 500, Parts 3 & 4 of 41R-9612- 91 Young St, Town of Tillsonburg**



- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
- (A) ON PLAN
  - (B) ON PLAN
  - (C) ON PLAN
  - (D) LOTS 1-7 SINGLE FAMILY RESIDENTIAL,
  - (E) NORTH - EXISTING HIGHWAY
  - WEST - EXISTING RESIDENTIAL/WOODLAND
  - EAST - EXISTING CAR DEALERSHIP/CHURCH
  - SOUTH - EXISTING RESIDENTIAL
  - (F) ON PLAN
  - (G) ON PLAN
  - (H) TOWN WATER AVAILABLE
  - (I) SAND
  - (J) ON PLAN
  - (K) STORM SEWERS, SANITARY SEWERS, TELEPHONE, GAS, T.V.CABLE
  - (L) TOWN OF TILLSONBURG OFFICIAL PLAN AND ZONING BY-LAWS
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

# DRAFT PLAN OF SUBDIVISION

PART OF LOT 1606  
JUDGE'S PLAN REGISTERED AS PLAN 500  
TOWN OF TILLSONBURG  
COUNTY OF OXFORD

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha)
Single Family Residential	1-7	7	0.59
Total		7	0.59

**KEY PLAN**  
SCALE 1:10,000  
**EXISTING RESIDENTIAL/ WOODED AREA**

**OWNER'S CERTIFICATE**  
GENE SANDHAM, THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZE CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

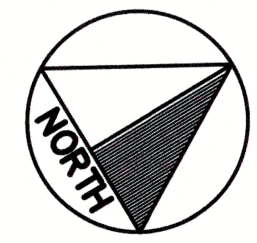
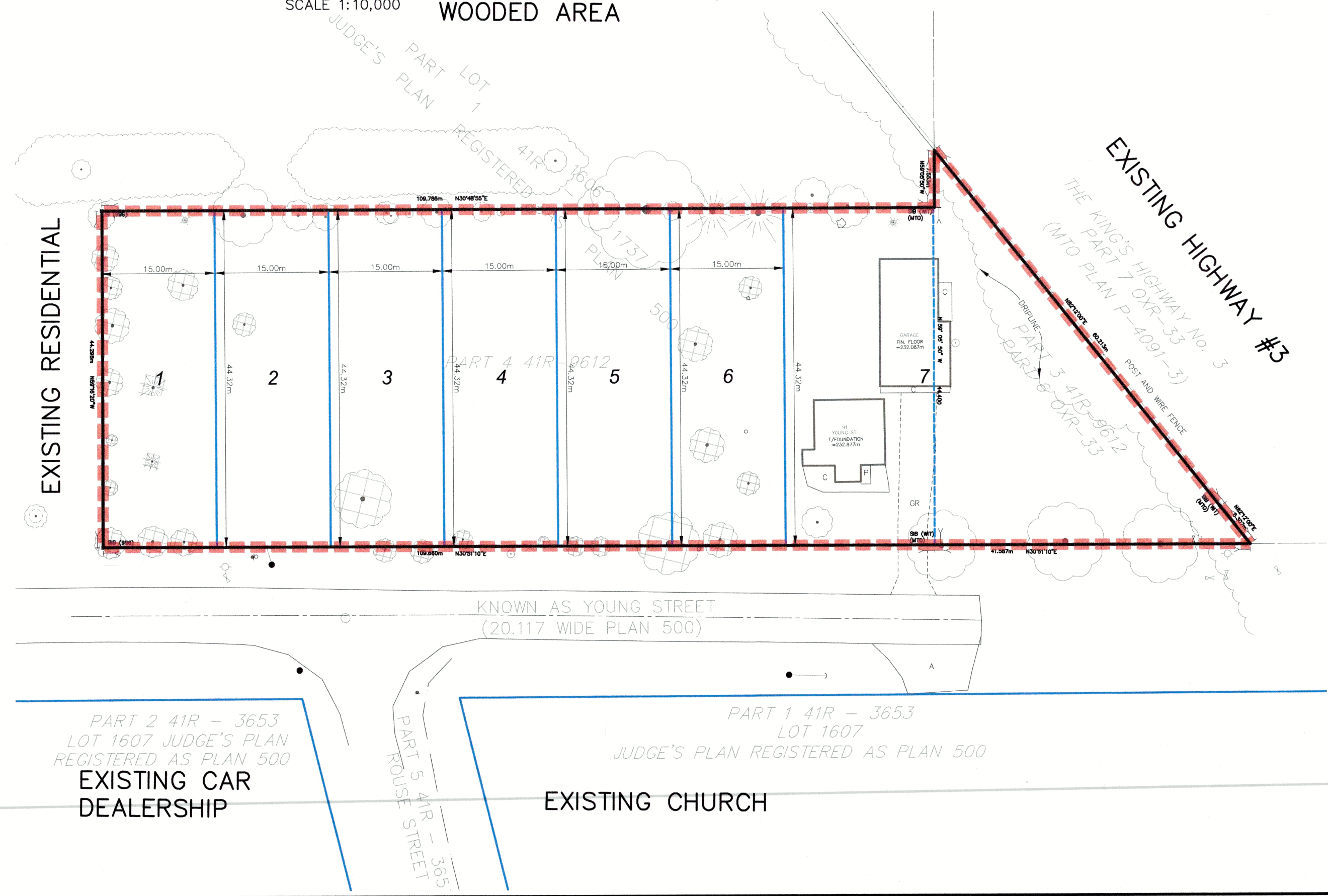
January 7, 2022  
DATE

*Gene Sandham*  
GENE SANDHAM

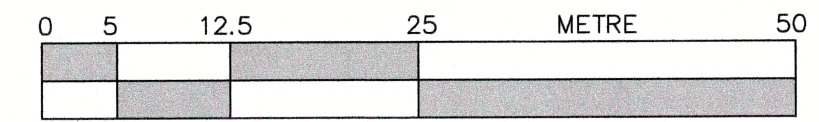
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

November 22, 2021  
DATE

*Kim Husted*  
KIM HUSTED, ONTARIO LAND SURVEYOR



SCALE 1:500



NOTE: ORIGINAL CONTOURS SHOWN FROM 2021 CJDL SURVEY

**CJDL**  
Consulting Engineers

Cyril J. Demeyere Limited  
P.O. Box 460, 261 Broadway  
Tillsonburg, Ontario, N4G 4H8  
Tel: 519-688-1000  
866-302-9886  
Fax: 519-842-3235  
cjd@cjdeng.com

21054

22 NOV 2021