

Plate 1: Location Map with Existing Zoning
MV A01-23 - Meagan Donkervort & Eric Locky
LT 23 PL 1078; S/T A66342, 18 William Street, Town of Tillsonburg



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 48 96 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

May 31, 2023



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SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: SINGLE DETACHED DWELLING PROPOSED BUILDING USE: SINGLE DETACHED DWELLING EXISTING ZONE: R1		
ZONE REGULATION	REQUIRED	PROVIDED
NUMBER OF DWELLING PER LOT, MAXIMUM	1	1
LOT AREA - MINIMUM	608M2 (CORNER LOT)	1332.84M2
LOT FRONTAGE, MINIMUM	19M (CORNER LOT)	20.958M
LOT DEPTH - MINIMUM	32M	44.629M
FRONT YARD - MINIMUM DEPTH	7.5M	17.58M
EXTERIOR SIDE YARD, MINIMUM	7.5M	6.36M
REAR YARD, MINIMUM DEPTH WIDTH	12M	6.89M
INTERIOR SIDE YARD, MINIMUM WIDTH	1.2M (CORNER LOT)	4.94M
SETBACK - MINIMUM DISTANCE FROM THE CENTRELINE OF AN ARTERIAL ROAD, AS DESIGNATED ON SCHEDULE 'B' OF THIS BYLAW	20.5M	N/A
LOT COVERAGE, MAXIMUM	35% OF THE LOT AREA	22.36%
LANDSCAPED OPEN SPACE - MINIMUM	30% OF THE LOT AREA	30.56%
HEIGHT OF DWELLING, MAXIMUM	10.5M	6.579M +/-
PARKING	2	>2

Plate 3: Applicant's Sketch
MV A01-23 - Meagan Donkervoort & Eric Lockey
LT 23 PL 1078; S/T A66342, 18 William Street, Town of Tillsonburg

SITE PLAN
PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: ERIC LOCKEY

LOT GRADING PLAN
OF ALL OF
LOT 23, PLAN 1078
MUNICIPAL NUMBER 18
IN THE TOWN OF TILLSONBURG
COUNTY OF OXFORD

SCALE - 1: 150

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

LEGEND
▼ DENOTES PRIMARY ENTRANCE/EXIT
▲ DENOTES ENTRANCE/EXIT DOOR

NOTES
(1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
(2) - PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY
(3) - SITE BENCHMARK # 1 SPIKE SET IN NORTH FACE OF HYDRO POLE SOUTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION 256.76meters
(4) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATIONS OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATIONS OF THE UNDER SIDE OF THE FOOTING PRIOR TO EXCAVATION.
(5) - SEPTIC SYSTEM TO BE DESIGN BY OTHER ELEVATION TO BE REVISED WHERE REQUIRED.
(6) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION.

CAUTION
- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATIONS OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

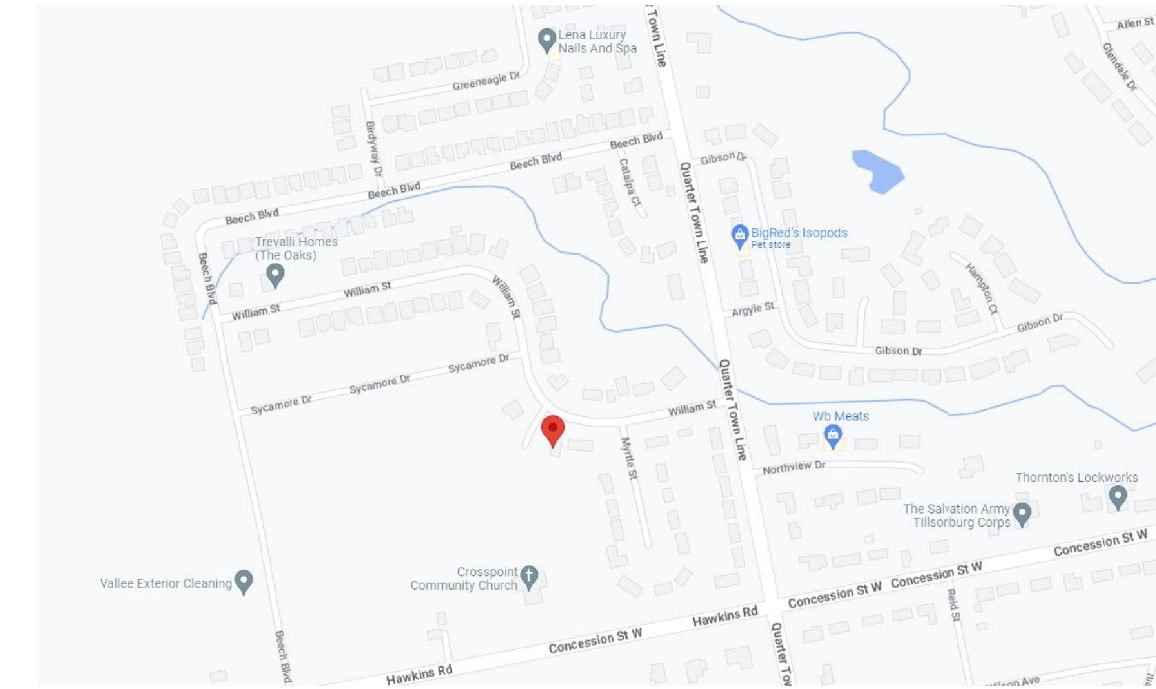
Location of Proposed Addition (approx.)

Existing Sheds (to be removed)

Existing Dwelling

Subject Property

William Street



KEY MAP: NOT TO SCALE

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.			
NO:	REVISION:	BY:	DATE:
1	ISSUED FOR COUNTY/TOWN REVIEWS FOR MINOR VARIANCE	TS	APRIL 13, 2023

ORIGINAL SURVEY BY:

sbm
GEOMATICS
ONTARIO LAND SURVEYOR
1599 ADELAIDE STREET, N, UNIT 203,
LONDON, ONTARIO, N5X4E8

PHONE: 519-914-1134
FAX: 519-471-0034
CAD FILE: SMBG-23-0003

ENGINEERS STAMP

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.

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WOODSTOCK ON P.O. BOX 98
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TEL: 1-519-879-6875 NOJ 1R0
FAX: 1-519-879-6536
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DESIGNED FOR:

MEAGHAN & ERIC
LOCKEY

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TILLSONBURG, ONTARIO, N4G 1L8
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PROPOSED ADDITION	
SITE PLAN	
SCALE: 1:150	DRAWING NO: 100
DATE: APRIL 13, 2023	PROJECT NO: 23-043
DRAWING BY: T. STREATCH	
DESIGNED BY: C. WEATHERALL	
CHECKED BY: C. WEATHERALL	