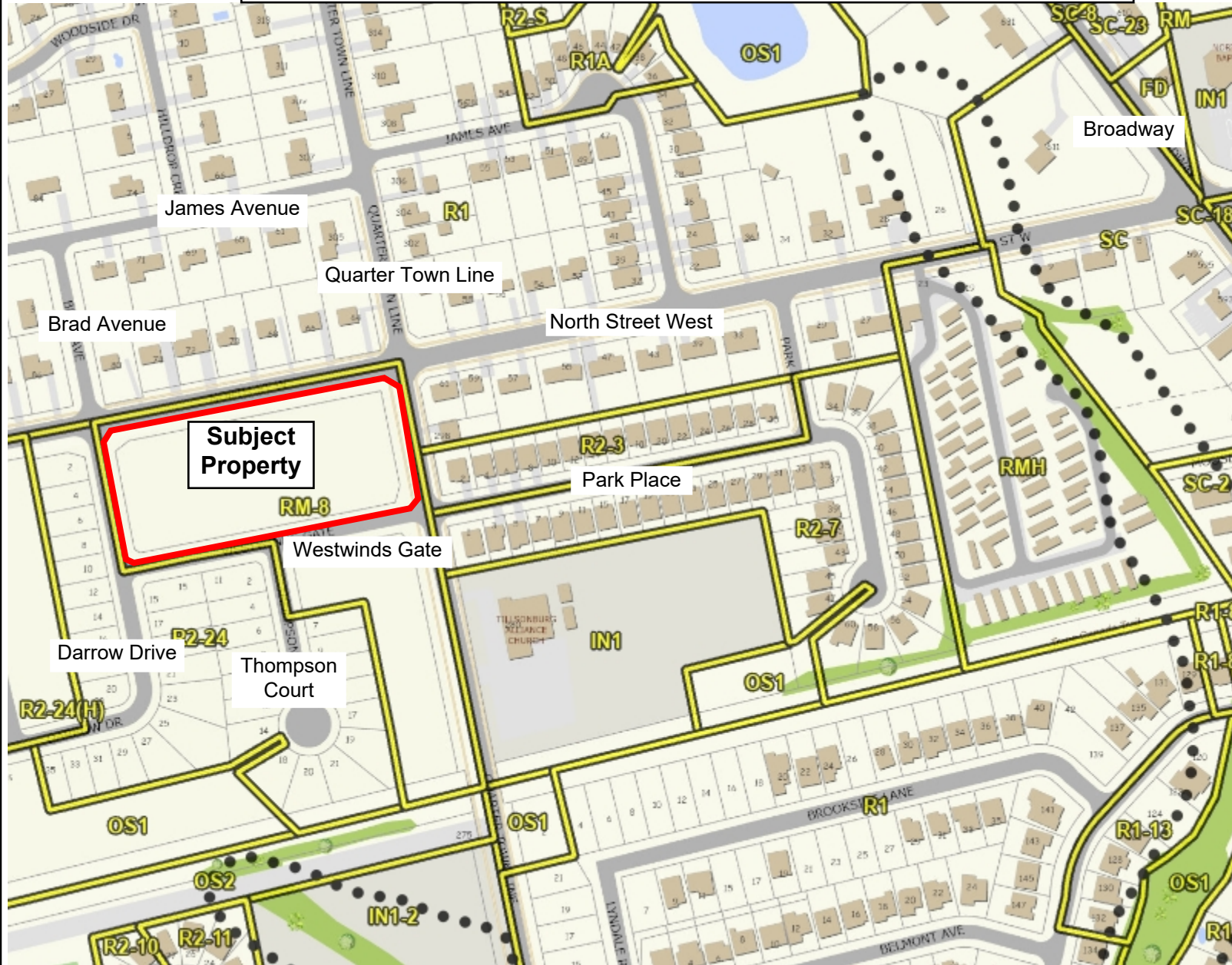


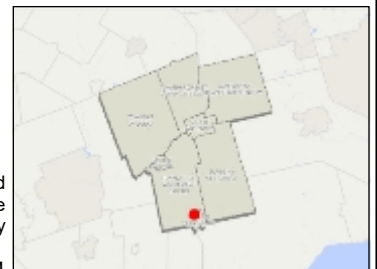
Plate 1: Location Map with Existing Zoning
File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.
CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street West, Tillsonburg



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 96 192 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

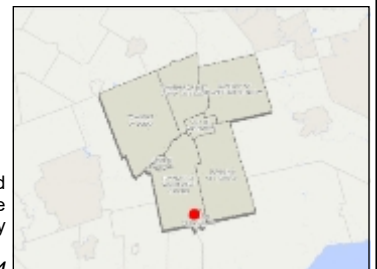
January 23, 2024



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 96 192 Meters

NAD_1983_UTM_Zone_17N



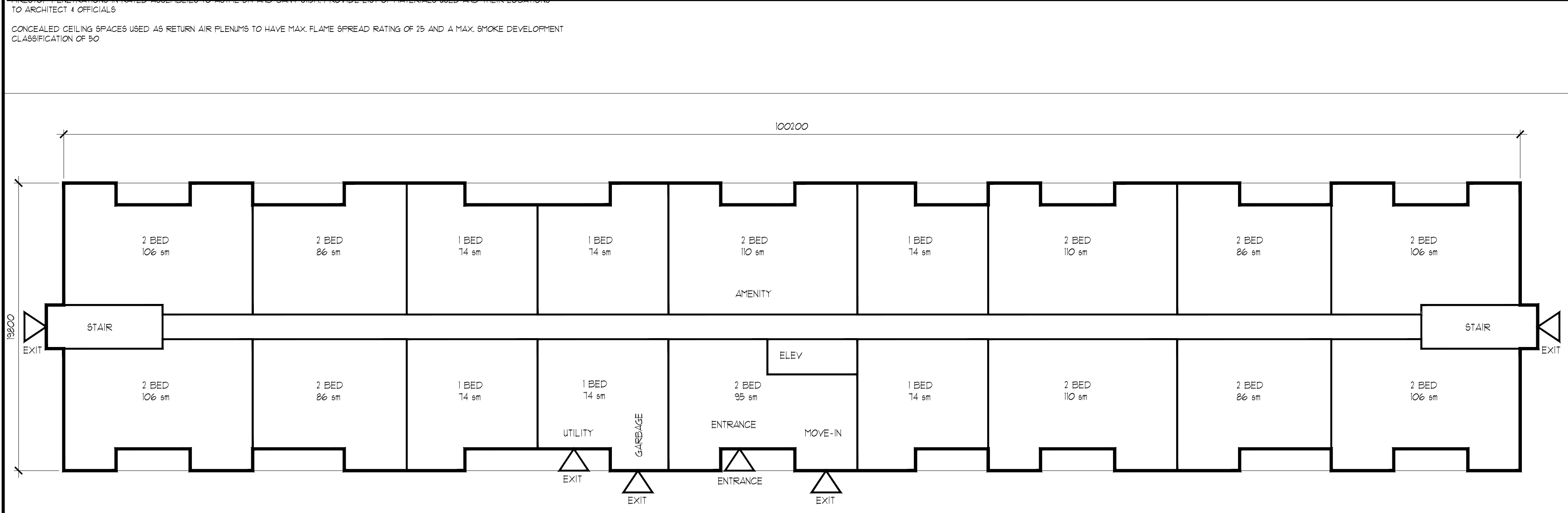
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 23, 2024

Plate 3: Applicant's Sketch

File Nos.: OP 23-14-7 and ZN 7-23-11 - Southside Construction Management Ltd.

CON 11, Lot 8, Plan 41M-392, Block 38 - 97 North Street, Tillsonburg



2 FLOOR PLAN
 A101 1200

Subject Property

site data

- GROSS SITE AREA: BEFORE ROAD WIDENING (13,562 s.m.) AFTER ROAD WIDENING (12,707 s.m.)
- BUILDING AREA (B.A.) & APARTMENT B.A. = 1,847 s.m. MULTI-UNIT DWELLING B.A.: 892 s.m.
 GROSS FLOOR AREA (G.F.A.): APARTMENTS G.F.A.: 11,082 s.m. MULTI-UNIT DWELLING G.F.A.: 1,784 s.m.
 TOTAL BUILDINGS B.A.: 2,739 s.m.
 TOTAL BUILDINGS G.F.A.: 12,866 s.m.
- ASPHALT AREA: 5,431 s.m.

ITEM	REQUIREMENTS	PROPOSED APARTMENT + M.U. DWELLING
4. ZONES	RH (HIGH DENSITY)	RH (HIGH DENSITY)
5. LOT AREA (MIN.)	90 m ² /UNIT MIN. 160 m ² /UNIT MAX.	105 + 10 UNITS = 110 m ² /UNIT AFTER ROAD WIDENING
6. LOT FRONTAGE (MIN.)	30.0 m MIN.	72.1 m
7. FRONT YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 7.5m WHICHEVER IS THE GREATER.	6.0m APARTMENT TO QUARTER TOWN LINE
8. REAR YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 10.5m, WHICHEVER IS THE GREATER. WITH NO HABITABLE ROOM WINDOWS 3m.	67.8m APARTMENT TO DARROW DRIVE 3.0m M.U. DWELLING TO DARROW DRIVE
9. EXTERIOR SIDE YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 7.5m WHICHEVER IS THE GREATER.	8.0m APARTMENT TO NORTH STREET 11.4m M.U. DWELLING TO NORTH STREET
10. INTERIOR SIDE YARD SETBACK	50% OF THE HEIGHT OF THE BUILDING OR 10.5m, WHICHEVER IS THE GREATER. WITH NO HABITABLE ROOM WINDOWS 3m.	N.A.
11. SETBACK FROM CENTERLINE OF ARTERIAL ROAD	20.5 m (67.3')	>20.5 m FROM NORTH STREET >20.5 m FROM QUARTER TOWN LINE
12. LANDSCAPED OPEN SPACE (%) MIN.	35% OF THE LOT AREA	40% BEFORE ROAD WIDENING 36% AFTER ROAD WIDENING
13. LOT COVERAGE MAX.	40% OF THE LOT AREA	20% BEFORE ROAD WIDENING 22% AFTER ROAD WIDENING
14. HEIGHT OF BUILDING (MAX.)	22 m	APARTMENT = 20 m
15. AMENITY AREA (MIN.)	40 m ² PER DWELLING UNIT 115X40 = 4,600 s.m. REQUIRED	722 s.m. BALCONIES, 110 s.m. AMENITY ROOM + 4,578 s.m. LANDSCAPED AREA. = 5,410 s.m. PROVIDED
16. PARKING REQ.	M.U. DWELLING & APARTMENT: @ 1.5/UNIT = 173 SPACES (INCL. B/F) TOTAL REQUIRED = 173 B/F PARKING: 101 - 200 REQUIRED SPACES = 3% + AN ADDITIONAL 1. = 7 REQUIRED EQUAL TYPE A & B SPACES. 1.5 m PARKING SETBACK INTERIOR SIDE YARD & REAR YARD	178 SPACES (INCL. B/F) REQUIRED B/F PARKING 7 TYPE A 4 TYPE B 3

LEGAL DESCRIPTION

BLOCK 38
 PART OF LOT 8
 CONCESSION 11
 GEOGRAPHIC TOWNSHIP OF DEREHAM
 TOWN OF TILLSONBURG
 COUNTY OF OXFORD

NOTE:
 THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS.
 ITS INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

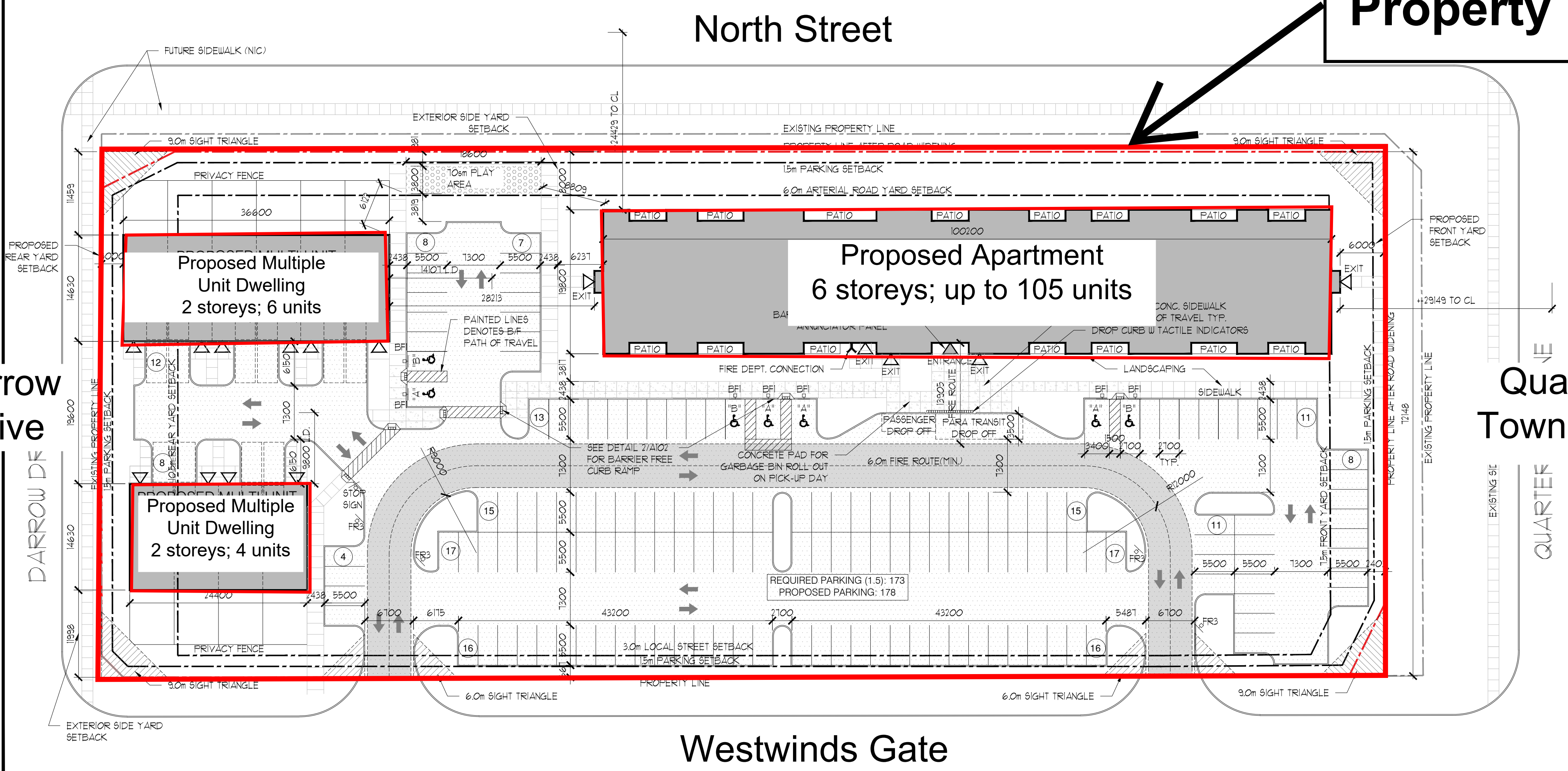
FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS, I.E. SURVEY, SOIL REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY INFORMATION IS DERIVED FROM PLANS PROVIDED BY:
 KIM HUBERT SURVEYING LTD.
 FILE: 20-16-8-41, Plan 41M-392 DATED: MAY 11, 2023

LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER/ BARRIER FREE ENTRY
- PRINCIPAL/ BARRIER FREE ENTRY
- FIRE HYDRANT
- HYDRANT POLE
- CATCH BASIN
- MANHOLE
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SOFT MOUNTED LIGHT FIXTURE
- FIRE ROUTE SIGN
- BARRIER/PRIVACY FENCE
- DROP CURB



1 SITE PLAN
 A101 1400



AGAR ARCHITECT
 philip agar architect inc.
 philip agar architect inc.
 513 queens avenue, london, on n6b 1y3
 t41. 519 452-7388 info@agar-architect.com

SITE PLAN
 PROPOSED APARTMENTS
 NORTH STREET
 TILLSONBURG, ONTARIO

SOUTHSIDE GROUP

Project No: 1267
 Scale: 1:400
 Dwn/Chkd. By: JH/SA
 Date: JULY 2023

Dwg. No: **A101**

Darrow Drive

North Street

Quarter Town Line

Westwinds Gate

Last Saved: Friday, February 02, 2024
 Printed: Friday, February 02, 2024
 File: I:\Design\5001\107\107-A101 SITE PLAN.dwg

1 DEC 12/23 ISSUED FOR ZBA
 2 JAN 31/24 REVISED PER CITY COMMENTS