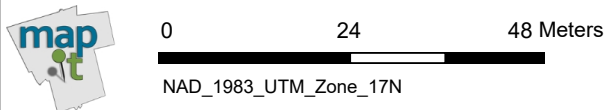




Legend

- 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



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

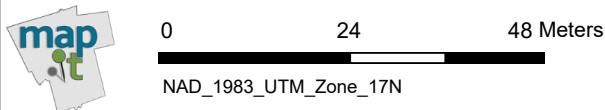
February 23, 2024



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

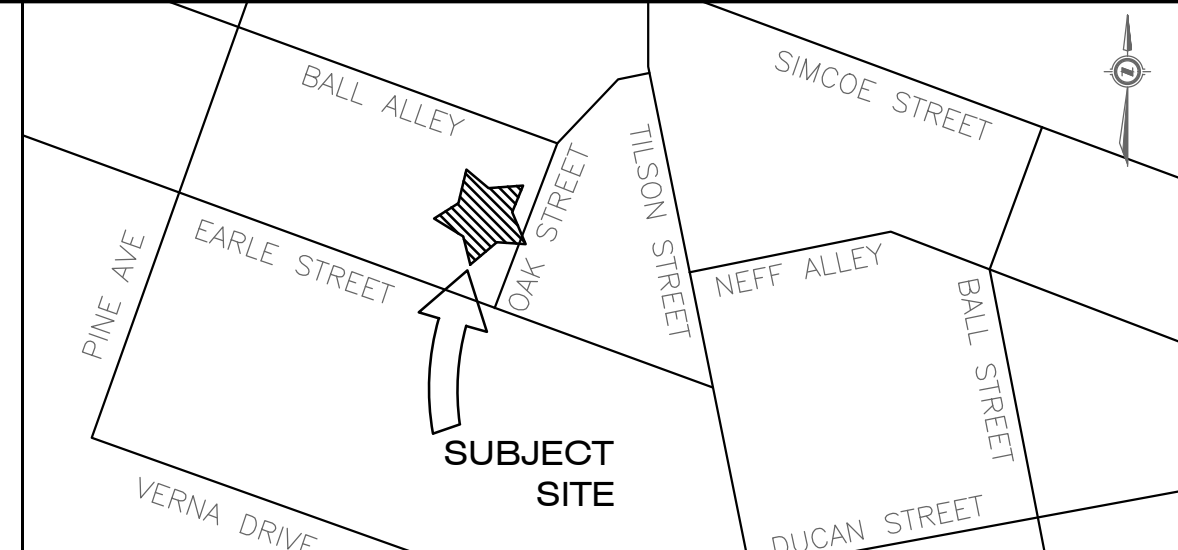
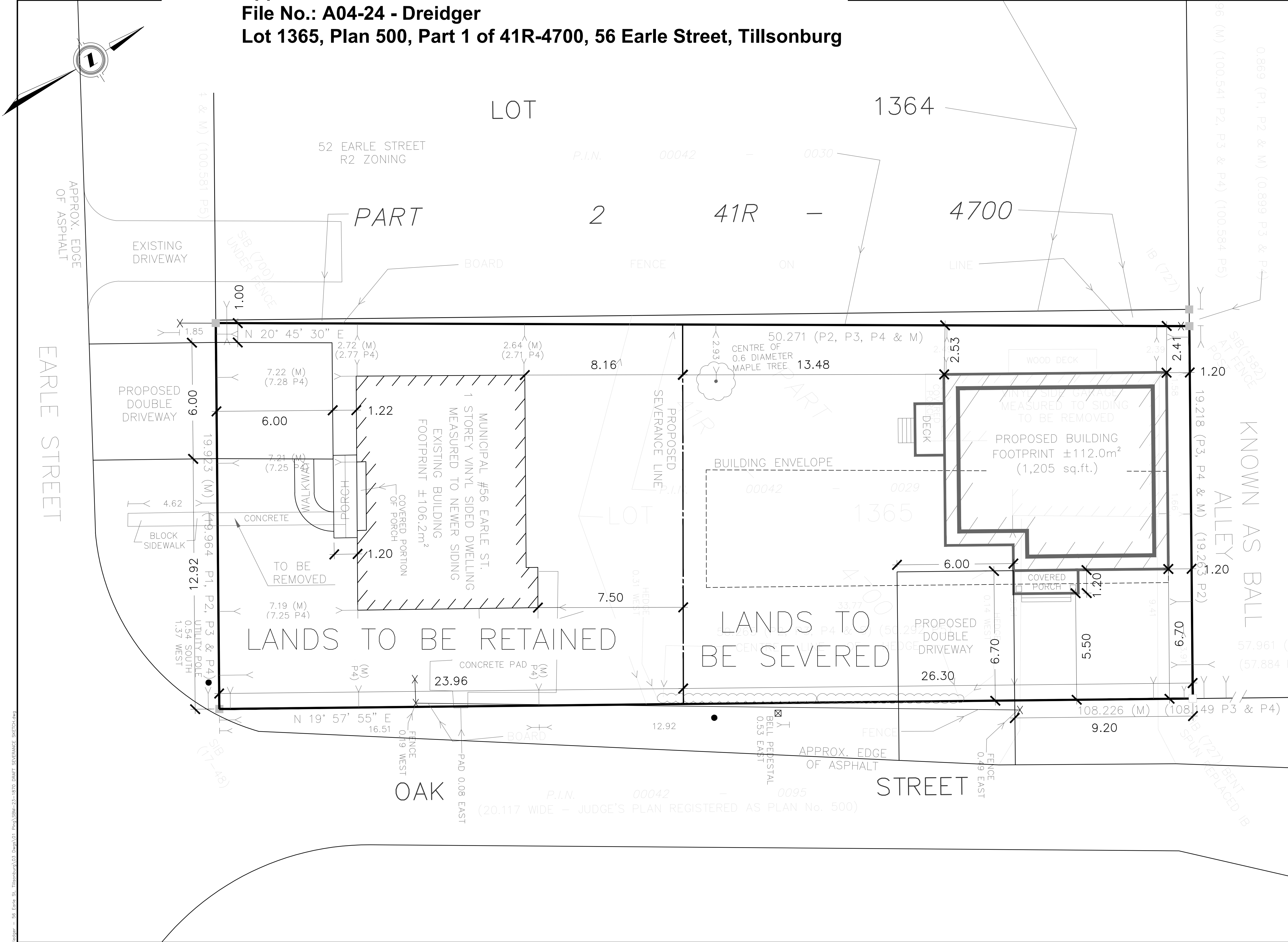


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Plate 3: Applicant's Sketch

File No.: A04-24 - Driedger

Lot 1365, Plan 500, Part 1 of 41R-4700, 56 Earle Street, Tillsonburg



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOT 1365 JUDGE'S PLAN
REGISTERED AS PLAN NO. 500
IN THE
TOWN OF TILLSONBURG
COUNTY OF OXFORD

**LANDS TO BE RETAINED
ZONING DATA CHART**

GROSS SITE AREA: 984.1 m ²		BUILDING AREA: 106.15 m ²	
SEVERED LANDS: 474.75 m		ASPHALT AREA: 36.0 m ²	
		LANDSCAPED AREA: 332.6 m ²	
ITEM	R2	REQUIRED	PROVIDED
1	LOT AREA	450.0 (CORNER LOT)	474.75
2	LOT FRONTAGE (m MIN)	10.5	19.923
3	LOT DEPTH (m MIN)	30.0	23.96**
4	FRONT YARD SETBACK (m MIN)	7.5 (EXISTING LOT)	7.19 (EXISTING)**
5	EXTERIOR YARD SETBACK (m MIN)	7.5	5.02 (EXISTING)**
6	INTERIOR YARD SETBACK (m MIN)	1.2 *	2.64
7	REAR YARD SETBACK (m MIN)	7.5	7.5
8	LANDSCAPED OPEN SPACE (% MINIMUM)	30.0	70.0
9	LOT COVERAGE (%) MAX	40	22.4
10	HEIGHT MAXIMUM (m)	10.5	<10.5
11	VEHICLE PARKING (RATE/COUNT)	2 PER UNIT / 2	2.0 PER UNIT / 2

*Section 7.2 INTERIOR SIDE YARD 3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).
**ZONING DEFICIENCY

**LANDS TO BE SEVERED
ZONING DATA CHART**

GROSS SITE AREA: 984.1 m ²		BUILDING AREA: 112 m ²	
SEVERED LANDS: 509.35 m		ASPHALT AREA: 36.0 m ²	
		LANDSCAPED AREA: 361.35 m ²	
ITEM	R2	REQUIRED	PROVIDED
1	LOT AREA	315.0	509.35
2	LOT FRONTAGE (m MIN)	10.5	26.30
3	LOT DEPTH (m MIN)	30.0	19.2**
4	FRONT YARD SETBACK (m MIN)	6.0 (NEW LOT)	6.7
5	EXTERIOR YARD SETBACK (m MIN)	7.5	n/a
6	INTERIOR YARD SETBACK (m MIN)	3.0 & 1.2 *	13.4 & 1.2
7	REAR YARD SETBACK (m MIN)	7.5	2.4**
8	LANDSCAPED OPEN SPACE (% MINIMUM)	30.0	70.9
9	LOT COVERAGE (%) MAX	40	22.0
10	HEIGHT MAXIMUM (m)	10.5	<10.5
11	VEHICLE PARKING (RATE/COUNT)	2 PER UNIT / 2	2.0 PER UNIT / 2

*Section 7.2 INTERIOR SIDE YARD 3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).
**ZONING DEFICIENCY

PERMITTED USES

- R2 ZONE (BY-LAW No. 7-3295):**
- CONVERTED DWELLING
 - DUPLEX DWELLING
 - GROUP HOME (5,12)
 - HOME OCCUPATION
 - PUBLIC USE (5,13)
 - SEMI-DETACHED DWELLING
 - SINGLE DETACHED DWELLING

REFERENCE DOCUMENTS:

1. KIM HUSTED SURVEYING LTD PROJECT 23-18958 STAMPED NOVEMBER 1, 2023

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

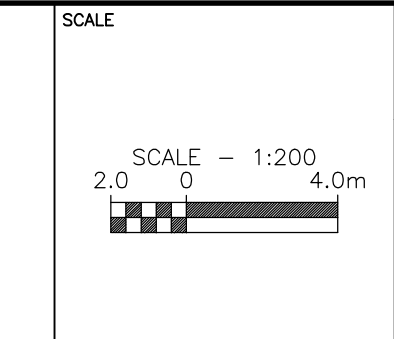
THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	1	CONCEPT SEVERANCE SKETCH FOR DISCUSSION	21/11/23	SC	
	DRAWN	2	REVISED FOR CLIENT REVIEW	29/11/23	SC	
	CHECKED	3	REVISED FOR CLIENT REVIEW	05/12/23	SC	
	APPROVED	4	FOR SUBMISSION	11/01/24	SC	
	DATE			11/01/2024		
	CAD			23-1870		

STRIK BALDINELLI MONIZ
sbm
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
**PRELIMINARY
NOT FOR
CONSTRUCTION**

CLIENT
JACOB DRIEDGER
56 EARLE STEEET
TILLSONBURG, ON
N4G 2M4



TITLE
**CONCEPT SEVERANCE SKETCH
AND ZONING CHART**

SINGLE DETACHED RESIDENTIAL

56 EARLE STREET
TILLSONBURG, ON.

PROJECT No.
SBM-23-1870

SHEET No.
SP1

PLAN FILE No.
-