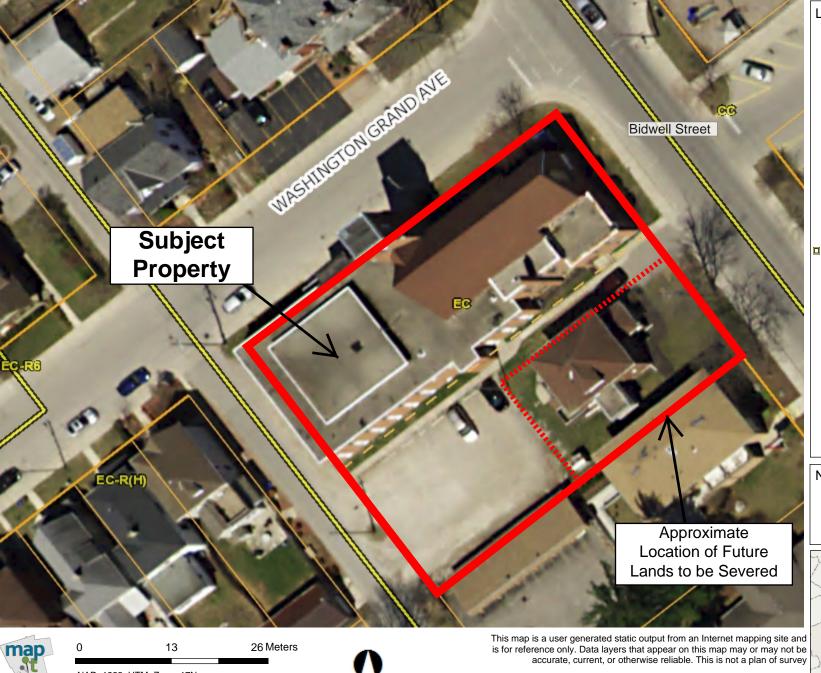




Plate 2: Close-up of Subject Lands (2015 Air Photo) File No: ZN 7-18-12 - 2370392 Ontario Limited (Matheson) Lots 865-866 Plan 500, 101 Bidwell Street, Town of Tillsonburg



# Legend

### Parcel Lines

Property Boundary

- Assessment Boundary
- Unit
- Road
- Municipal Boundary

#### Environmental

Protection/Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)

Floodlines/Regulation Limit

- 100 Year Flood Line
- a 30 Metre Setback
- Conservation Authority Regulation Limit
- • Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)

## Notes



13 26 Meters NAD\_1983\_UTM\_Zone\_17N



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

Plate 3: Applicant's Sketch File No: ZN 7-18-12 - 2370392 Ontario Limited (Matheson) Lots 865-866 Plan 500, 101 Bidwell Street, Town of Tillsonburg

|  | EXISTING<br>BUILDING |                   | PROPERTYLINE    |
|--|----------------------|-------------------|-----------------|
|  |                      |                   | FENCE           |
|  | SIDEWALK             | _                 | ENTHANCE / EXIT |
|  | 1 1                  | EX. J EXIST.      | EXISTING        |
|  | GRASS                | • H.P.            | HYDRO POLE      |
|  |                      | I L.S.            | LIGHT STANDARD  |
|  | GARDEN               | ♦ <sub>F.H.</sub> | FIRE HYDRANT    |
|  |                      |                   | STOP SIGN       |

|   |   | SITE & ZONING ANALYSIS   |   |  |        |                    |                        |  |
|---|---|--|---|--|--------|--------------------|------------------------|--|
| LXTS FIND ZOMING:<br>USE:<br>BUILDING ARPA SHYK |   | ED - ENTREPAS, REÇURA, ZONE  DANCE STUDIO, ALCHO ENCLYCLEY, MRI STORAGE  1.046 Np. 1, 1852 mg - EXISTING - NO CHANGE |   |  |        |                    |                        |  |
|   |   |  |   |  | CPQ:   | S FLOOR AREA (m²): |                        |  |
|   |   |  |   |  |        | MAN FLOOR:         | 8,640 ag 8. (800 3 m²) |  |
| BASEMENT:<br>TOTAL:                             |   | 8.079 aq 8. (790.9 m²)<br>17,927 aq.s. (1900.3 m²) - 1°10518ND - NO CHARACTE   |   |  |        |                    |                        |  |
|   |   |  |   |  | SITE : | ETBACKS:           |                        |  |
| FRONT YARD INS                                  |   | SHARL SE THE EXISTING BETSACK FOR THE BUILDING ON THE LOT - EXISTING - NO CHANGE                                     |   |  |        |                    |                        |  |
|   | INTERHOR SIDE YARD (4)                    | 3 m - EXISTING - NO CHANGE   |   |  |        |                    |                        |  |
|   | EXTERIOR SIDE YARD (m)                    | BENALT BE THE EXISTING SETUNCK FOR HILL  | BUILDING ON THE LOT - EXISTING - HO CHANG |  |        |                    |                        |  |
|   | REAR YARD (*)                             | 12.5 m - EXSTING - NO CHANGE   |   |  |        |                    |                        |  |
|   |   |  |   |  |        |                    |                        |  |
| tuct  | ING HLIGHT (IN)                           | 10.2 in - EXISTING - ND CHANCE   |   |  |        |                    |                        |  |
|   | ING HLIGHT (H)<br>SCAPED OPEN SPACE (*6). | 10.2 in - EXISTING - NO CHANGE   |   |  |        |                    |                        |  |
| LAND  |   |  |   |  |        |                    |                        |  |
| LOT G   | SCAPED OPEN SPACE (%).<br>SACRAGE (%)     | 30% - EXTLING - NO CHANGE  |   |  |        |                    |                        |  |
| LOT C   | SCAPED OPEN SPACE (%).<br>SACRAGE (%)     | 30% - EXTLING - NO CHANGE  | Phonosto                                  |  |        |                    |                        |  |

SITE PLAN



Set No.

Interior Renovation to 101 Bidwell Street Tillsonburg, ON for Tillsonburg Mini Storage

SITE PLAN, LEGEND & SITE ZONING ANALYSIS

|                  | ~    |
|------------------|------|
| EV               | 1840 |
| HOWN             |      |
| 12-17            | Δ1 1 |
| Control Province | A1.1 |
|                  | IOMN |