

Plate 2: 2015 Aerial Map OxfordCounty growing stronger...together File No: ZN 7-18-01- Vermeersch Part Lot 85, Lot 86, Plan 500, Part 3 of 41R-1779, Town of Tillsonburg- 500 Broadway Legend Road Labels Parcel Lines Property Boundary Assessment Boundary Road - Municipal Boundary Environmental Protection/Flood Overlay Flood Fringe Floodway Environmental Protection (EP1) W Environmental Protection (EP2) Zoning Subject **R1-C** Floodlines/Regulation Limit 100 Year Flood Line Lands △ 30 Metre Setback Conservation Authority Regulation Limit • • Regulatory Flood And Fill Lines ☐ Zoning (Displays 1:16000 to 1:500) Notes This map is a user generated static output from an Internet mapping site and 36 Meters map 18 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 NAD_1983_UTM_Zone_17N February 27, 2018

Plate 3: Proposed Site Plan

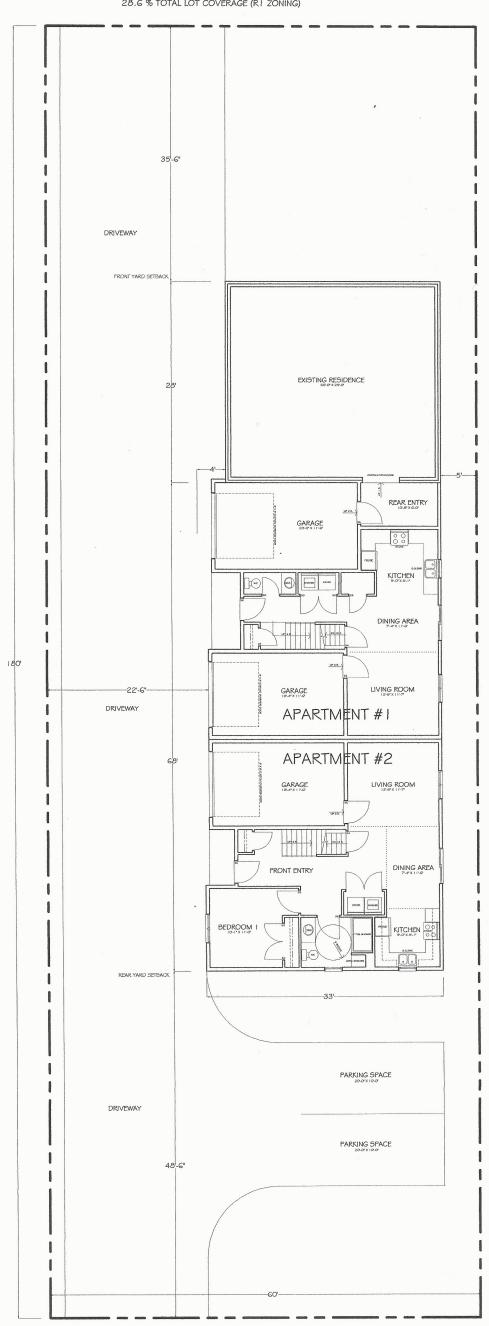
File No: ZN 7-18-01- Vermeersch

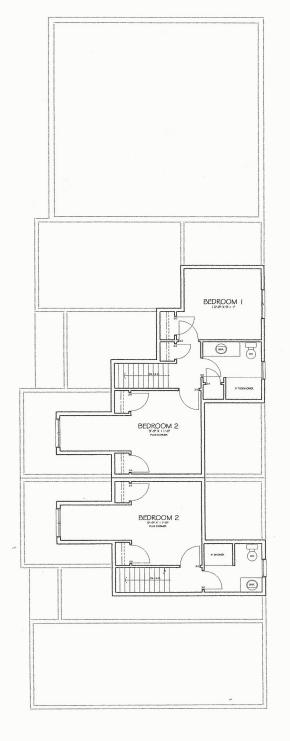
Part Lot 85, Lot 86, Plan 500, Part 3 of 41R-1779, Town of Tillsonburg- 500 Broadway

BROADWAY

GROUND FLOOR PLAN-2 UNITS 562 SQUARE FEET TOP UNIT 800 SQUARE FEET BOTTOM UNIT

NOT TO SCALE 3087 SQUARE FEET TOTAL BUILDING AREA 28.6 % TOTAL LOT COVERAGE (R.I. ZONING)





SECOND FLOOR PLAN-2 UNITS 497 SQUARE FEET TOP UNIT 333 SQUARE FEET BOTTOM UNIT

Plate 3: Proposed Survey Sketch File No: ZN 7-18-01- Vermeersch Part Lot 85, Lot 86, Plan 500, Part 3 of 41R-1779, Town of Tillsonburg- 500 Broadway PLAN 42 REGISTERED 134 LOT P.I.N. 00027 - 0548 FENCE_ 0.25 EAST - POST AND WIRE FENCE -^人N 37° 46' 30" W ΙB _FENCE 0.12 NORTH 1.524 IB (WIT) 2.00m __FENCE 0.12 NORTH PROPOSED PARKING DRIVE PROPOSED PARKING STUMP 73 ന ď Ä STUMP PART 41R -1 0387 $\langle \zeta \rangle$ PROPOSED C:C) C.C)OT 85 0249 0388 00027 P.I.N. \bigcirc \bigcirc GARAGE DRIVE JUDGE'S PLAN REGISTERED AS PLAN No. 500 53. SIB (SU) BENT IB SET IB (727) 18.288 N 37° 46' 30" W

SKETCH

PREPARED FOR BUILDING PERMIT FOR: GREG VERMEERSCH

LOT 85 AND PART OF LOT 86 JUDGE'S PLAN REGISTERED AS PLAN No. 500 TOWN OF TILLSONBURG COUNTY OF OXFORD

KIM HUSTED SURVEYING LTD.

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

THE PROPOSED BUILDING AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION

DO NOT CONVEY FROM THIS PLAN

NOTES

- (1) PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN AND HAVE NOT BEEN VERIFIED BY SURVEY
- (2) PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY

ZONING COMPLIANCE TABLE		
BY-LAW - R1		PROPOSED
LOT AREA	480 sq. m	1045.8 sq. m
LOT FRONTAGE	15m	18.288m
LOT DEPTH	32m	54.887m
FRONT YARD SETBACK	7.5m	8.85m (TO EXISTING)
REAR YARD SETBACK	12m	15.48m
INTERIOR SIDE YARD	1.2m	2.15m/6.53m
SET BACK FROM CENTERLINE OF ARTERIAL ROAD	20.5m	18.91m (TO EXISTING)
LOT COVERAGE	33%	27.8%
LANDSCAPE OPEN SPACE	30%	36.4%
FLOOR AREA (MIN.)	93 sq. m	290.4 sq. m
HEIGHT	10.5m	TO BE DETERMINED
PARKING	2	5

THE KING'S HIGHWAY No. 19

P.I.N.

SCALE 1:300

(KNOWN AS BROADWAY STREET)

00027 - 0614 (VARIOUS WIDTHS AS WIDENED)

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NOVERMBER 13, 2018

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ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8

PROJECT: 18—14170SP REFERENCE: FILE

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

15 METRES 20