



Legend

Road Labels

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection/Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

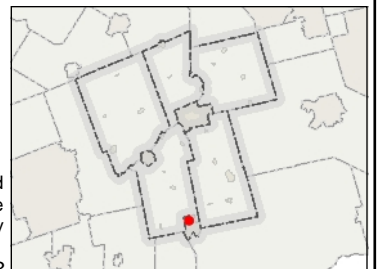
Zoning

Floodlines/Regulation Limit

- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Zoning (Displays 1:16000 to 1:500)

Notes



0 46 92 Meters

NAD_1983_UTM_Zone_17N



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February 27, 2018



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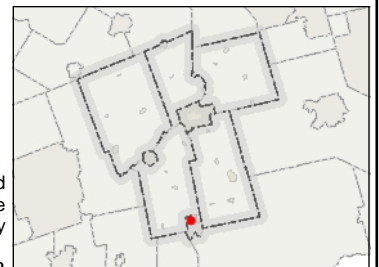
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Notes



0 18 36 Meters

NAD_1983_UTM_Zone_17N



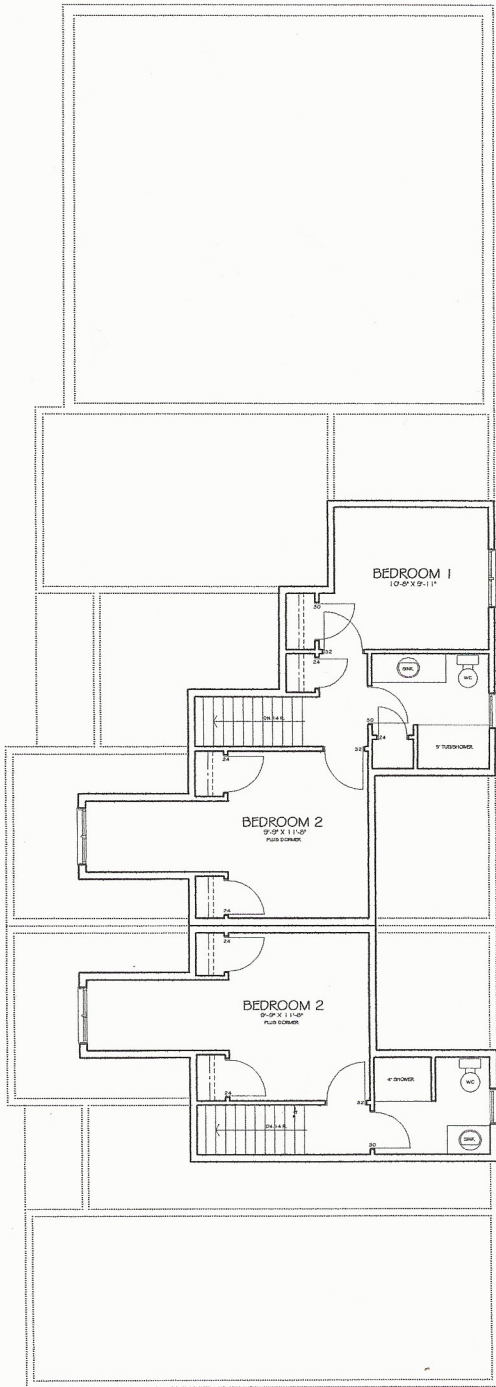
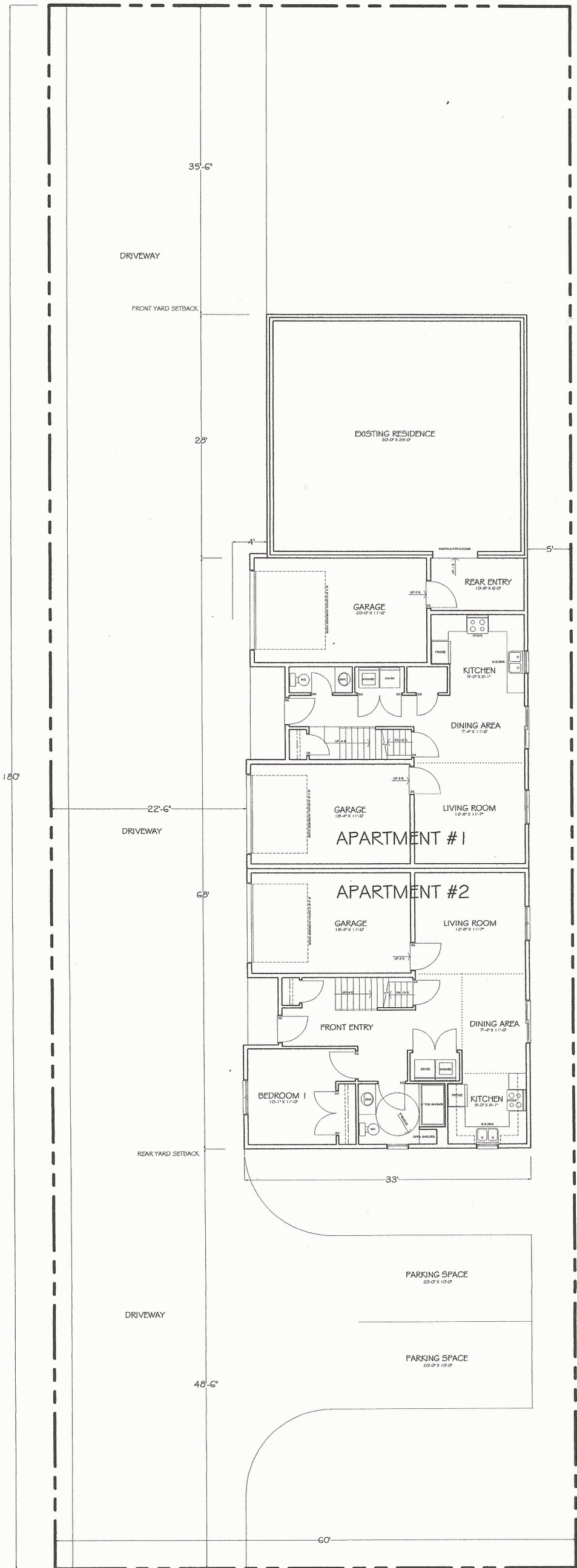
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BROADWAY

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 (R1 ZONING)



SECOND FLOOR PLAN-2 UNITS
497 SQUARE FEET TOP UNIT
333 SQUARE FEET BOTTOM UNIT
NOT TO SCALE

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

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**

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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

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