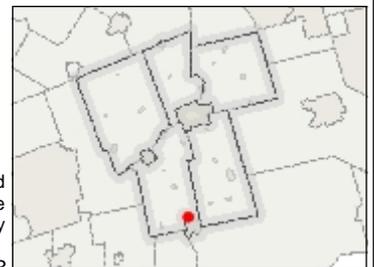


**Legend**

- 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 89 177 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

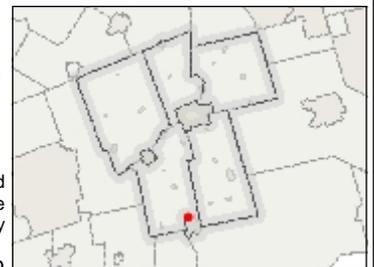
March 9, 2018



### Legend

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Environmental Protection/Flood Overlay**
  - ▨ Flood Fringe
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### Notes



0 26 51 Meters



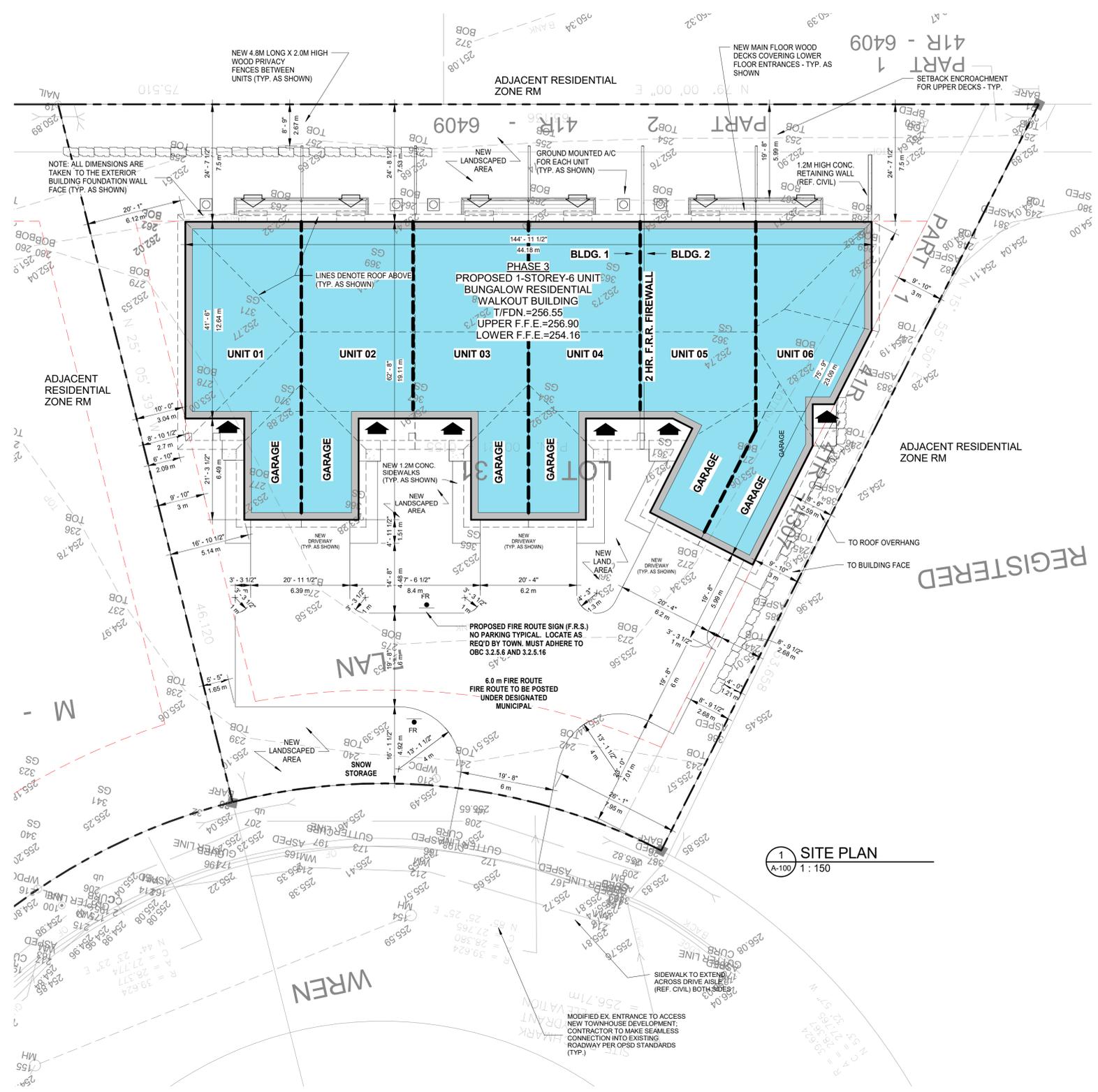
NAD\_1983\_UTM\_Zone\_17N



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May 3, 2019

STREET FRONTING TOWNHOUSE	RM	COMPLIANT (SM/M)	
<b>OVERALL LOT STATISTICS</b>	<b>REQ'D (SM/M)</b>		
LOT DEPTH (M)	30 M	53.65 M	
LOT FRONTAGE (MIN.) (M) <b>VARIANCE REQ.</b>	36M	<b>28.34 M</b>	
NUMBER OF ATTACHED DWELLINGS	MAX. 8	6	
<b>LOT AREA (MAXIMUM) VARIANCE REQ.</b>	<b>REQ. 320 SM PER UNIT</b>	<b>PROV. 344 SM PER UNIT</b>	
LOT AREA (MINIMUM) (SM)	150 SM FOR INTERIOR UNIT & 240 SM FOR END UNIT = 1,080 SM	2,063 SM	
LOT AREA (SM)		2,063.22	100.00%
LOT COVERAGE (MAX.)	40% OF LOT AREA	710.52	34.44%
LANDSCAPED OPEN SPACE (SM)	30% OF LOT AREA	1,015.70	49.23%
PAVED HARD SURFACE AREA (SM)	N/A	337.00	16.33%
GROSS FLOOR AREA (MIN.)	75 SM PER DWELLING UNIT	>75 SM PER DWELLING UNIT	
HEIGHT OF BUILDING (MAX.)	11M	<11M	
AMENITY AREA (MIN.)	40 SM PER DWELLING UNIT	50 SM PER UNIT	
<b>BUILDING AREA &amp; DENSITY MATRIX</b>	<b>MAIN FLOOR</b>	<b>LOWER FLOOR</b>	<b>TOTAL</b>
UNIT 1	94.78	94.40	23.93
UNIT 2	92.76	92.39	23.93
UNIT 3	92.76	92.39	23.93
UNIT 4	92.76	92.39	23.93
<b>TOTAL BUILDING 1 SIDE</b>	<b>373.06</b>	<b>371.57</b>	<b>95.72</b>
UNIT 5	93.19	93.09	28.21
UNIT 6	94.63	85.08	25.71
<b>TOTAL BUILDING 2 SIDE</b>	<b>187.82</b>	<b>178.17</b>	<b>53.92</b>
<b>TOTALS:</b>	<b>561</b>	<b>550</b>	<b>150</b>
<b>PARKING REQUIREMENTS (AUTOMOBILE)</b>	<b>REQ'D</b>	<b>SITE</b>	
RESIDENTIAL - 2.0 PER UNIT (LOCATED IN DRIVEWAY & INT. CARPORT PER UNIT)	12	12	
VISITOR	N/A	N/A	
BARRIER FREE PARKING (PROV. IN VISITOR)	N/A	N/A	
<b>PARKING STANDARDS (AUTOMOBILE)</b>	<b>REQ'D (M)</b>	<b>COMPLIANT</b>	
PARKING STALL - ABOVE GRADE	2.7 X 5.5	YES	
PARKING STALL - DRIVEWAY	3.0 X 6.0	YES	
PARKING STALL - INTERIOR GARAGE	2.7 X 6.0	YES	
ACCESSIBLE PARKING STALL	3.4 X 5.5	YES	
SINGLE LOADED DRIVE ISLE	3.0	YES	
DOUBLE LOADED DRIVE ISLE - TWO WAY	6.0	YES	
<b>SETBACKS</b>	<b>REQ'D (M)</b>	<b>PROVIDED (M)</b>	
FRONT	6.0	17.00	
SIDE YARD (EAST)	3.0	3.00	
SIDE YARD (WEST)	3.0	3.00	
REAR	7.5	7.50	



1 SITE PLAN  
 A-100 1:150



KEY PLAN - N.T.A.S. SITE

**CREDIT NOTES:**  
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE DRAWING: 16-12749; REF. H.F. 1 DATED: SEPTEMBER 13, 2017  
 BY KIM HUSTED SURVEYING LTD.  
 SR ARCHITECTURE INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

**LEGAL LAND DESCRIPTION:**  
 LOTS 131, 132 AND 134  
 REGISTERED PLAN M-16  
 TOWN OF TILLSONBURG  
 COUNTY OF OXFORD

**SURVEYORS INFO**  
 KIM HUSTED SURVEYING LTD.  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILLSONBURG ON, N4G 3J8  
 PHONE: 519-842-3638

**GARBAGE AND RECYCLING**  
 THIS PROPERTY IS ELIGIBLE FOR MUNICIPAL COLLECTION OF GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE. COLLECTION OF GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE WILL BE PROVIDED THROUGH WEEKLY WASTE PICKUP. RECYCLING IS STRONGLY ENCOURAGED. ALL WASTE TO BE STORED WITHIN EACH UNIT, UNTIL REGULAR DAY OF WASTE COLLECTION. EACH TENANT WILL MOVE ALL GARBAGE/ RECYCLABLES ONTO STREET SIDE FOR MUNICIPAL PICK UP AS REQUIRED.

**LIGHTING NOTE**  
 LIGHTING MUST BE ADJUSTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE "HOUSE SHIELDS" WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES. ALL LIGHT FIXTURES TO BE WALL & SURFACE MOUNTED ONLY.

**GENERAL SITE PLAN NOTES:**

1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS
2. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC LANDS
4. ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW SHALL BE REMOVED OFF SITE AT THE OWNERS' EXPENSE
5. ALL ROOFTOP MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEWS
6. UNDERGROUND PARKING AND STRUCTURE PARKING WALLS TO BE PAINTED WHITE OR LIGHT COLOUR
7. SIGNAGE PROPOSED IS SHOWN FOR SITE PLAN CONCEPT ONLY AND IS SUBJECT TO THE SIGN BY-LAW
8. ALL RETAINING WALLS TO BE CHARCOAL GREY CONCRETE SMOOTH FINISH WITH DECORATIVE REVEALS IN LOCATIONS INDICATED
9. FOR AVERAGE GRADE CALCULATIONS SEE CALCULATIONS ON THIS PAGE
10. QUARRAILS AND HANDRAILS:
11. ON RETAINING WALLS, SEE LANDSCAPING DRAWINGS. FOR ALL BUILDING RAILINGS: SEE ARCHITECTURAL DRAWINGS. ALL EXTERIOR BUILDING RAILINGS ARE TO BE METAL CONSTRUCTION, PAINTED CHARCOAL GREY FINISH

**GENERAL NOTES:**

1. ALL WORK THAT IMPACTS THE TOWN BOULEVARDS ARE TO BE RE-INSTATED TO CITY STANDARDS
2. ANY DAMAGE DONE TO ROADWAYS WILL BE RE-INSTATED USING THE CITY STANDARDS
3. FLUSH CURBING IS REQUIRED AT THE ENTIRE FRONTAGE AS SIDES OF THE BARRIER FREE PARKING SPACES. REFER TO CITY STANDARDS
4. ALL CONDENSING UNITS TO BE LOCATED AT THE REAR OF THE GROUND FLOOR
5. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY INCLUDING ANY CONSTRUCTION SIGNS
6. ALL BUILDING LIGHTS ARE WALL MOUNTED @ EACH SUITE ENTRANCE - TYP.
7. LIGHTING FIXTURES SHALL BE INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE, EITHER DIRECTLY FROM THE LAMP OR A DIFFUSING ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE FIXTURE IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.
8. MINIMUM DISTANCE OF LIGHTING FIXTURES FROM ANY LOT LINE IS 4.5M

**DRAWING LEGEND**

	LOCATION OF PRINCIPAL BUILDING ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND B.F. USE		LOCATION OF SECONDARY BUILDING ENTRANCES FOR SERVICE/EXITS/ENTRANCE POINTS		BICYCLE PARKING SPACE (REF. LAND. DWGS.)
	FIRE HYDRANT (EX = EXISTING) (PH = PROPOSED)		UNDERGROUND PARKING ACCESS/OVERHEAD DOORS		LOCATION OF LIGHT STANDARD (REF. ELEC.)
	NUMBER OF PARKING STALLS IN A ROW		H/C DEPRESSED CURB/RAMP (TYPICAL) - AS PER 3.8.3.2(3) IN THE OBC (REF. DETAILS)		PAINTED ACCESS WALKWAY
	FREE STANDING VISITOR PARKING SIGN TO BE POSTED		FREE STANDING BARRIER FREE SIGN (REF. DETAILS ON THIS PAGE FOR DESIGN)		NO PARKING FIRE ROUTE SIGN PER MUNICIPAL STANDARDS
	PAD MOUNTED TRANSFORMER - REF. ELEC. FOR DETAILS		SOFT LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)		DESIGNATED HANDICAPPED PARKING SPACE - REFER TO CITY STANDARDS FOR PAINTED PARKING
	AREA OF PROPOSED NEW BUILDING EXTENSION (EXTENT OF FOUNDATIONS)				

OWNER:  
 Landmark Homes  
 1300908 ONTARIO INC.  
 130 Guilph Ave.  
 Cambridge, ON N3C 1A4

ARCHITECTURAL:  
  
 SR ARCHITECTURE INC. CORPORATION  
 659 Deservalley Road, Ancaster ON, L9G 4C9  
 (519) 238-1742  
 srarchitecture.ca

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY SR ARCHITECTURE INC. IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ALL WORK TO CONFORM TO OBC 2012 REQUIREMENTS. WORK ONLY FROM LAYOUTS APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL LAYOUTS AND CALCULATIONS REMAIN THE PROPERTY OF SR ARCHITECTURE INC. NO PORTION OF THESE SPECIFICATIONS OR DRAWINGS MAY BE USED AGAIN WITHOUT THE EXPRESS WRITTEN PERMISSION

**Revision / Issue Schedule**

Rev. No.	By	Description	Date
1	JW	PRECONSULTATION SUB.	17-10-23
2	JW	SITE PLAN APPROVAL - 1ST SUB.	17-12-21
3	JW	SITE PLAN RESUBMISSION NO.1	18-04-10
4	JW	MINOR VARIANCE SUBMISSION	18-04-12

**AVERAGE GRADE CALCULATIONS**  
 (BASED ON PERIMETER GRADES FROM CIVIL DRAWING)

**NORTH SIDE:**  
 NW CORNER = 254.00  
 NE CORNER = 256.40

**EAST SIDE:**  
 EN CORNER = 256.10

**SOUTH SIDE:**  
 SW CORNER = 253.56  
 SE CORNER = 253.56

**WEST SIDE:**  
 WS CORNER = 254.55

**THEREFORE, THE AVERAGE FINISHED GRADE = 254.69**  
 T/FDN.=256.55  
 UPPER F.F.E.=256.90  
 LOWER F.F.E.=254.16

PROJECT: **WREN COURT PHASE 3**  
 17 Wren Ct. Tillsonburg, ON, N4G 5K3  
 File TSPC7-185 - Lot 131, Plan M-16

DRAWING TITLE: **SITE PLAN AND STATISTICS**

BY: JW [checked] PROJECT NO.: 17-009  
 CHECK: SW SHEET NO.: 4  
 ISSUED FOR: MINOR VARIANCE SUBMISSION

SCALE: As indicated  
 ISSUE DATE: 18-04-12  
 PLOT DATE: 18-04-12 12:05:50 PM

**A-100** SHEET 4 REV./ISSUE

ONTARIO ASSOCIATION OF ARCHITECTS  
 LICENSED TECHNOLOGIST  
 SAMUEL J. R. WILSON  
 LICENSE 7946  
 PROFESSIONAL CERTIFICATION