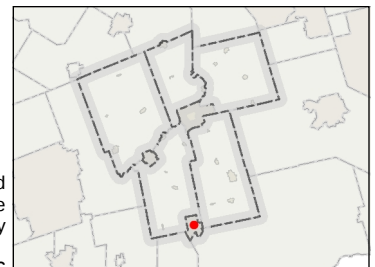




Legend

- 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 15 31 Meters

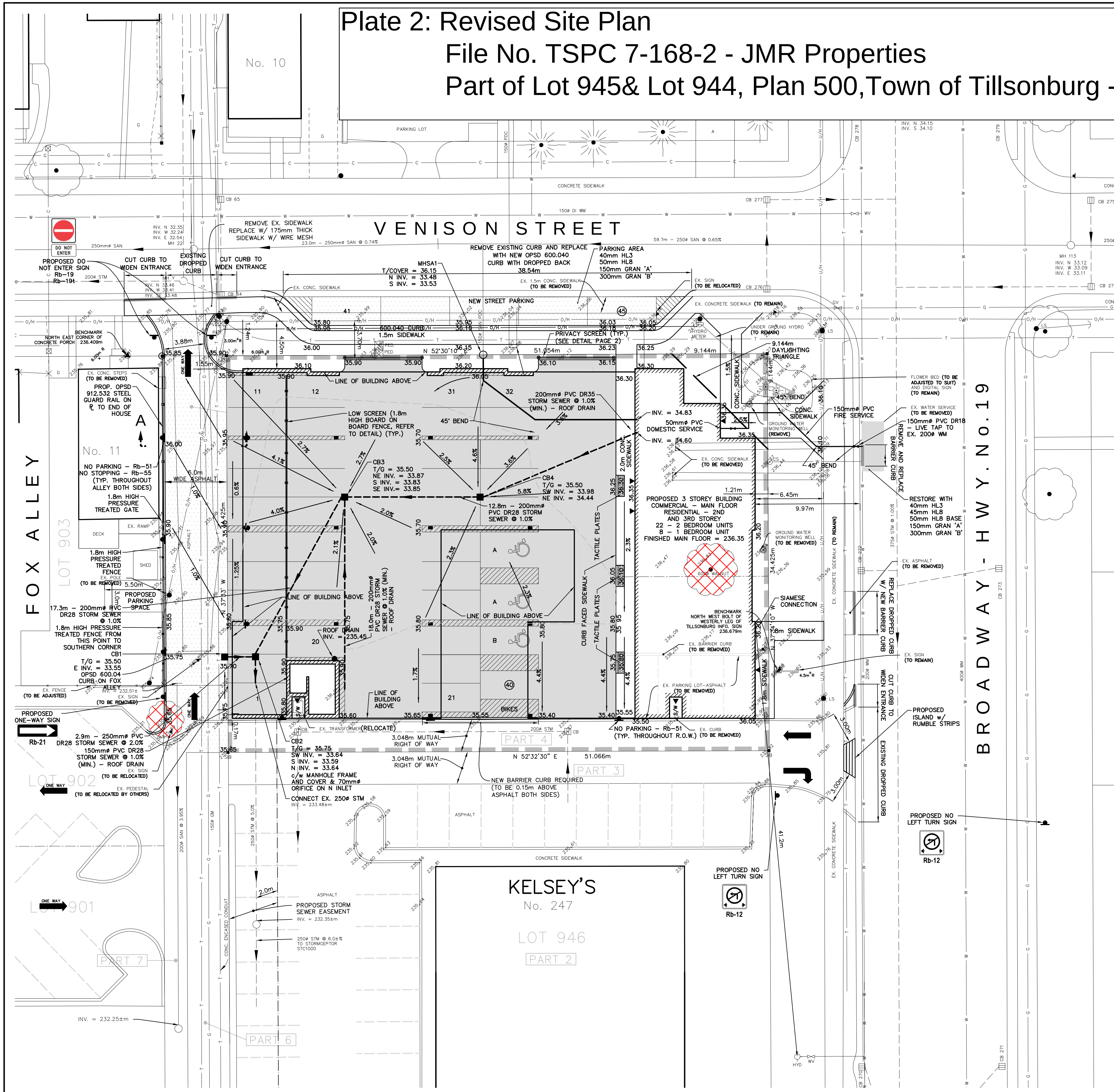
NAD_1983_UTM_Zone_17N



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

November 9, 2016

Plate 2: Revised Site Plan
File No. TSPC 7-168-2 - JMR Properties
Part of Lot 945& Lot 944, Plan 500, Town of Tillsonburg - 253 Broadway



KEY PLAN
SCALE: 1:2000

STORMWATER MANAGEMENT		
	EXISTING	PROPOSED
SITE AREA	1757.7m ²	1757.7m ²
LANDSCAPED AREA	1348.8m ²	175.8m ²
GRAVEL	N/A	N/A
ASPHALT/CONCRETE	408.9m ²	1229.9m ²
BUILDING	N/A	352.0m ²
SWM		
STORAGE (m ³) 5YR	14m ³	15m ³
STORAGE (m ³) 10YR	21m ³	22m ³
STORAGE (m ³) 100YR	48m ³	50m ³ (77m ³ MAX.)

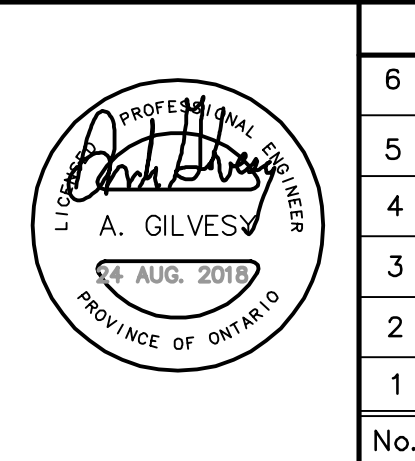
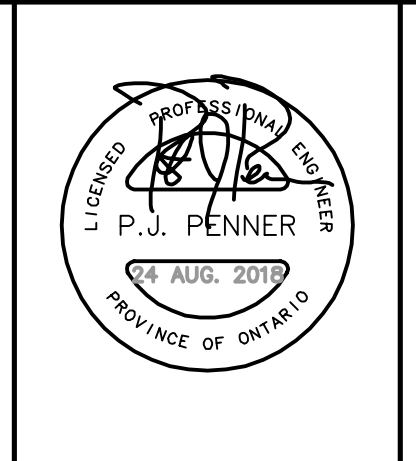
TILLSONBURG ZONING REQUIREMENTS				
	DWELLING UNIT IN A PORTION OF A NON-RESIDENTIAL BUILDING		NON-RESIDENTIAL USES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
ZONING	ENTREPRENEURIAL ZONE (EC-8)			
NUMBER OF DWELLING UNITS	NO PROVISION	28	NO PROVISION	N/A
LOT AREA (MIN.)	NO PROVISION	1757.7m²	NO PROVISION	1757.7m²
LOT FRONTAGE (MIN.)	NO PROVISION	34.425m	NO PROVISION	34.425m
LOT DEPTH (MIN.)	NO PROVISION	51.054m	NO PROVISION	51.054m

YARDS	NO PROVISION		SHALL BE THE EX. SETBACK FROM BLDG ON LOT	
	FRONT (MIN.)	1.21m	REAR (MIN.)	1.21m
EXT. SIDE (MIN.)	NO PROVISION	1.24m	NO PROVISION	1.24m
REAR (MIN.)	0.32m	0.40m	0.32m	0.40m
INT. SIDE (MIN.)	0m	0m	0m	0m
SETBACK (MIN.) FROM E. OF ARTERIAL ROAD	NO PROVISION	16.70m	NO PROVISION	16.70m
LOT COVERAGE (MAX.)	77.3%	71.8%	77.3%	71.8%
LANDSCAPED OPEN SPACE (MIN.)	7%	10%	30%	10%
DWELLING UNIT AREA (MIN.)	45m ²	≥ 55m ² / DWELLING	NO PROVISION	N/A
HEIGHT OF BUILDING (MAX.)	NO PROVISION	14.45m	SHALL BE THE HEIGHT OF THE EX. BLDG ON DATE OF PASSING BYLAW	14.45m
AMENITY AREA (MIN.)	23.2m ² / DWELLING UNIT = 650m ²	650m ²	NO PROVISION	N/A
PLANTING STRIP	0m	VARIES	0m	VARIES

PARKING	1 / DWELLING UNIT = 28		1 / 22m ² OF GROSS FLOOR AREA = 12	
	OTHER PARKING*	28	12	12
REQUIRED				
HANDICAPPED (26-50)	2		3	
TOTAL PARKING*	40		40	
LOADING SPACE	0		0	
DEPTH (MIN.)	5.5m	5.5m	5.5m	5.5m
WIDTH (MIN.)	2.7m	2.75m	2.7m	2.75m
HANDICAPPED DEPTH (MIN.)	5.5m	5.5m	5.5m	5.5m
HANDICAPPED WIDTH (MIN.)	A-3.4m B-2.7m	A-3.4m B-2.7m	A-3.4m B-2.7m	A-3.4m B-2.7m

LEGEND

EXISTING SANITARY SEWER, PROPOSED	EXISTING TREE, TO BE REMOVED	EX. HYDRO POLE AND ANCHOR	DOOR/ENTRANCE
EXISTING STORM SEWER, PROPOSED		EXISTING LIGHT STANDARD	MAXIMUM WATER PONDING LEVEL
EXISTING WATERMAIN, PROPOSED		EXISTING TRANSFORMER, PROPOSED	ELEV. = 35.80
EXISTING GAS MAIN	GROUND WATER MONITORING WELL	EXISTING HYDRANT	PROPOSED STEEL GUARD RAIL
EXISTING BELL CABLE	EXISTING WATER SERVICE CURB STOP, PROPOSED	EXISTING WATER VALVE, PROPOSED	
EXISTING ROGERS CABLE	EXISTING STREET SIGN	EXISTING BELL/ROGERS PEDESTAL	
EXISTING OVERHEAD HYDRO	EXISTING MANHOLE, PROPOSED	BENCHMARK	
EXISTING UNDERGROUND HYDRO	EXISTING CATCHBASIN, PROPOSED	ORIGINAL ELEVATIONS - CJD.L 2014	
SITE LIMITS			
CURB CUT			



METRIC SCALE 1:200			
6	REVISE FOX ALLEY TO ONE-WAY, ADJUST SERVING ALIGNMENTS	23 AUG 2018	PJP
5	REVISED PER BUILDING PERMIT REVIEW	7 MAY 2018	ACV
4	REVISED PER TOWN COMMENTS	8 NOV 2016	STS
3	REVISED PER TOWN COMMENTS	5 OCT 2016	STS
2	UPDATED PER REVISED BUILDING	15 JULY 2016	STS
1	ADDED ENTRANCE ISLAND	5 SEPT 2015	STS
No.	REVISION	DATE	BY

TOWN OF TILLSONBURG

CJD.L
Consulting Engineers

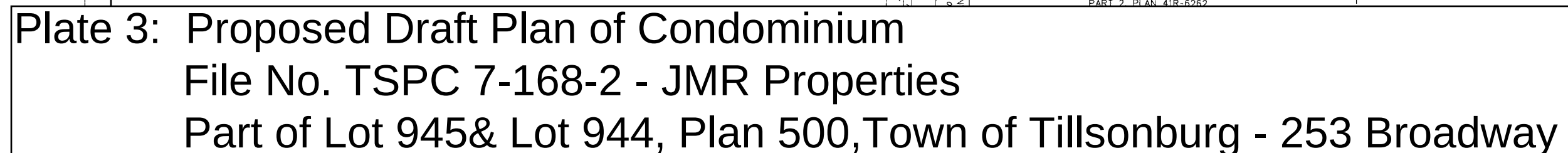
Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdleng.com

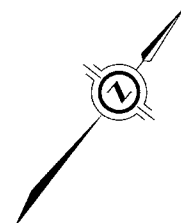
**253 BROADWAY
TILLSONBURG**

GRADING & SERVICING PLAN

DESIGN BY: AG	DRAWN BY: TPM	CHECKED BY: AG
PROJECT NO. 1439	SURVEY BY: TPM	DATE: 21 AUG 2015

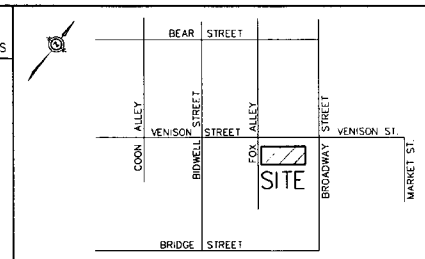
DRAWING No. 1





PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 14 ON LEVEL 2

LEVEL 2
SHEET 2 OF 3 SHEETS



KEY PLAN - NOT TO SCALE

DRAFT PLAN OF STANDARD CONDOMINIUM OF
LOT 944 AND PART OF LOT 945
REGISTERED PLAN 500
TOWN OF TILLSONBURG
COUNTY OF OXFORD

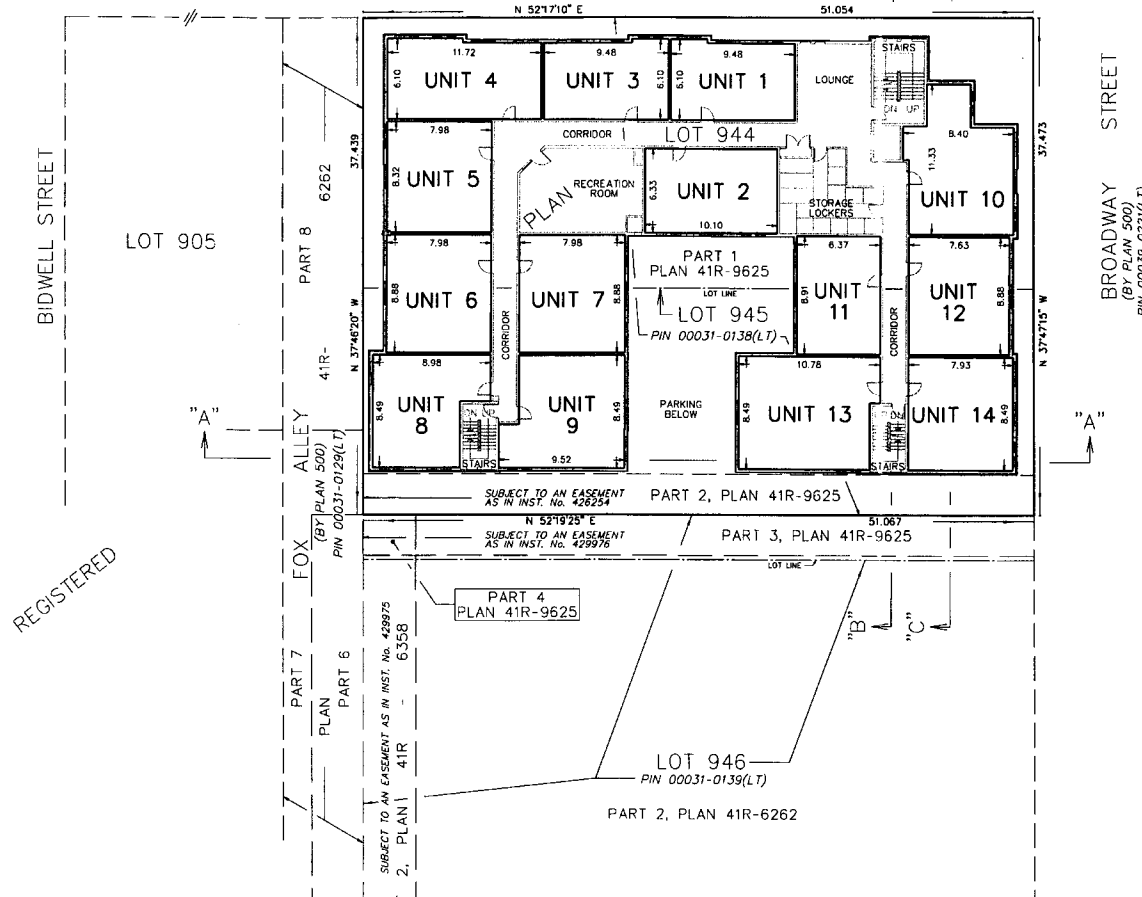
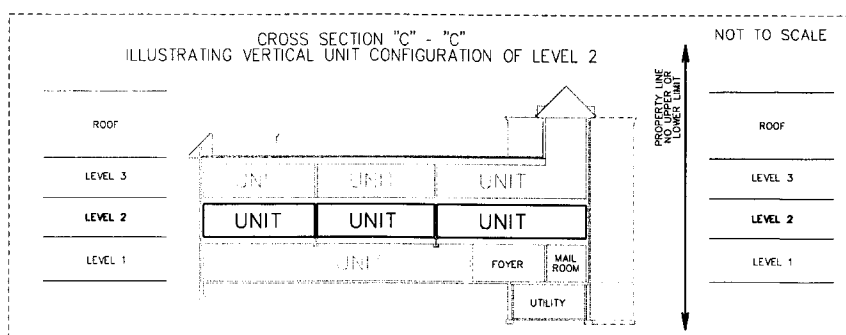
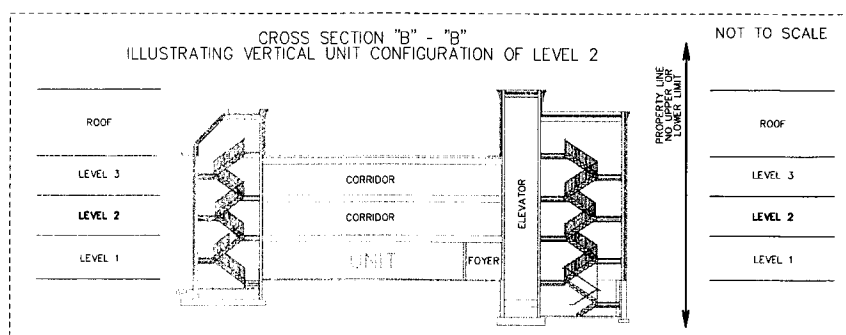
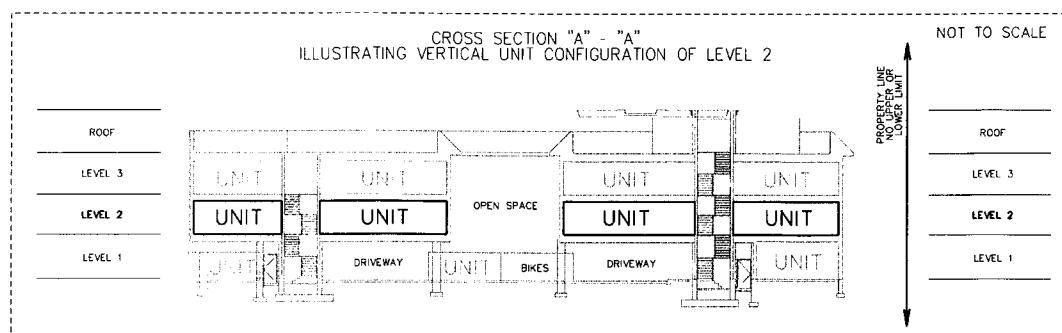
SCALE 1 : 250
0 5 10 15 metres

MacDONALD TAMBLYN LORD SURVEYING

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

LEGEND

DN DENOTES DOWN



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE Feb. 26, 2019

Red Lord
ROD LORD
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

JMR PROPERTIES INC.

CLIFF REGO
PRESIDENT

ONING: EC(8)

MacDONALD TAMBLYN LORD SURVEYING
A Division of J.D. Ramsay Limited
1-800-467-4662 P. 519-825-6462 www.jtl.com

DATE: 06/17/2018
BY: [Signature]
17-40-106-01

Plate 4: Proposed Draft Plan of Condominium
File No. TSPC 7-168-2 - JMR Properties
Part of Lot 945& Lot 944, Plan 500, Town of Tillsonburg - 253 Broadway

