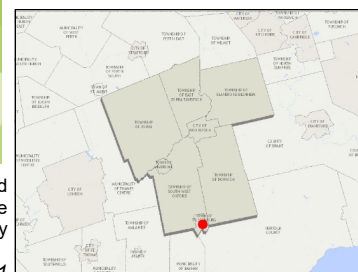


Legend

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

Notes



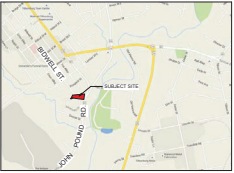
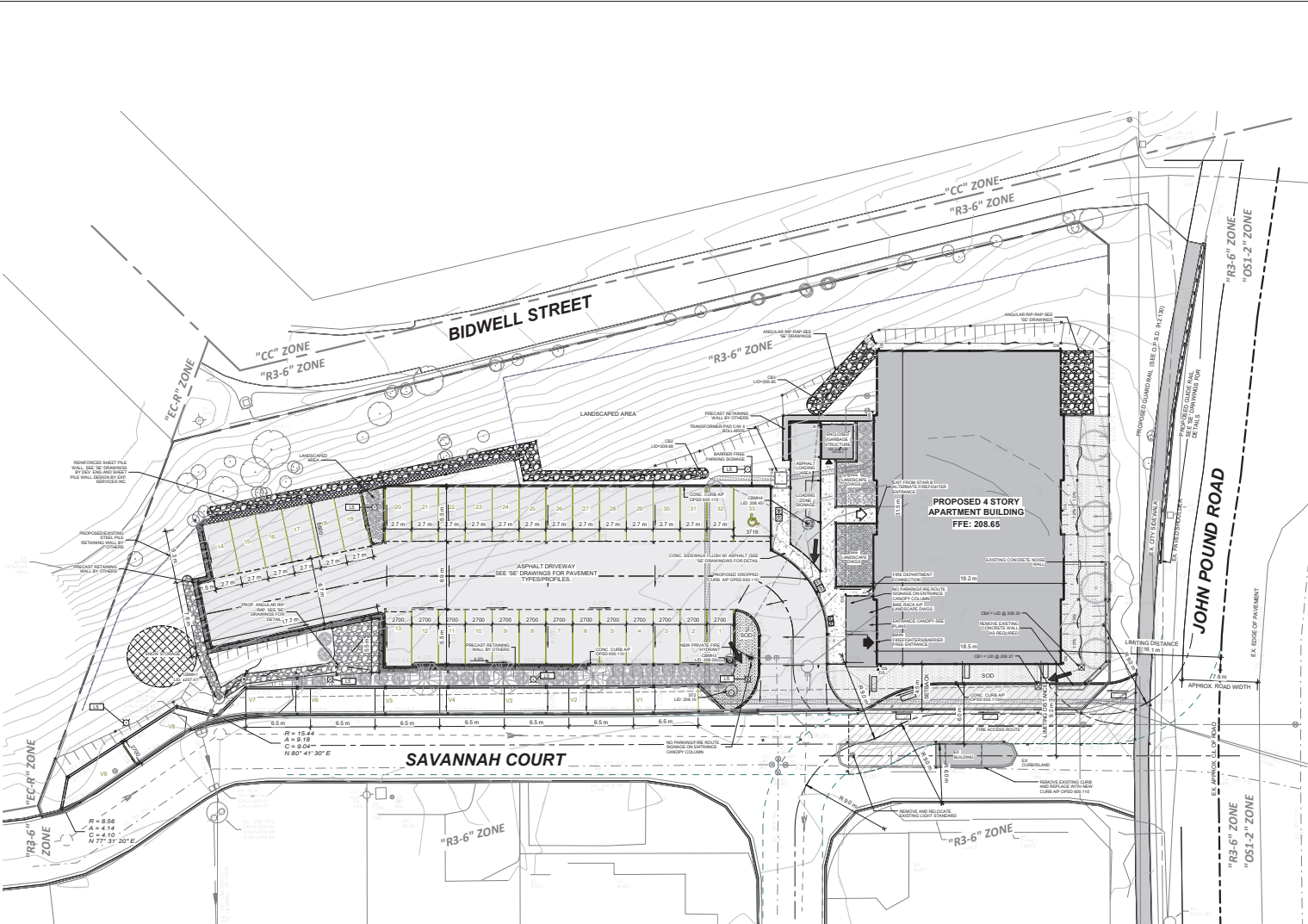
0 51 102 Meters

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

August 4, 2021



KEY MAP
SCALE: N.T.S.

RESIDENTIAL DEVELOPMENT 3 JOHN POUND ROAD, TILLSONBURG, ON		
BUILDING AND SITE STATISTICS		
ZONE	R3-6	
LOT AREA	3,862.47 sq.m.	
LANDSCAPE AREA	1828.1 sq.m. (47.3%)	
ASPHALT PAVED AREA	1346.14 sq.m. (34.7%)	
BUILDING AREA	891.25 sq.m. (23.1%)	
TOTAL G.F.A.	2,364.92 sq.m. (61.1%)	
No. OF STORIES	4 stories	

ITEM	AS BYLAW	PROVIDED
MIN. SETBACK (ALL SIDES)	4.5m	4.5m (Min)
LOT COVERAGE (MAX)	40%	62.5%
LANDSCAPE OPEN AREA (MIN)	30%	62.5%
ASPHALT PAVED AREA	-	34.7%
AMENITY AREA (48sq.m. / 1 unit)	1,584.0 sq.m.	2030.29sq.m.
NUMBER OF RESIDENTIAL UNITS	40 max.	33
MIN. SIZE OF RESIDENTIAL UNIT	65.0 sq.m.	55.6 sq.m.
MAX. BUILDING HEIGHT	11.0 m	12.4 m
LOT FRONTAGE	30.0 m	44.8 m
LOT DEPTH	30.0 m	34.3 m
PARKING (SEE GENERAL NOTES)	1.5 per Unit	1.27 per Unit
	50	42
ACCESSIBLE PARKING (INCL. IN ABOVE)	1 space	1 space
LOADING SPACES	1 space	1 space

RESIDENTIAL SUITE TYPE BREAKDOWN	1-BEDRM.	2-BEDRM.
LEVEL 1	5	1
LEVEL 2	3	6
LEVEL 3	3	6
LEVEL 4	3	6
TOTAL SUITE TYPES	14	19

GENERAL NOTES:

- LEGAL DESCRIPTION, PART OF LOTS 1461, 1463 AND 1464, JUDGE'S PLAN REGISTERED AS PLAN 500, TOWN OF TILLSONBURG, COUNTY OF OXFORD.
- PROPERTY FORMS 1 OF 4 PARTS OF OXFORD VACANT LAND CONDOMINIUM PLAN 500.
- PROPERTY INFORMATION TAKEN FROM SURVEY PREPARED BY KIM BUSTED SURVEYING INC. PROJECT No. 01-86500, DATED SEPT. 19, 2003.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE LANDSCAPE TREATMENT LOCATED WITHIN THE PUBLIC BOULEVARD (WITHIN THE ADJOINING HIGHWAY AS PER THE APPROVED SITE PLAN DRAWINGS, LANDSCAPE PLANS, AND ANY RELATED PLANS OR DRAWINGS) TO THE SATISFACTION OF THE CITY AND SHALL ENTER INTO ANY IMPLEMENTATION AGREEMENT(S) AND CLEARANCES IF NECESSARY.
- TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
- PARKING AND SITE LIGHTING FIXTURES WILL BE FULL CUT-OFF AND DIRECTED AWAY FROM ADJUTING PROPERTIES WITH NO GLARE.
- SHOW STORAGE TO BE LOCATED ON SITE. SEE PLAN FOR LOCATION.
- BARRIER-FREE ACCESSIBLE ENTRANCE IS THROUGH THE MAIN ENTRANCE. ACCESS FROM ACCESSIBLE PARKING TO BUILDING IS ALSO THROUGH THE MAIN ENTRANCE.
- GRADING/SERVICING INFORMATION TAKEN FROM SITE GRADING AND SERVING PLANS PREPARED BY DEVELOPMENT ENGINEERING.
- LIGHTING INFORMATION IS TAKEN FROM ELECTRICAL DRAWINGS PREPARED BY MCHTOM ENGINEERING.
- INFORMATION AND SECTIONS FOR PROPOSED PILE RETAINING WALL ARE AP DRAWINGS PROVIDED BY EXP. SERVICES INC.
- ALL CONDITIONS SHOULD BE SITE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- REVIEW ALL PLANS BY ALL CONSULTANTS PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN LEGEND

- PROPERTY BOUNDARIES
- PROPOSED/EXISTING PILE RETAINING WALL (BY OTHERS)
- PRINCIPAL FIRE FIGHTERS ENTRANCE
- EXIT MAIN DOOR LOCATION
- FIRE ROUTE
- FIRE HYDRANT (SEE MECHANICAL DRAWINGS FOR TYPICAL DETAILS)
- FIRE DEPARTMENT (SEE MECHANICAL DRAWINGS FOR CONNECTION TYPICAL DETAILS)
- LIGHT STANDARDS (SEE ELECTRICAL DRAWINGS/SERVICING DWGS)
- BOLLARD
- CATCH BASIN
- MANHOLE/CATCH BASIN
- TACTILE STRIPS AP OPSD 310.033
- LANDSCAPE PLANTING-SEE LANDSCAPE DWGS
- BODED/SHEDDED AREA-SEE LANDSCAPE DWGS
- REQUIRED SNOW STORAGE AREA
- PROPOSED GRADING-SEE GRADING DWGS
- PROPOSED DROPPED CURB AP OPSD 606.110

TRUE NORTH

PROJECT NORTH

THIS DRAWING HAS BEEN PREPARED FOR THE USE OF A PROFESSIONAL ARCHITECT INC. (P.A.) CLIENTS AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES. SUCH AS: ENGINEERS, PLANNERS, CONTRACTORS, OR ANY OTHER PARTY. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

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WITH THE EXCEPT OF THE INFORMATION SPECIFICALLY INDICATED FOR THIS PROJECT, THE ARCHITECT DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS OR ACTUALITY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

DATE: 08/08/2024
BY: [Signature]

OXFORD ASSOCIATION OF ARCHITECTS

architects

2412374 ONTARIO LTD.
C/o Valour Management Inc.
3410 South Service Road, Suite G5
Burlington, ON L7N 3T2

OWNER: 2412374 ONTARIO LTD.
C/o Valour Management Inc.
3410 South Service Road, Suite G5
Burlington, ON L7N 3T2

PROJECT: JOHN POUND CONDOS

3 John Pound Road, Tillsonburg, Ontario

SITE PLAN NO. SP-15-08

SITE PLAN

SCALE VERIFICATION

THIS DRAWING IS TO BE PRINTED AT 1:200 SCALE (1" = 20'0")

DESIGNED BY: M.M. CHECKED BY: A.A.

DESIGNED BY: A.A. APPROVED BY: A.A.

SCALE: As Indicated PROJECT NO: 1500

DRAWING NO:

A100

Plate 3- Proposed Draft Plan of Condominium

File No. CD 21-02-7- 2412374 Ontario Ltd

Part Lots 1463 & 1464, Plan 500, Parts 1 & 2 of 41R-7052, and Part 2 of 41R-7261, 3 John Pound Road, Town of Tillsonburg

