



SUBJECT TO THE CONDITIONS AS SET OUT IN THE NOTICE OF DECISION, DATED _____, THIS DRAFT PLAN IS APPROVED PURSUANT TO SECTION 51 OF THE PLANNING ACT, RSO 1990.

DURK VANDERWERFF - DIRECTOR OF PLANNING
COUNTY OF MIDDLESEX

SITE DATA

PROPERTY AREA: 9,937.34 sq.m. (0.9937 ha.) (2.455 acres)
PROPOSED USE: TOWN HOUSE
ZONE: R3

DETAIL	REQUIRED	PROPOSED
LOT AREA (sq.m.) MIN	250 sq.m./UNIT	255.51sq.m./UNIT
LOT FRONTAGE (m)	30m MIN	30.61m
FRONT YARD DEPTH (m)	10m MIN	10.1m
EXTERIOR SIDE YARD WIDTH (m)	10m MIN	N/A
SIDE YARD WIDTH (m)	10m MIN	2.50m
REAR YARD DEPTH (m)	10m MIN	6.06m
LOT COVERAGE (%)	35% MAX	34.7%
LANDSCAPED OPEN SPACE (%)	30% MIN	37.1%
BUILDING HEIGHT (m)	15.0m MAX	13.0m (3 STOREY)
No. OF UNITS		38
No. OF PRIVATE PARKING SPACES		142
No. OF VISITOR PARKING SPACES		8

- FR FIRE ROUTE SIGN
FIRE ROUTE SHOWN
6.0m WIDE WITH R= 12m C/L

ALL GARBAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE WHEN READY FOR PICK-UP

SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE

KEY PLAN



DRAFT PLAN OF VACANT LAND CONDOMINIUM OF PART OF LOT 15, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF WEST NISSOURI) IN THE MUNICIPALITY OF THAMES CENTRE COUNTY OF MIDDLESEX

MTE | OLS LTD., ONTARIO LAND SURVEYORS

SCALE 1:500
0 2 4 6 8 10 20 30 METRES

METRIC:

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

NOTES

- DENOTES MONUMENT FOUND
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- ID IRON BAR
- IB# ROUND IRON BAR
- CC CUT CROSS
- WT WITNESS
- MTE MTE OLS LTD
- AGM ARCHIBALD, GRAY & MCKAY, O.L.S.
- 1238 C.M. FRASER, O.L.S.
- SCP SPECIFIED CONTROL POINT
- P1 PLAN 33R-20020
- P2 PLAN 33R-20160
- P3 PLAN OF SURVEY BY HOLSTEAD & REDMOND LIMITED DATED JULY 12, 1984 (FILE: 84-0510)
- P4 PLAN 33R-8622
- P5 PLAN 33R-8622
- D1 INSTRUMENT No. 672279
- BF BOARD FENCE
- CLF CHAIN LINK FENCE
- WF WIRE FENCE
- FH FIRE HYDRANT
- DECIDUOUS TREE (CALIPER mm CANOPY mm RADIUS)
- CONIFEROUS TREE (CALIPER mm CANOPY mm RADIUS)

UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES

SURVEYOR'S CERTIFICATE

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

OCTOBER 24, 2023
DATE

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.
1134594 ONTARIO INC.

Nov 3/23
DATE

RANDY MACKAY - PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- (A) AS SHOWN
- (B) AS SHOWN
- (C) AS SHOWN
- (D) RESIDENTIAL SINGLE FAMILY CONDOMINIUM UNITS
- (E) AS SHOWN
- (F) AS SHOWN
- (G) AS SHOWN
- (H) MUNICIPAL WATER AVAILABLE
- (I) SANDY LOAM
- (J) AS SHOWN
- (K) MUNICIPAL STORM & SANITARY SEWERS, HYDRO, GAS
- (L) AS SHOWN

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 02819942006 AND 20220150080 UTM ZONE 17, NAD83 (CSRS-2010.0)

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999999425

SPECIFIED CONTROL POINTS (SCP's) : UTM ZONE 17, NAD83 (CSRS-2010.0)		
POINT ID	NORTHING	EASTING
SCP 02819942006	4768211.505	484251.932
SCP 20220150080	4772334.604	488168.894
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

MTE MTE ONTARIO LAND SURVEYORS LTD.
123 ST. GEORGE STREET
LONDON, ONTARIO, N6A 3A1
TEL: 519-204-6510

Surveyed By: _____ Checked By: JCEM File No: 50693-101
Drawn By: MN/DL Date: OCT 24 2023 Drawing: 50693-101-2.dwg