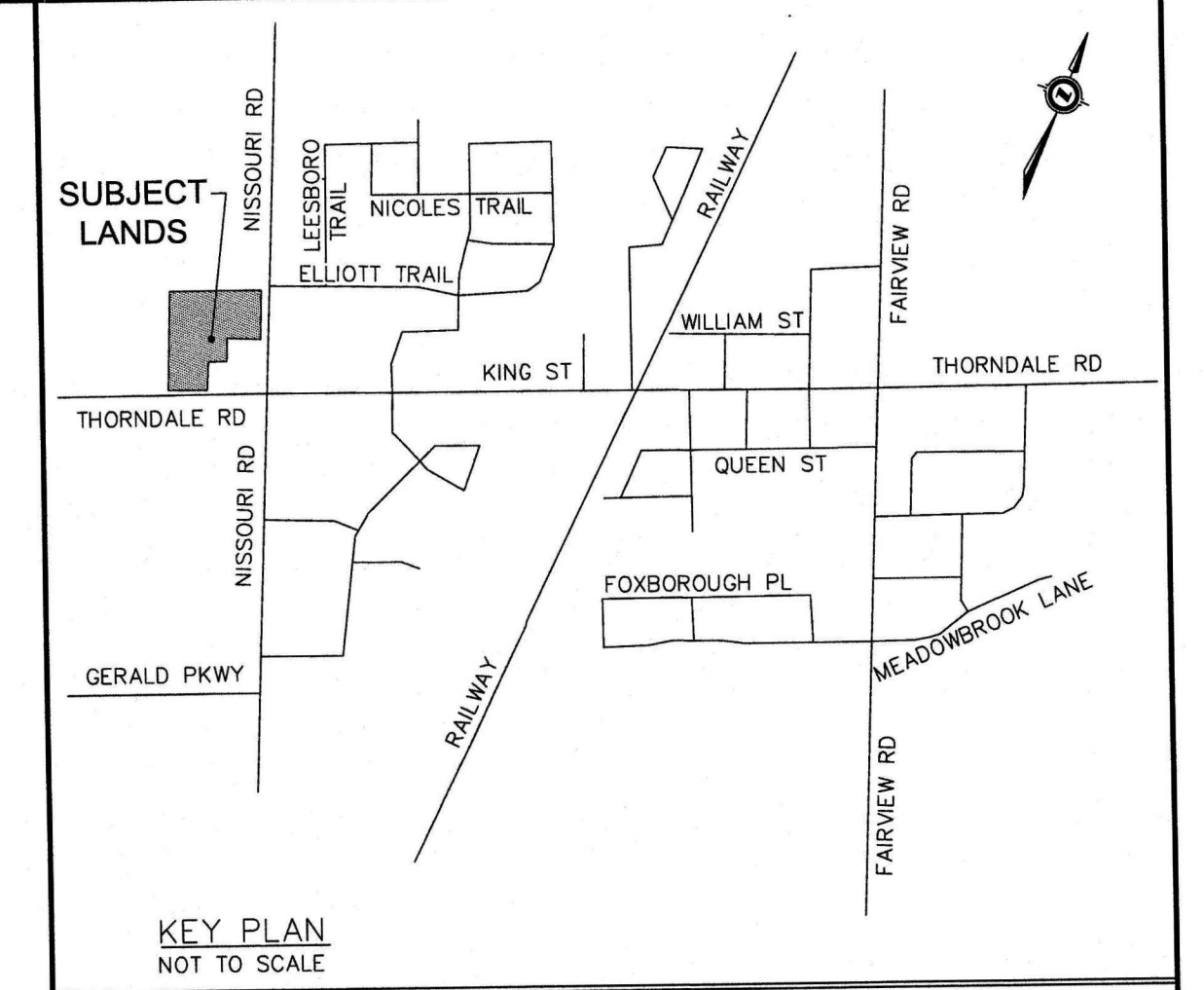
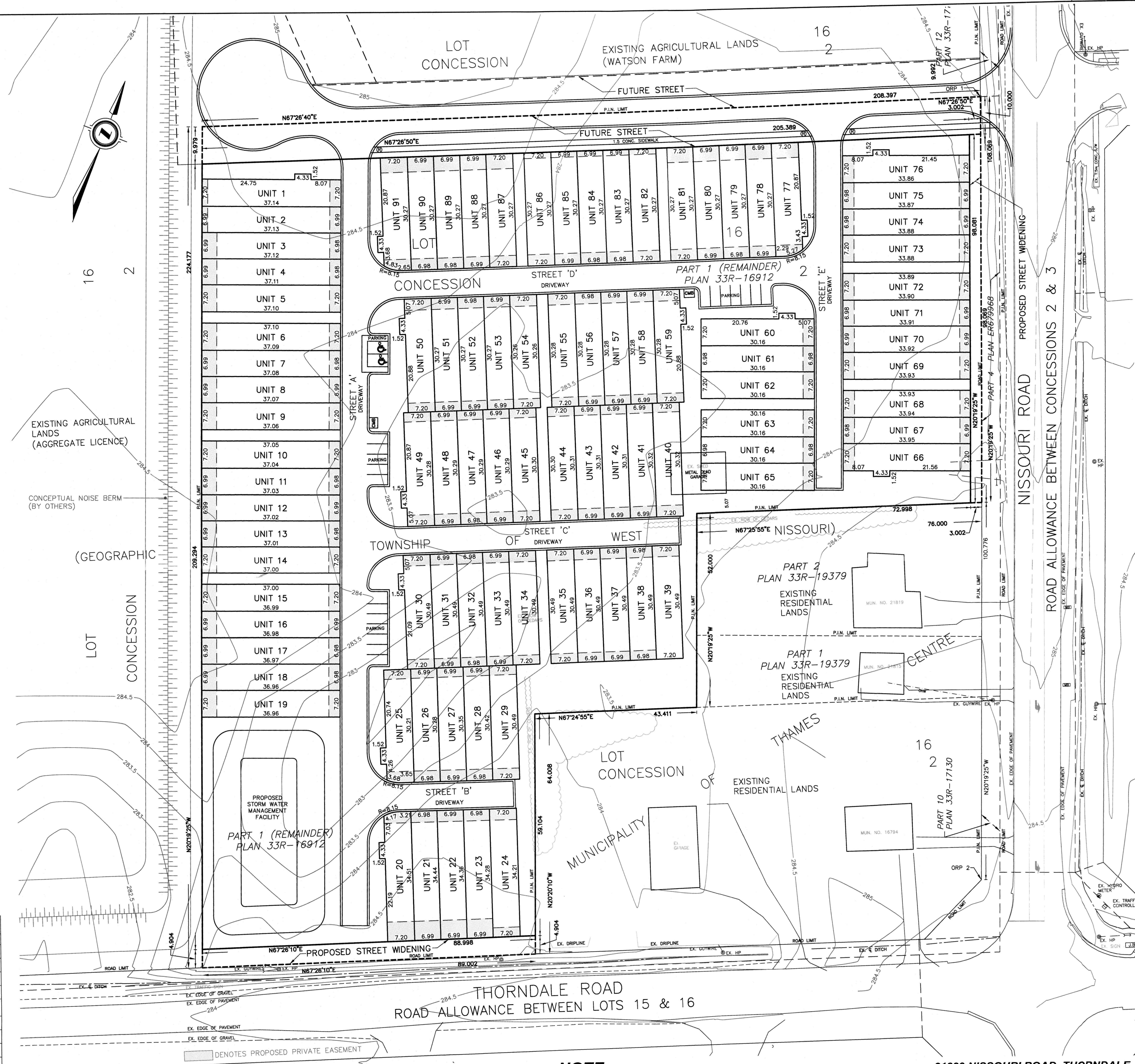


SITE DATA TABLE CURRENT FD-4, PROPOSED R3-#	
TOWNHOUSE	
ZONING REGULATION	PROPOSED
LOT AREA	32274.76 m ²
UNIT FRONTAGE (MIN)	7.0 m
UNIT AREA (MIN)	107 m ²
FRONT YARD SETBACK (MIN)	6.60m TO BUILDING 6.89m TO GARAGE
INTERIOR SIDE YARD WIDTH (MIN)	3.0 m
EXTERIOR SIDE YARD WIDTH (MIN)	4.5 m
BUILDING HEIGHT (MAX)	2 STOREIES
LOT COVERAGE	31.43%
LANDSCAPED OPEN SPACE	46.51%
DENSITY OF DWELLING UNITS	28.2 UPH



DRAFT PLAN OF VACANT LAND CONDOMINIUM
OF PART OF
LOT 16, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WEST NISSOURI)
IN THE
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

SCALE 1:500
10 0 10 20 30
SCALE IN METRES

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

December 8, 2023
LONDON, ONTARIO

ROBERT WOOD
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
1732435 ONTARIO LIMITED

JANE ELLIOTT
PRESIDENT

December 11, 2023
DATE

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) MUNICIPAL PIPED WATER
(c) AS SHOWN ON KEY PLAN	(i) CLAYEY, SANDY SILT, SAND GRAVEL
(d) VACANT LAND CONDOMINIUM UNITS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) MUNICIPAL SEWERS AND WATER
(f) AS SHOWN ON PLAN	(l) AS SHOWN

UTM GRID NOTE:
BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010). DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999562705

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN). U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.G. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4772223.722	487193.189
ORP 2	4772027.958	487265.704

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM
PLAN • SURVEY • ENGINEER

ARCHIBALD, GRAY & McKay LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE: 519-685-5300 FAX: 519-685-5303
EMAIL: info@agm.on.ca WEB: www.agm.on.ca

21829 NISSOURI ROAD, THORNDALE

No.	REVISIONS	DATE	BY
1	INITIAL RELEASE		CRC
2			CRC

DRAWN BY: CRC
CHECKED BY: RTW
DATE: DEC. 6, 2023
OFFICE FILE: NW-64-6

PLAN No: 8-L-6219

NOTE:
AREAS WITHIN THE PERIMETER OF THE PROPERTY NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.

Plot date: Dec 06, 2023