SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____ 20__, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20__.

DATE SIGNATURE

LEGEND
- SUBJECT LANDS
- NATURAL HAZARD LIMIT (AECOM)
- NATURAL HAZARD BUFFER (AECOM)
- PROPOSED STREETLINE
- PROPOSED LOT LINE
- POTENTIAL MULTI USE PATH

BYRON AVE
CANTERBURY DR.
SENIORS RESIDENCE FOUR STOREY
RESIDENTIAL
COMMERCIAL
AGRICULTURAL
OAKWOOD DR.
DORCHESTER ROAD (COUNTY ROAD 32)
DORCHESTER CREEK
WOODED AREA
OVERLAND FLOW ROUTE EASEMENT
EX. 18m WIDE EASEMENT 1350mm STORM SEWER
TOTAL PROPERTY AREA = 20.84 Ha

BLOCK 1 LOW DENSITY RESIDENTIAL 0.62 Ha
BLOCK 2 LOW DENSITY RESIDENTIAL 1.60 Ha
BLOCK 3 LOW DENSITY RESIDENTIAL 0.67 Ha
BLOCK 4 LOW DENSITY RESIDENTIAL 0.67 Ha
BLOCK 5 LOW DENSITY RESIDENTIAL 0.33 Ha
BLOCK 6 LOW DENSITY RESIDENTIAL 0.68 Ha
BLOCK 7 LOW DENSITY RESIDENTIAL 0.60 Ha
BLOCK 8 LOW DENSITY RESIDENTIAL 0.48 Ha
BLOCK 9 LOW / MEDIUM DENSITY RESIDENTIAL 0.45 Ha
BLOCK 10 LOW / MEDIUM DENSITY RESIDENTIAL 0.38 Ha
BLOCK 11 LOW / MEDIUM DENSITY RESIDENTIAL 0.61 Ha
BLOCK 12 LOW / MEDIUM DENSITY RESIDENTIAL 0.61 Ha
BLOCK 13 MEDIUM DENSITY RESIDENTIAL 1.50 Ha
BLOCK 14 MEDIUM DENSITY RESIDENTIAL 0.94 Ha
BLOCK 15 MEDIUM DENSITY RESIDENTIAL 0.29 Ha
BLOCK 16 MIXED USE 1.84 Ha
BLOCK 17 MIXED USE 1.74 Ha
BLOCK 18 PARKLAND 0.76 Ha
BLOCK 19 PARKLAND 0.86 Ha
BLOCK 20 SWM BASIN 0.19 Ha
BLOCK 21 SWM BASIN 0.23 Ha
BLOCK 22 SWM BLOCK 0.09 Ha
BLOCK 23 ROAD WIDENING 0.14 Ha
BLOCK 24 0.3m RESERVE
BLOCK 25 0.3m RESERVE
BLOCK 26 ECO BUFFER 1.02 Ha
BLOCK 27 NATURAL ENVIRONMENT 0.39 Ha

STREET 'A' STREET 'B' STREET 'C' STREET 'D' STREET 'E' STREET 'F'

NATURAL HERITAGE BUFFER (AECOM 2019)
MUNICIPAL MULTI USE TRAIL (BY OTHERS)
NATURAL HERITAGE BUFFER (AECOM 2019)
EX. SWM POND
LIMITS OF NATURAL HERITAGE (AECOM 2019)
MUNICIPAL MULTI USE TRAIL (BY OTHERS)
Ex. Gravel Path
Ex. Gravel Path

mbpc
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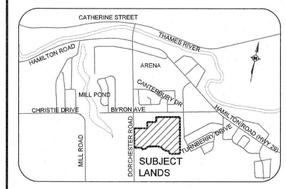
Tel. (519) 686-1300 E-mail: mbpc@mbpc.ca

DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-16963 PART 1
NORTH DORCHESTER
MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.

J McGuffin MCIP, RPP
Monteith Brown Planning Consultants
May 6, 2021
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Wilband, O.L.S.
AGM Plan, Survey , Engineer
May 5, 2021
Date

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) sandy silt till
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) municipal sewers
f) as shown on plan	l) as shown on plan

LAND USE SCHEDULE

LAND USE	AREA in Ha	PERCENT
LOW DENSITY RESIDENTIAL BLOCKS 1 to 8	5.71	27.4
LOW / MEDIUM DENSITY RESIDENTIAL BLOCKS 9 to 12	2.06	9.9
MEDIUM DENSITY RESIDENTIAL BLOCKS 13 to 15	2.73	13.1
MIXED USE BLOCKS 16 & 17	3.58	17.2
OPEN SPACE - PARKLAND BLOCKS 18 &19	0.82	3.9
OPEN SPACE - SWM DRAINAGE BLOCKS 20 to 22	0.52	2.5
ROAD WIDENING, RESERVES BLOCKS 23 to 25	0.14	0.7
STREETS A to E	3.87	18.6
OPEN SPACE - ECO BUFFER BLOCK 26	1.02	4.9
OPEN SPACE - NATURAL ENVIRONMENT BLOCK 27	0.39	1.9
TOTAL SITE AREA	20.84	100.00

No.	Revision	Date	Initial
1	ADD MEDIUM DENSITY - MUNICIPAL COMMENTS	05/21	BS

CLIENT

Sifton
Experience. The Difference.™

BAR SCALE
1: 1,000
0 15 30 45 60m

ADDRESS
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road
39T-TC1903

DRAWN BY:	CHECKED BY:	PROJECT No. :
BS	JMC	12-827
DESIGNED BY:	APPROVED BY:	DRAWING No.
BS	-	1
SCALE: on 24x36 1:1000	DATE: May 03, 2021	