

Lot 15, Concession 3
(Geographic Township of West Nissouri)

Block 186

PURPLE BEECH TRAIL
(Established by Plan 33M-???) (20.000 Wide)

Block 63

Plan

Block 61

33M - 791

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Lot 16

Lot 17

Lot 18

Lot 19

Lot 20

Block 62

Block 67

Block 60

Block 188

Block 183

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

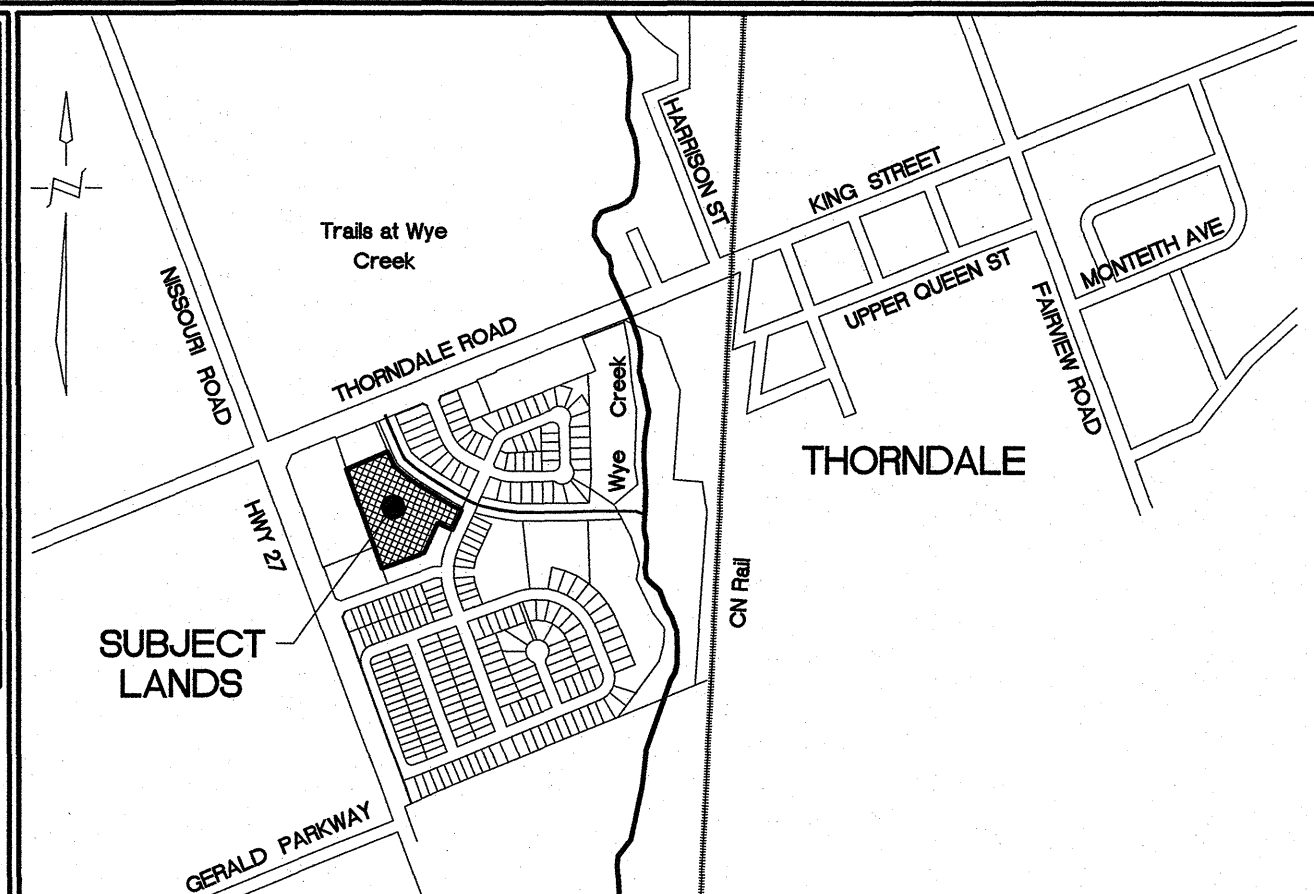
Lot 3

Lot 2

Lot 1

File No. _____

Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 202____, this draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act 1998, this _____ day of _____, 202____.



KEY PLAN
Not to Scale

DRAFT PLAN OF VACANT LAND CONDOMINIUM

OF ALL OF
BLOCK 187, PLAN 33M-???

IN THE
**MUNICIPALITY OF
THAMES CENTRE
COUNTY OF MIDDLESEX**

SCALE 1:400
10 5 10 15 20 25
SCALE IN METRES

2021
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

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.

Aug 12, 2021
LONDON, ONTARIO

JASON WILBAND
ONTARIO LAND SURVEYOR

OWNERS'S CERTIFICATE:

I HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
1845999 ONTARIO LIMITED

Shirley Lagace
SHIRLEY LAGACE
PRESIDENT

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) SILTY SAND AND SAND
(d) VACANT LAND CONDOMINIUM UNITS	(j) SEE ENGINEER'S SITE GRADING PLAN
(e) AS SHOWN ON PLAN	(k) ALL MUNICIPAL SERVICES AVAILABLE
(f) AS SHOWN ON PLAN	(l) NONE

SITE DATA CHART

67 - 2 STOREY TOWNHOUSE
EXISTING ZONING: R3-9-H

REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	170 m ² (Per Unit)	180 m ² (Per Unit)
LOT FRONTAGE MINIMUM (Meters)	6 m	6.7 m
FRONT YARD DEPTH (min)	4.50 m	5.3 m
EXTERIOR SIDE YARD DEPTH (min)	4.5 m	4.5 m
INTERIOR SIDE YARD DEPTH (min)	1.2 m	1.5 m
REAR YARD DEPTH (min)	7.5 m	7.6 m
LANDSCAPED/OPEN SPACE (Min)	30% of Lot Area	40.3 %
LOT/BUILDING COVERAGE (Max)	60% of Lot Area	28.2 %
HEIGHT (Max)	15 m	8.2 m
DENSITY (UPH)	81 Units	67 Units
PARKING (2 Spaces Per Unit)	134	134
VISITOR PARKING (1 Space Per 10 Units)	7	13
ACCESSIBLE PARKING	5	5

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS USING REAL TIME KINEMATIC NETWORK (RTK).

U.T.M. ZONE 17, NAD83 (C.S.R.S.) (2010.0), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4771910.618	487479.784
ORP 2	4771980.362	487418.366
ORP 3	4771910.222	487616.282

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

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

AGM ARCHIBALD, GRAY & McKAY LTD.
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PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca
PLAN No. _____

DRAWN BY: NORTON DIGITAL FILE: NW2103 DPVLC1 EC.dwg PLAN No. _____
CHECKED BY: D.D.C. COGO FILE: NW2103 DPVLC1 EC.dwg
PLOT DATE: AUG 10 2021 FILE No: NW-MX120-01-2
9-L-5736

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