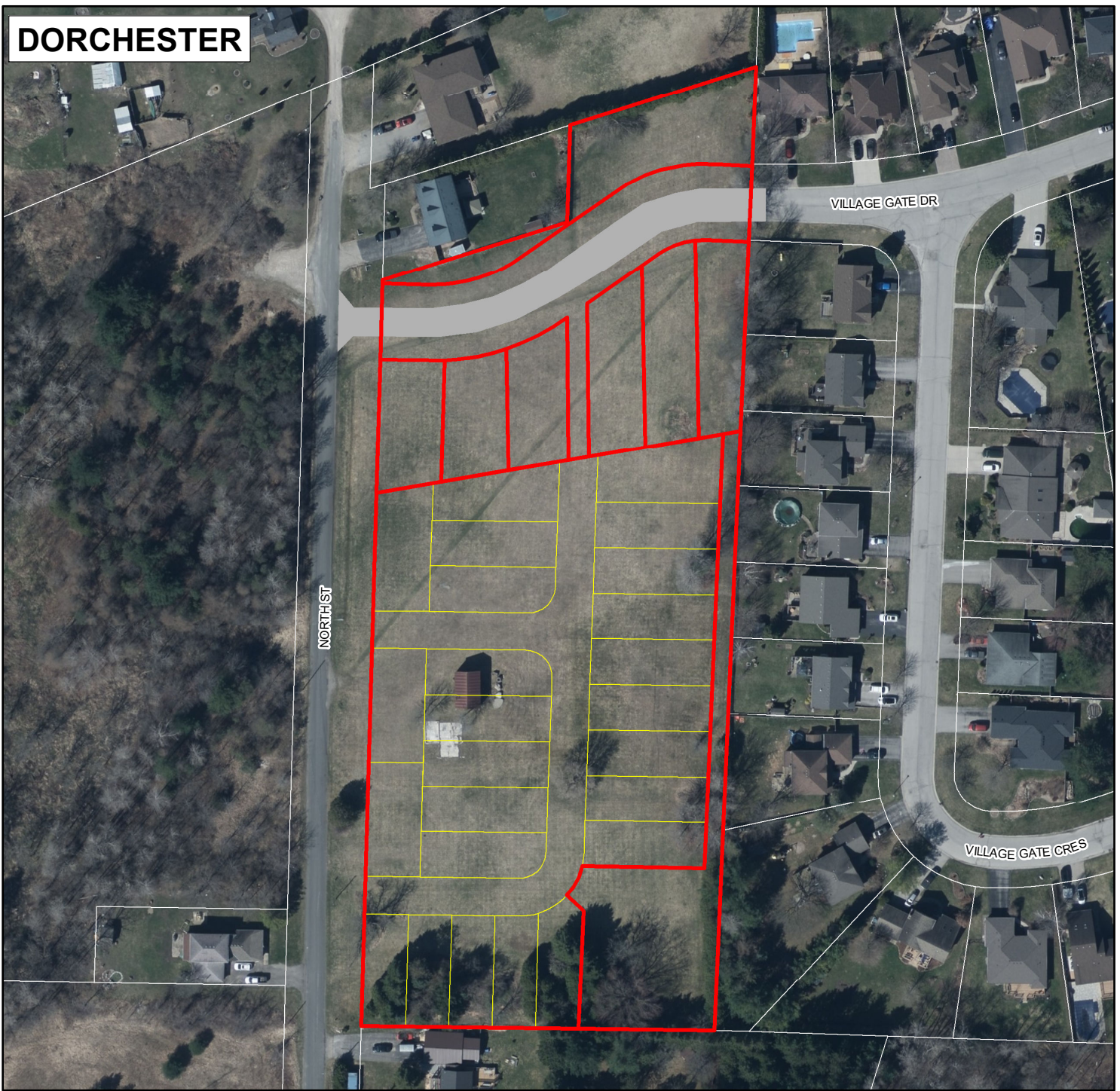


# DORCHESTER



## LOCATION MAP

Description:  
246 NORTH INC.  
PROPOSED PLAN OF SUBDIVISION  
MUNICIPALITY OF THAMES CENTRE

File Number:  
39T-TC2102

Prepared by: Planning Department,  
The County of Middlesex, August 31, 2023



## LEGEND



SUBJECT LANDS



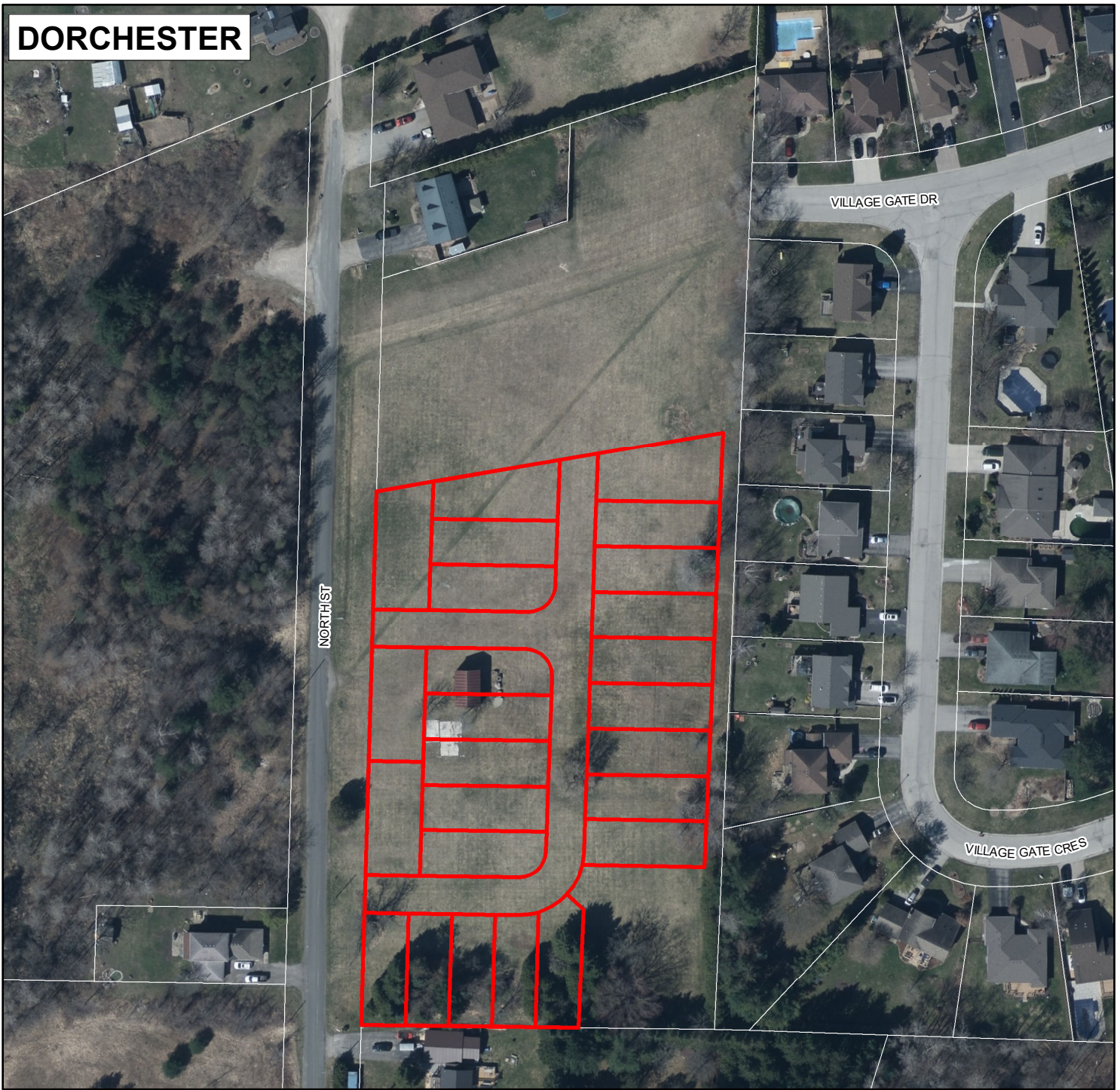
PROPOSED PLAN OF CONDOMINIUM

1:1,500



Metres

# DORCHESTER



## LOCATION MAP


Description:  
246 NORTH INC.  
PROPOSED PLAN OF CONDOMINIUM  
MUNICIPALITY OF THAMES CENTRE

File Number:  
39T-TC-CDM2303

Prepared by: Planning Department,  
The County of Middlesex, August 31, 2023



## LEGEND

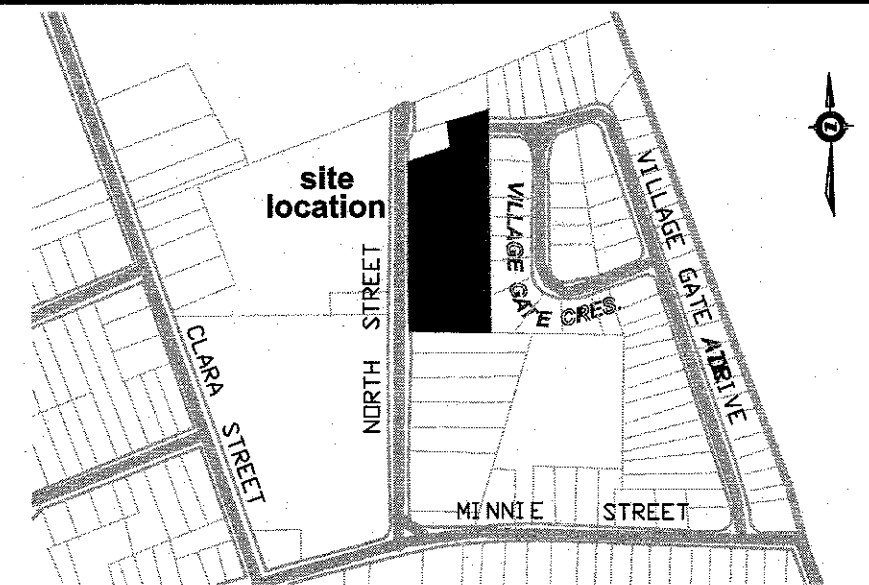
 SUBJECT LANDS



1:1,500

0 40 80

Metres

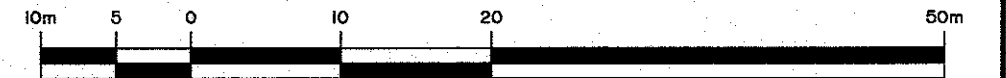


key plan not to scale

**DRAFT PLAN OF SUBDIVISION**  
of part of  
**LOT 11, CONCESSION 4**  
**NORTH OF THE RIVER THAMES**  
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)  
in the  
**MUNICIPALITY OF THAMES CENTRE**  
**COUNTY OF MIDDLESEX**

MTE OLS LTD.

scale 1 : 500



**METRIC:**

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

AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

**owner's certificate**

I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS to submit this proposed Plan of Subdivision.

\_\_\_\_\_  
JEFF HOUSE  
246 NORTH INC.  
JULY 20, 2023  
DATE

**surveyor's certificate**

We hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

\_\_\_\_\_  
P.R. LEVAC, O.L.S.  
MTE | OLS LTD.  
JULY 20, 2023  
DATE

**additional information requirements under section 51(17) of the Planning Act**

- a) AS SHOWN ON PLAN
- b) AS SHOWN ON PLAN
- c) AS SHOWN ON KEY PLAN
- d) SINGLE FAMILY RESIDENTIAL
- e) AS SHOWN ON PLAN
- f) AS SHOWN ON PLAN
- g) AS SHOWN ON PLAN
- h) PIPED WATER
- i) SILTY SAND WITH GRAVEL AND LOOSE TO DENSE SAND AND GRAVEL
- j) AS SHOWN ON PLAN
- k) FULL SERVICES
- l) AS SHOWN ON PLAN

**land use schedule**

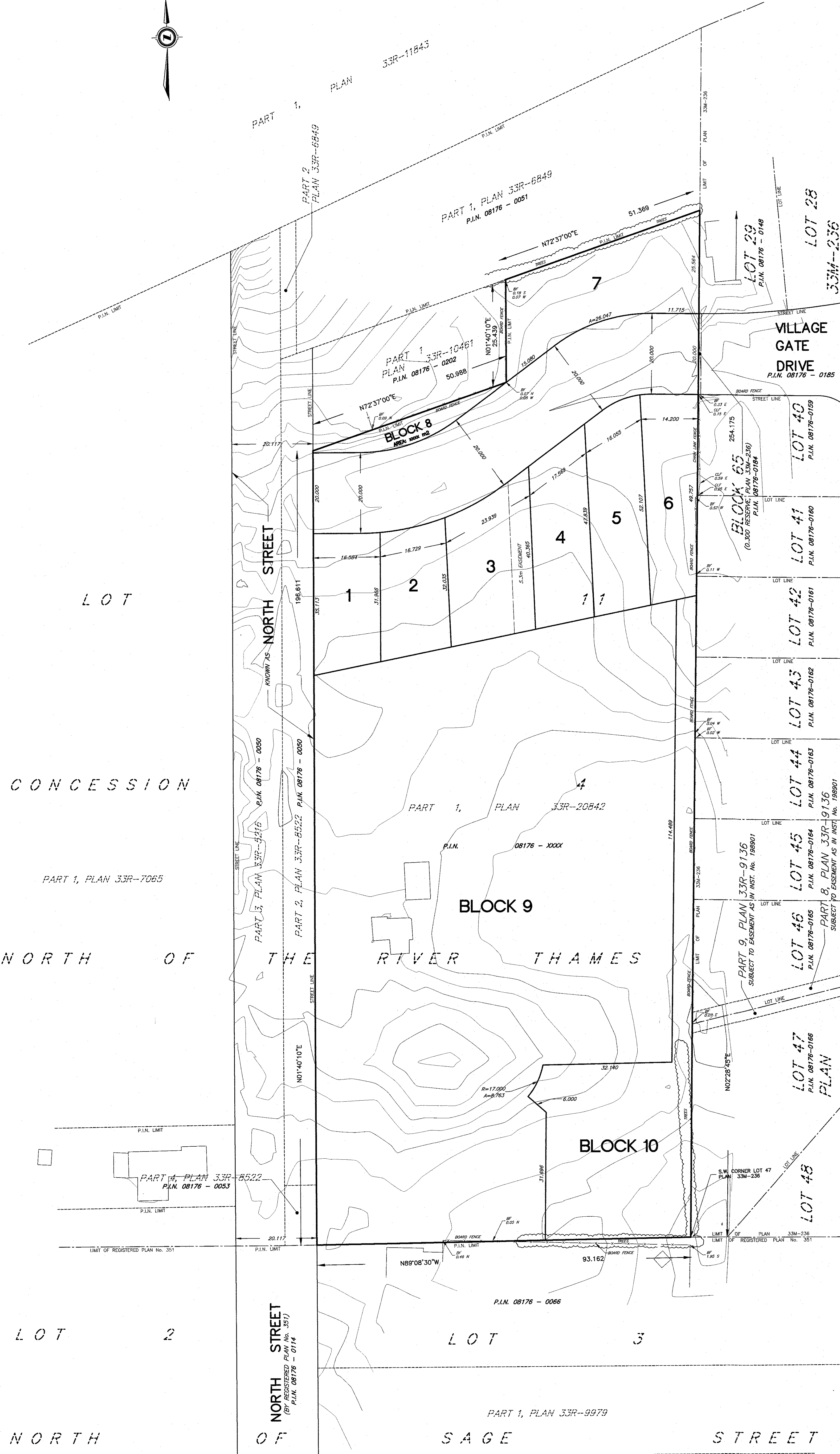
SINGLE FAMILY RESIDENTIAL LOTS 1 TO 7 INCLUSIVE	4907 m <sup>2</sup>
OPEN SPACE (BLOCKS 8 & 9)	12155 m <sup>2</sup>
STORM WATER MANAGEMENT (BLOCK 10)	2176 m <sup>2</sup>
ROAD ALLOWANCE	2113 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>21351 m<sup>2</sup></b>

**246 NORTH STREET - ASPEN TRAILS**

246 NORTH INC.

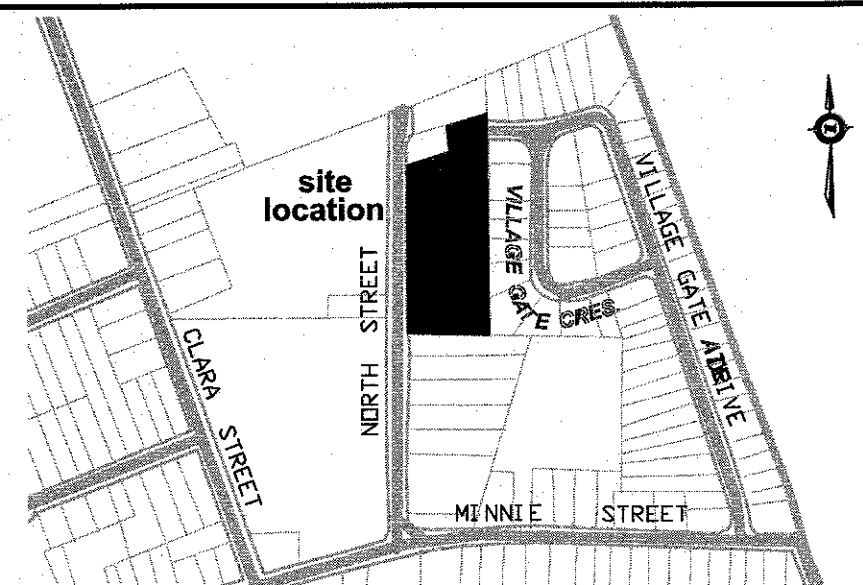
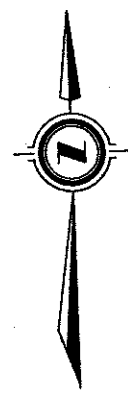
**LEGEND:**

- WV DENOTES WATERVALVE
- HYD DENOTES HYDRANT
- WM DENOTES WATERMAIN
- STM DENOTES STORM SEWER
- SSAN DENOTES SANITARY SEWER
- CB DENOTES CATCHBASIN
- MH DENOTES MANHOLE



REGISTERED PLAN No. 351



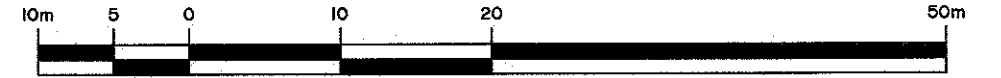


key plan not to scale

### DRAFT PLAN OF CONDOMINIUM of all of BLOCK 9 PLAN 33M-undep in the MUNICIPALITY OF THAMES CENTRE COUNTY OF MIDDLESEX

MTE OLS LTD.

scale 1 : 500



#### METRIC:

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

AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

#### owner's certificate

I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS to submit this proposed Plan of Subdivision.

\_\_\_\_\_  
DATE  
JULY 20, 2023  
JEFF HOUSE  
246 NORTH INC.

#### surveyor's certificate

We hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

\_\_\_\_\_  
DATE  
JULY 20, 2023  
P.R. LEVAC, O.L.S.  
MTE | OLS LTD.

#### additional information requirements under section 51(17) of the Planning Act

- |                              |  |
|------------------------------|--|
| a) AS SHOWN ON PLAN          | g) AS SHOWN ON PLAN  |
| b) AS SHOWN ON PLAN          | h) PIPED WATER   |
| c) AS SHOWN ON KEY PLAN      | i) SILTY SAND WITH GRAVEL AND LOOSE TO DENSE SAND AND GRAVEL |
| d) SINGLE FAMILY RESIDENTIAL | j) AS SHOWN ON PLAN  |
| e) AS SHOWN ON PLAN          | k) FULL SERVICES   |
| f) AS SHOWN ON PLAN          | l) AS SHOWN ON PLAN  |

#### land use schedule

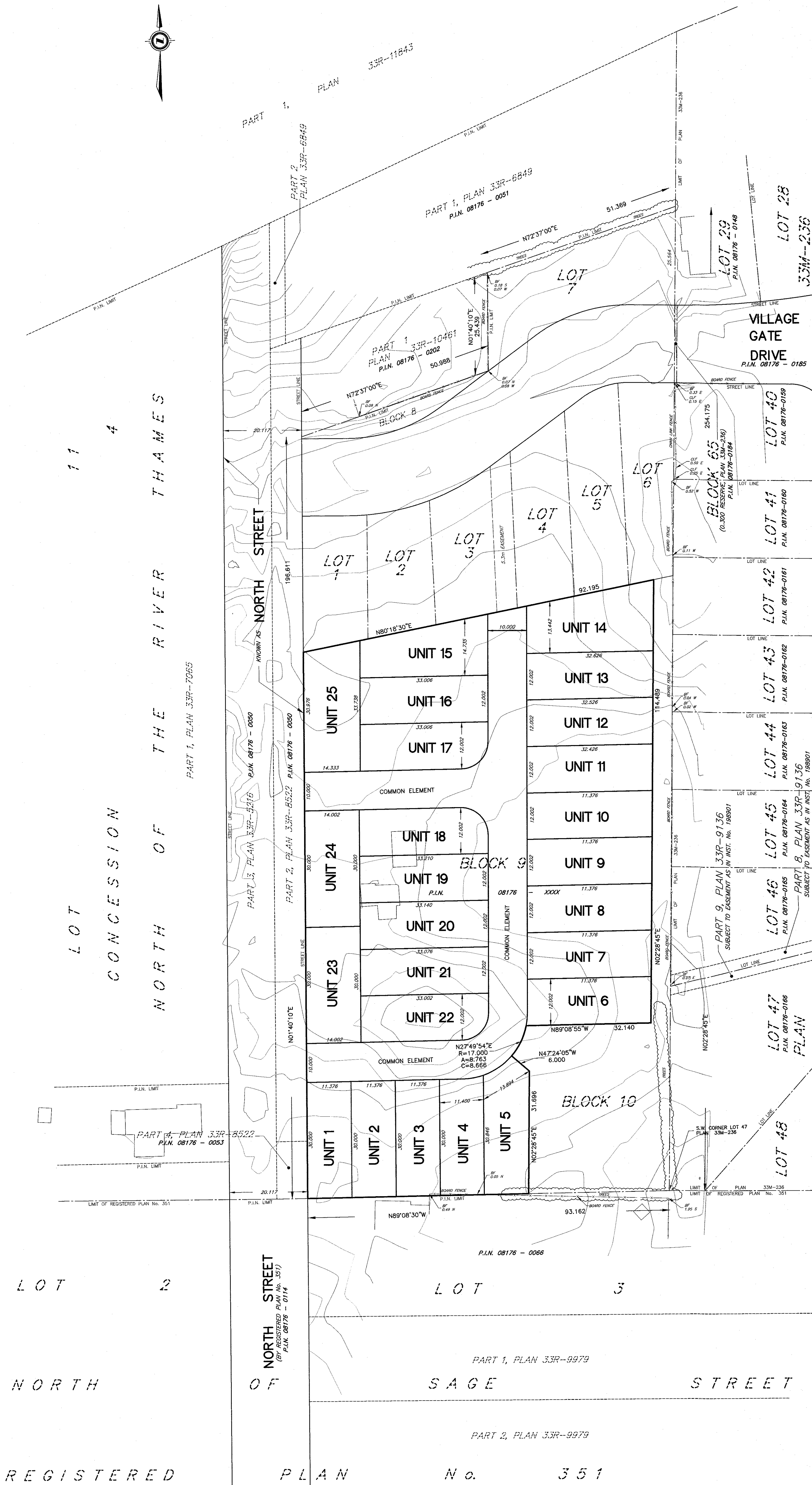
MULTIPLE FAMILY RESIDENTIAL UNITS 1 TO 25 INCLUSIVE	9824 m2
COMMON ELEMENTS CONDOMINIUM	2122 m2
<b>TOTAL AREA</b>	<b>11946 m2</b>

#### 246 NORTH STREET - ASPEN TRAILS

246 NORTH INC.

#### LEGEND:

- WV DENOTES WATERVALVE
- HYD DENOTES HYDRANT
- WM DENOTES WATERMAIN
- STM DENOTES STORM SEWER
- SAN DENOTES SANITARY SEWER
- CB DENOTES CATCHBASIN
- MH DENOTES MANHOLE



REGISTERED PLAN No. 351

