

KEY PLAN  
NOT TO SCALE

**DRAFT PLAN OF CONDOMINIUM**

OF ALL OF  
**LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21**  
AND PART OF  
**LOT 22, SOUTH OF IDA STREET**  
AND ALL OF  
**LOTS 11, 12, 13, 14, 15, 16, 17, 18**  
AND PART OF  
**LOTS 19, 20, 21 and 22, NORTH OF EVA STREET**  
AND PART OF  
**SEXTON STREET**  
(CLOSED AND DESIGNATED BLOCK C BY ORDER REGISTERED AS INT. No. L728007)  
**REGISTERED PLAN No. 274**  
AND PART OF  
**LOT 10, CONCESSION 4**  
**NORTH OF THE RIVER THAMES**  
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)  
IN THE  
**MUNICIPALITY OF THAMES CENTRE**  
**COUNTY OF MIDDLESEX**

SCALE 1:500  
10m 5 0 10 20 50m

**MTE OLS LTD.**  
**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 CONDOMINIUM.  
DATE \_\_\_\_\_ JEFF HOUSE  
D. CHARABIN HOLDINGS 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 \_\_\_\_\_ JEREMY C.E. MATTHEWS  
MTE | OLS LTD.

**ADDITIONAL INFORMATION REQUIREMENTS**  
**UNDER SECTION 51(7) 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) MULTIPLE FAMILY (TOWNHOUSE) 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**

TOTAL AREA OF SITE	3,693 sqm (39,832 sq ft)
PARKLAND	0.809 ha (20,048 sq ft)
STORM WATER MANAGEMENT	0.138 ha (3,075 sq ft)
COMPENSATION PLANTING AREA	0.152 ha (3,516 sq ft)

ZONING = R1-5  
NUMBER OF RESIDENTIAL UNITS TOTAL 63 UNITS  
LOT COVERAGE (%) 1.797 ha (17,966,122 sq ft) (48.6%)  
OPEN SPACE (%) 1.897 ha (18,965,948 sq ft) (51.4%)  
PARKING SPACES TOTAL 173 SPACES  
(3 STOREY TOWNHOUSE 3 SPACES/UNIT = 124 SPACES)  
(STACKED TOWNHOUSE 3 SPACES/UNIT = 36 SPACES)  
(VISITOR SPACES = 12 SPACES)

**LEGEND:**  
■ DENOTES MONUMENT FOUND  
□ MONUMENT SET  
IB IRON BAR  
SIB STANDARD IRON BAR  
IBB IRON BAR  
RIBB ROUND IRON BAR  
CC CUT CROSS  
WT WITNESS  
(SU) SOURCE UNKNOWN  
WT WITNESS  
SSIB SHORT STANDARD IRON BAR  
(MTE) MTE OLS LTD.  
P1 PLAN OF SURVEY BY MURRAY FRASER LIMITED, DATED JULY 25, 1990 (FILE: D4490)  
P2 PLAN 33R-10584

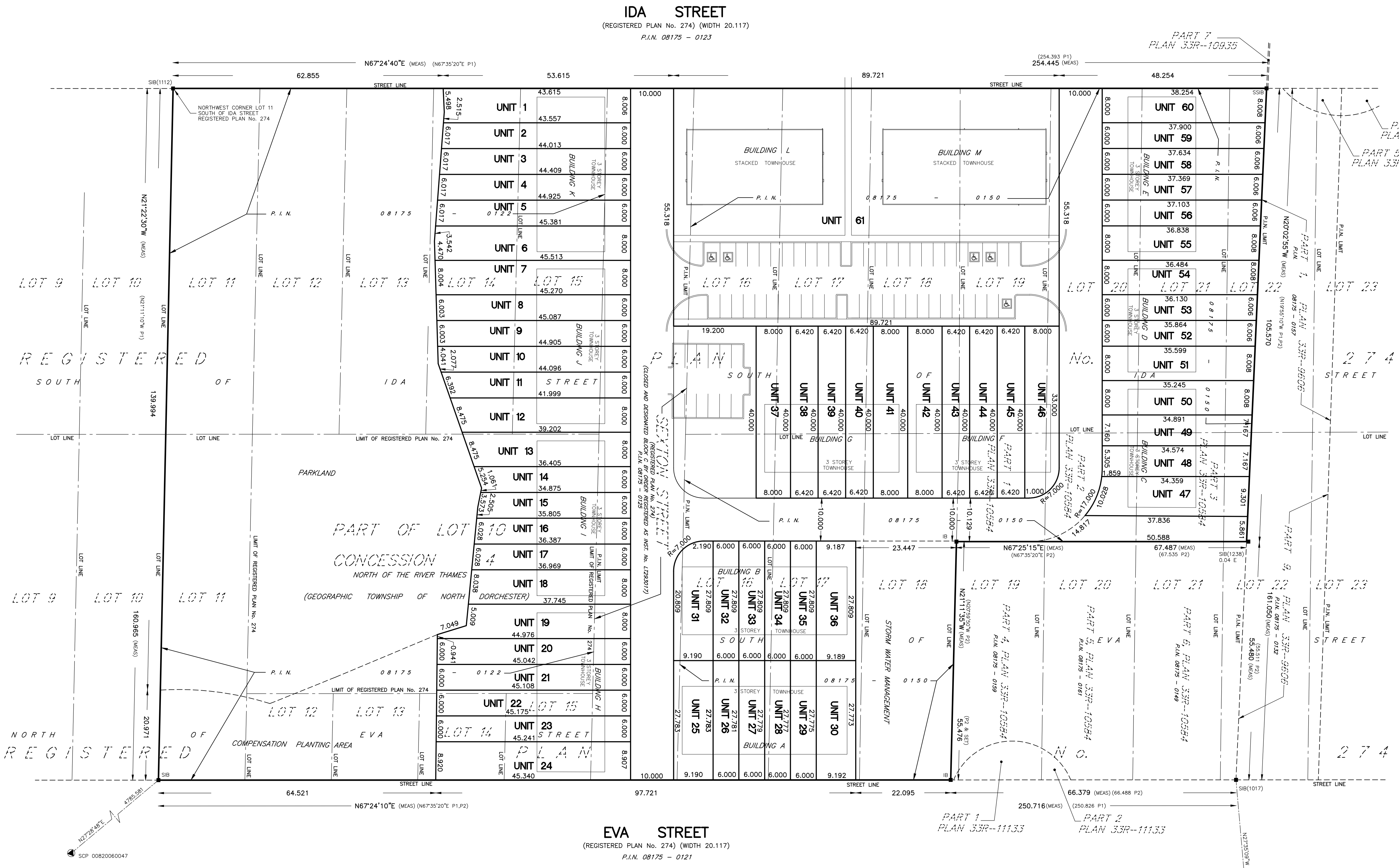
BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 00820060047 AND 00820060048 UTM ZONE 17, NAD83 (CSRS-2010.0)  
DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORNERED SCALE FACTOR OF 0.999569425

SPECIFIED CONTROL POINTS (SCP'S) : UTM ZONE 17, NAD83 (CSRS-2010.0)  
GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
SCP 00820060047	4759555.802	492594.188
SCP 00820060048	4759526.071	496896.057

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

**EVA and IDA STREETS, DORCHESTER**  
**D. CHARABIN HOLDINGS INC.**



**IDA STREET**  
(REGISTERED PLAN No. 274) (WIDTH 20.117)  
P.L.N. 08175 - 0123

**EVA STREET**  
(REGISTERED PLAN No. 274) (WIDTH 20.117)  
P.L.N. 08175 - 0121

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.