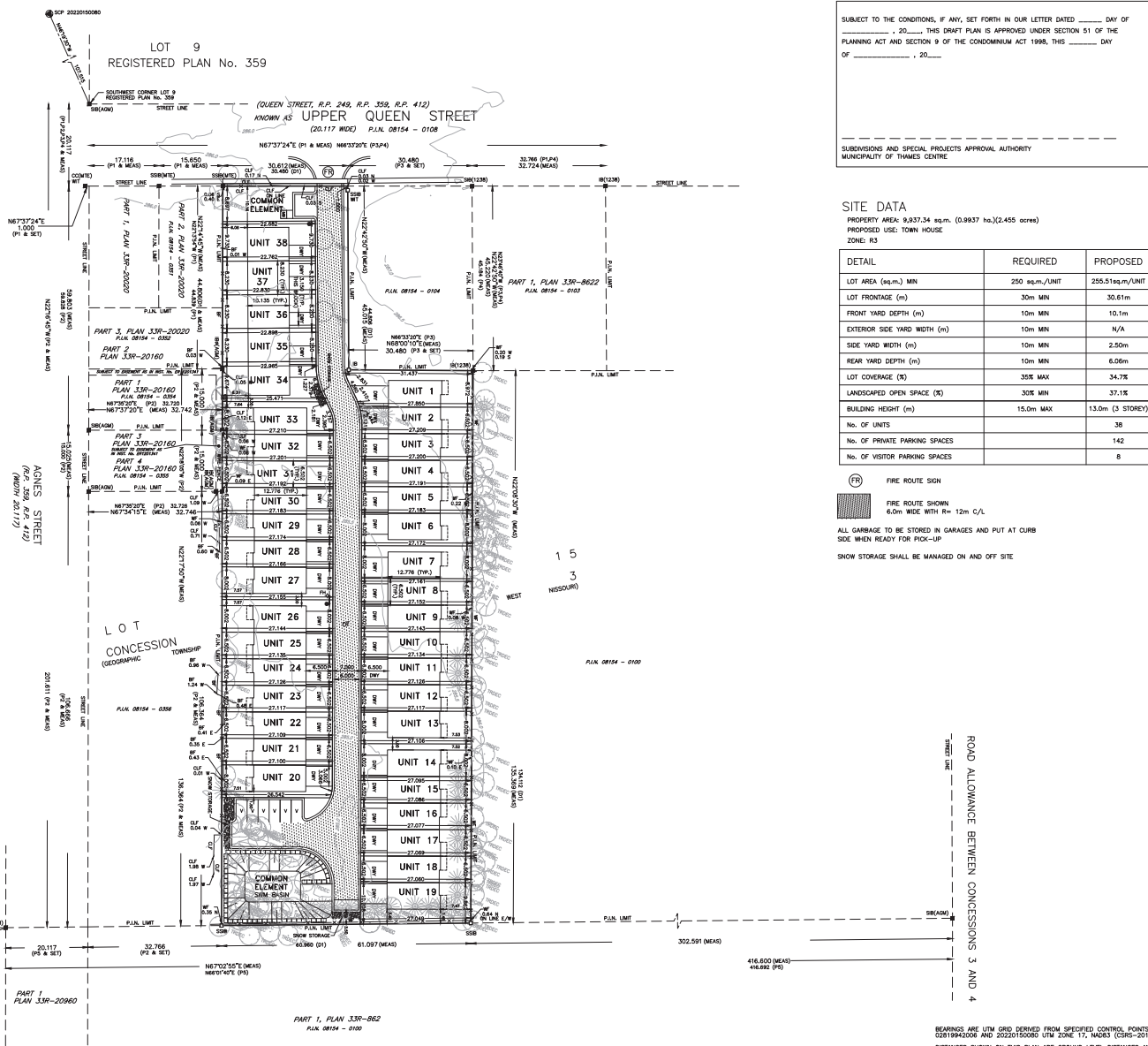




LOT 9  
REGISTERED PLAN No. 359



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 AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SUBDIVISIONS AND SPECIAL PROJECTS APPROVAL AUTHORITY  
MUNICIPALITY OF THAMES CENTRE

**SITE DATA**

PROPERTY AREA: 9,937.24 sq.m. (0.9937 ha/2.455 acres)  
PROPOSED USE: TOWN HOUSE  
ZONE: R3

DETAIL	REQUIRED	PROPOSED
LOT AREA (sq.m.) MIN	250 sq.m./UNIT	255.51sq.m/UNIT
LOT FRONTAGE (m)	30m MIN	30.61m
FRONT YARD DEPTH (m)	10m MIN	10.1m
EXTERIOR SIDE YARD WIDTH (m)	10m MIN	N/A
SIDE YARD WIDTH (m)	10m MIN	2.50m
REAR YARD DEPTH (m)	10m MIN	6.06m
LOT COVERAGE (%)	30% MAX	34.7%
LANDSCAPED OPEN SPACE (%)	30% MIN	37.1%
BUILDING HEIGHT (m)	15.0m MAX	13.0m (3 STOREY)
No. OF UNITS		38
No. OF PRIVATE PARKING SPACES		142
No. OF VISITOR PARKING SPACES		8

FIRE ROUTE SIGN  
 FIRE ROUTE SHOWN  
 6.0m WIDE WITH 12m C/L  
 ALL GARAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE WHEN READY FOR PICK-UP  
 SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE



DRAFT PLAN OF VACANT LAND CONDOMINIUM  
OF PART OF  
**LOT 15, CONCESSION 3**  
(GEOGRAPHIC TOWNSHIP OF WEST MISSOURI)  
IN THE  
**MUNICIPALITY OF THAMES CENTRE**  
COUNTY OF MIDDLESEX  
MTE | OLS LTD, ONTARIO LAND SURVEYORS

SCALE 1:500

- METRIC:**  
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
- NOTES**
- DENOTES MONUMENT FOUND
  - MONUMENT SET
  - SSB STANDARD IRON BAR
  - SB SHORT STANDARD IRON BAR
  - IB IRON BAR
  - RB ROUND IRON BAR
  - CC CUT CROSS
  - WT WITNESS
  - MTE MTE OLS LTD
  - AGM ARCHBAIRD, GRAY & MCKAY, O.L.S.
  - 123B C.M. FRASER O.L.S.
  - P1 SPECIFIED CONTROL POINT
  - P2 PLAN 338-20000
  - P3 PLAN 338-20160
  - P4 PLAN OF SURVEY BY HOLSTEAD & RESMOND LIMITED DATED JULY 12, 1984 (FILED 84-0510)
  - P5 PLAN 338-862
  - P6 INSTRUMENT No. 672279
  - D1 BOARD FENCE
  - BF CHAIN LINK FENCE
  - WF WIRE FENCE
  - FI FIRE HYDRANT
  - DECIDUOUS TREE (CALIPER MM CANOPY MM RADIUS)
  - ☼ CONIFEROUS TREE (CALIPER MM CANOPY MM RADIUS)
- UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

OCTOBER 24, 2023 \_\_\_\_\_  
DATE JEREMY C.E. MATHEWS  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

1134594 ONTARIO INC.

DATE \_\_\_\_\_  
I HAVE THE AUTHORITY TO BIND THE CORPORATION  
RANDY MACKAY - PRESIDENT

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

(A) AS SHOWN (C) AS SHOWN  
(B) AS SHOWN (D) MUNICIPAL WATER AVAILABLE  
(E) AS SHOWN (F) SANDY LOAM  
(G) RESIDENTIAL SINGLE FAMILY CONDOMINIUM UNITS (H) AS SHOWN  
(I) AS SHOWN (J) MUNICIPAL STORM & SANITARY SEWERS, HYDRO, GAS  
(K) AS SHOWN (L) AS SHOWN

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS (CORN BRADNER AND 0020215006 UTM ZONE 17, NAD83 (CGRS-010.0)) AND HORIZONTAL DISTANCES ARE UTM GRID DISTANCES. DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND SCALE FACTOR OF 0.999668425

SPECIFIED CONTROL POINTS (SCP'S) - UTM ZONE 17, NAD83 (CGRS-2010.0) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 1028184006	476811.925	484251.932
SCP 20220150080	4772334.604	488168.684

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

**MTE** MTE ONTARIO LAND SURVEYORS LTD.  
123 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 3A1  
TEL: 519-204-0510

Scaled By: MN/DL  
 Checked By: JEM  
 Date: OCT 24 2023  
 File No: 50683-101  
 Drawn By: MN/DL  
 Date: OCT 24 2023  
 Drawn By: 50683-101-2.dwg