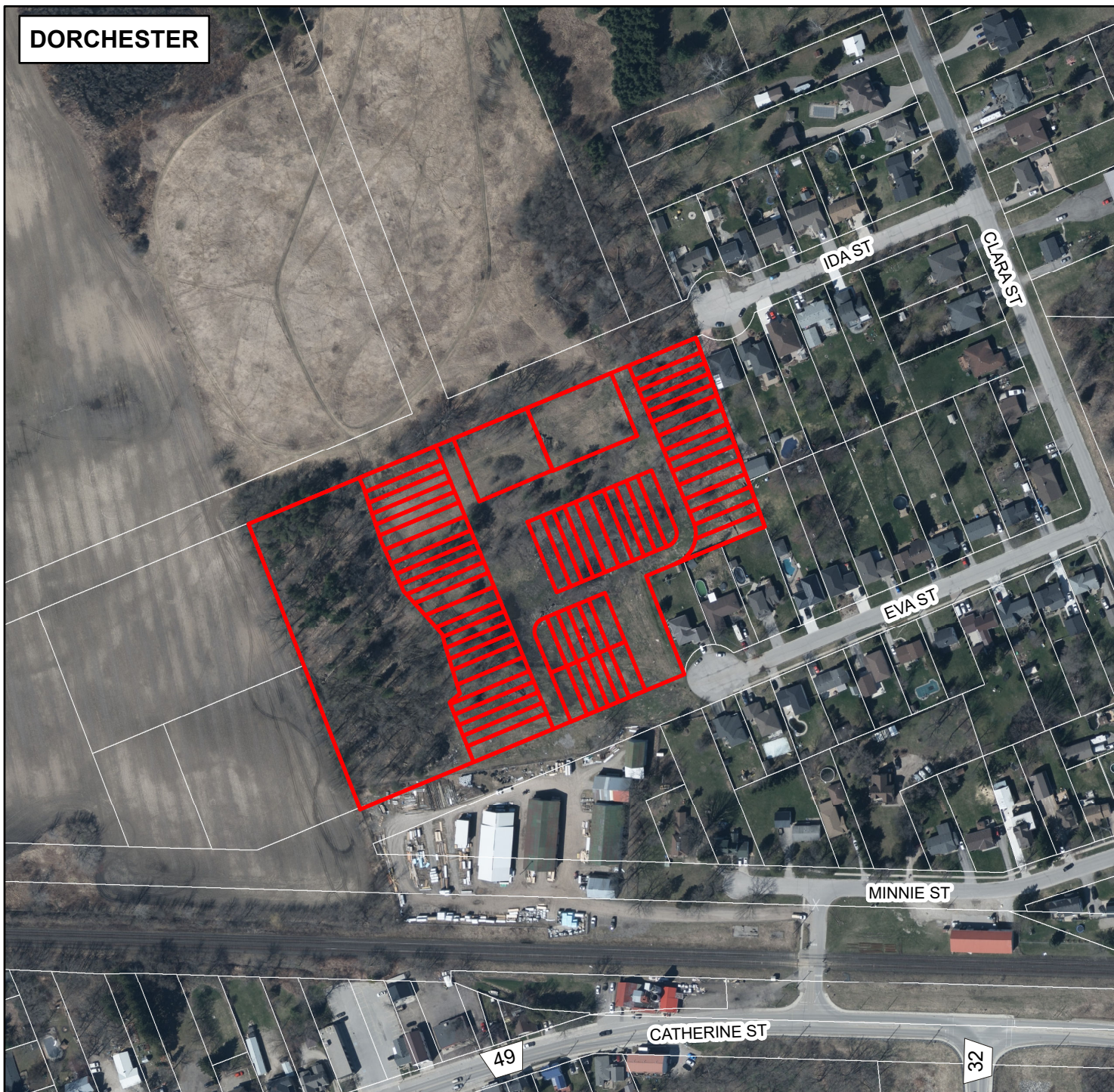


DORCHESTER



LOCATION MAP

Description:
PROPOSED PLAN OF CONDOMINIUM
EVA AND IDA STREETS, DORCHESTER
MUNICIPALITY OF THAMES CENTRE

File Number:
39T-TC-CDM2302

Prepared by: Planning Department
The County of Middlesex, August 24, 2023.



LEGEND

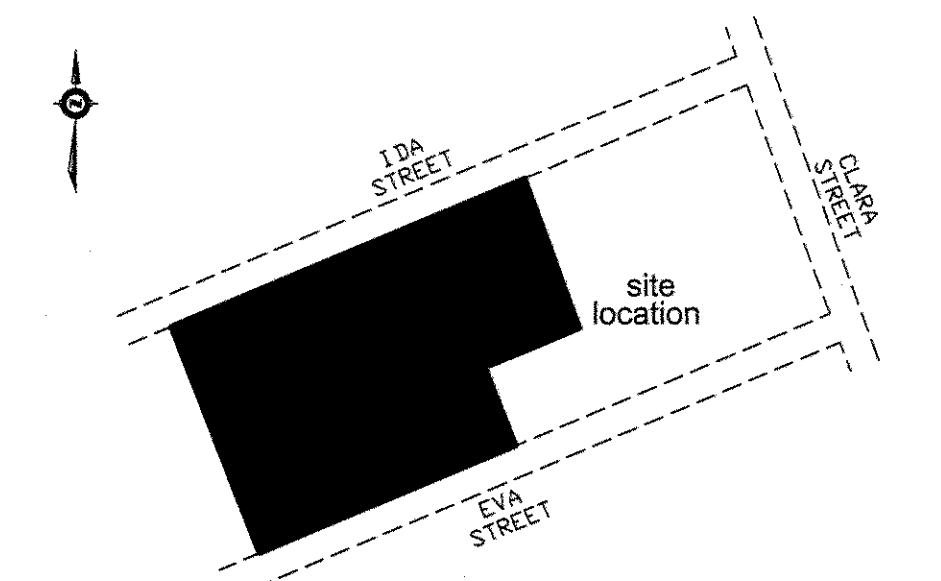
 Subject Lands



1:3,000

0 75 150

Meters



key plan not to scale

DRAFT PLAN OF CONDOMINIUM
 of all
 LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
 and part of
 LOT 22, SOUTH OF IDA STREET
 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 INST. No. L729307)
 REGISTERED PLAN No. 274
 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

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

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

owner's certificate
 I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS to submit this proposed Plan of Condominium.

JEFF HOUSE
 D. CHARABIN HOLDINGS INC. DATE Aug 2/23

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. LEVAG, O.L.S. DATE August 7, 2023
 MTE | OLS LTD.

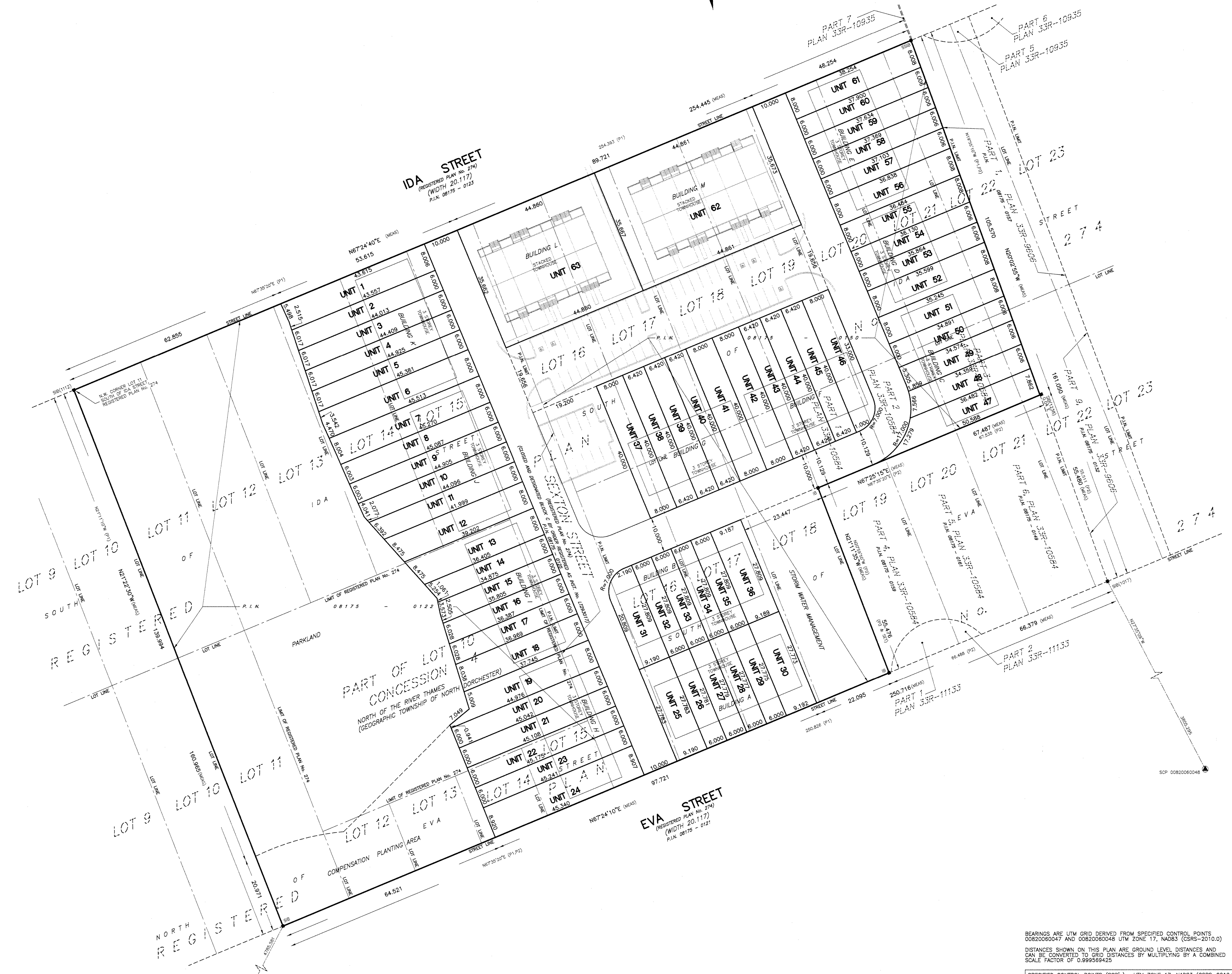
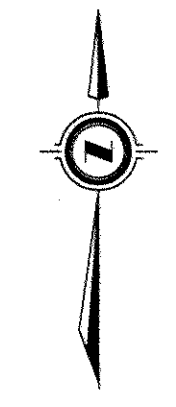
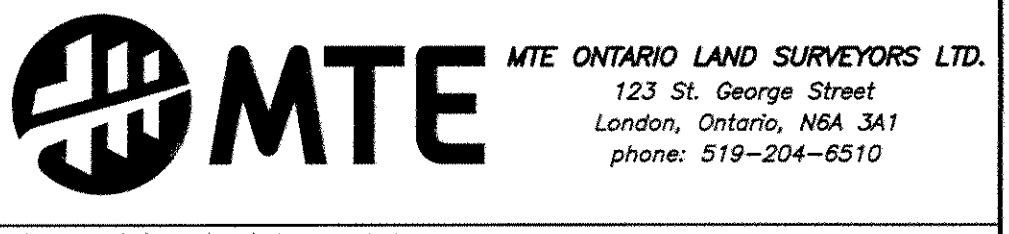
additional information requirements under section 51(17) of the Planning Act

- a) AS SHOWN ON PLAN
- b) AS SHOWN ON PLAN
- c) AS SHOWN ON KEY PLAN
- d) MULTIPLE FAMILY (TOWNHOUSE) 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

TOTAL AREA OF SITE	2.883 ha (36832.066 m ²)
PARKLAND	0.000 ha (0.000 m ²)
STONE WALL MANAGEMENT	0.126 ha (1584.270 m ²)
COMPENSATION PLANTING AREA	0.126 ha (1584.270 m ²)
ZONING = R1-B	
NUMBER OF RESIDENTIAL UNITS	TOTAL 63 UNITS
LOT COVERAGE (%)	1.797 % (17968.122 m ² (48.8%)
OPEN SPACE (%)	1.887 % (18865.646 m ² (51.4%)
PARKING SPACES	TOTAL 172 SPACES (1 STOREY TOWNHOUSE 3 SPACES/UNIT = 134 SPACES) (2 STOREY TOWNHOUSE 1 SPACES/UNIT = 38 SPACES) (VISITOR SPACES = 12 SPACES)

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



BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 00820060047 AND 00820060048 UTM ZONE 17, NAD83 (CSRS-2011.0)
 DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999599425

SPECIFIED CONTROL POINTS (SCP's) : UTM ZONE 17, NAD83 (CSRS-2011.0)
 GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
SCP 00820060047	4755658.802	492694.188
SCP 00820060048	4756628.071	496896.057

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

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 2020.
 THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS _____ DAY OF _____, 2023.

DIRECTOR, DEVELOPMENT PLANNING