

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 PART OF
LOT 3, CONCESSION 1,
SOUTH OF
THE RIVER THAMES
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
IN THE
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

SCALE 1:1000
2023
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.

MARCH 6 / 2023
DATE

ROBERT WOOD
ONTARIO LAND SURVEYOR

OWNERS'S CERTIFICATE:
I HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
PUTNAM ROAD HOLDINGS INC.

MARCH 3 / 2023
DATE

AMANDEEP SINGH
DIRECTOR

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) NO WATER SERVICE
(c) AS SHOWN ON KEY PLAN	(i) SILTY CLAY LOAM-MODERATELY WELL TO IMPERFECT DRAINAGE
(d) VACANT LAND CONDOMINIUM UNITS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) NONE
(f) AS SHOWN ON PLAN	(l) NONE

SITE DATA :

UNIT 1	2.67910 HECTARES	23.42%
UNIT 2	2.21793 HECTARES	19.39%
UNIT 3	5.95290 HECTARES	52.03%
COMMON ELEMENT	0.58976 HECTARES	5.16%
TOTAL	11.43969 HECTARES	100.00%

CURRENT ZONING : GENERAL INDUSTRIAL (M1) ZONE

UTM GRID NOTES
BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 8100 WEST LONGITUDE ZONE 17.
LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999561710.

POINT ID	NORTHING	EASTING
ORP 1	4758833.299	504114.872
ORP 2	4758484.084	504002.027
ORP 3	4758188.252	504057.317

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

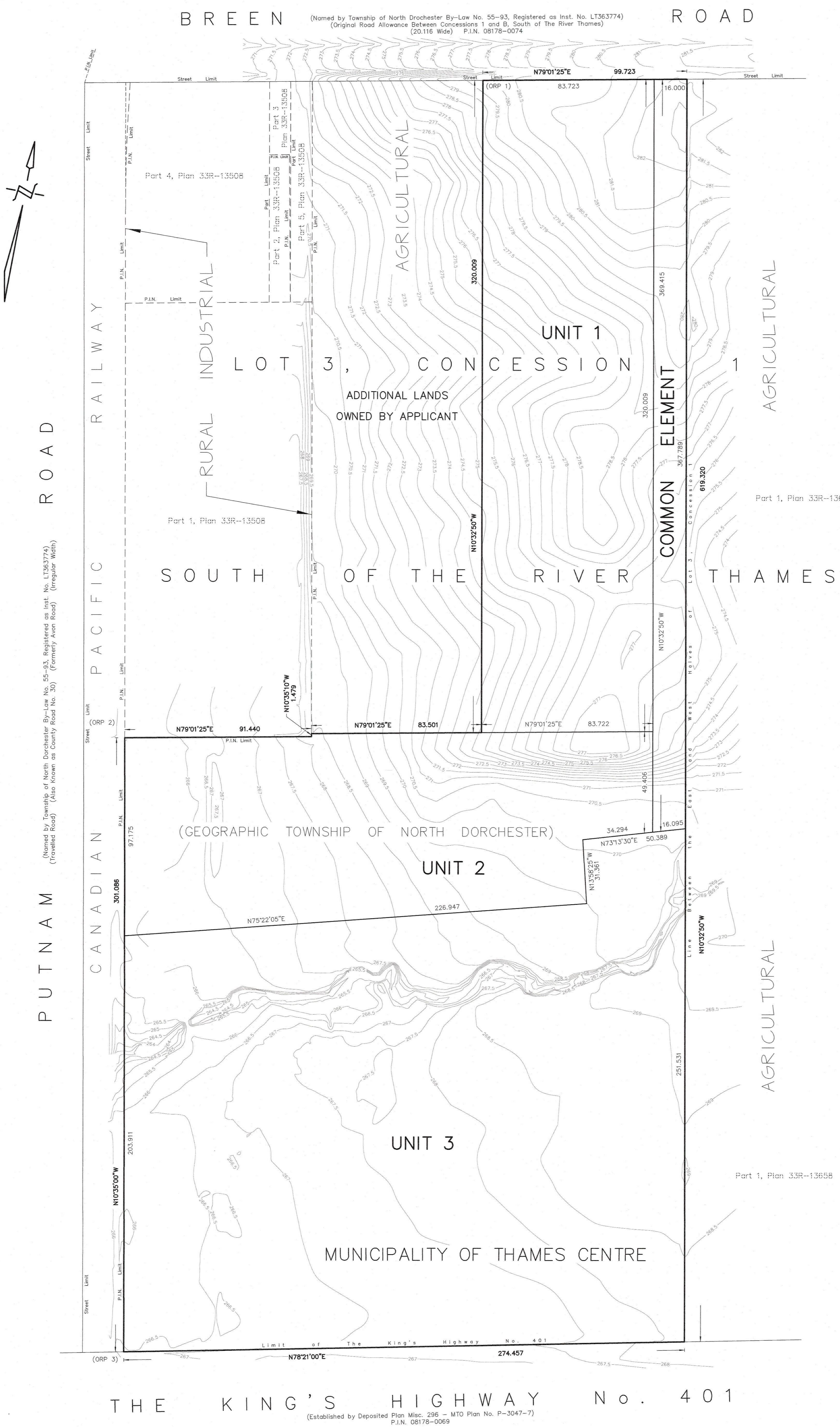
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & MCKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
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PLAN • SURVEY • ENGINEER

DRAWN BY: NORTON DIGITAL FILE: DN2206 DPVLC1 EC.dwg PLAN No:
CHECKED BY: R.M.M. COGO FILE: DN2206 DPVLC1 EC.dwg
PLOT DATE: FEB 9 2023 FILE No: DORN-01(S)-03-3

L-6030



THE KING'S HIGHWAY No. 401
(Established by Deposited Plan Misc. 296 - MTO Plan No. P-3047-7)
P.I.N. 08178-0069

(Named by Township of North Dorchester By-Law No. 55-83, Registered as Inst. No. LT363774)
 (Formerly Avon Road) (Irregular Width)
 P.I.N. 08178-0074

(Named by Township of North Dorchester By-Law No. 55-93, Registered as Inst. No. LT363774)
 (Original Road Allowance Between Concessions 1 and 5, South of The River Thames)
 (20.116 Wide) P.I.N. 08178-0074

