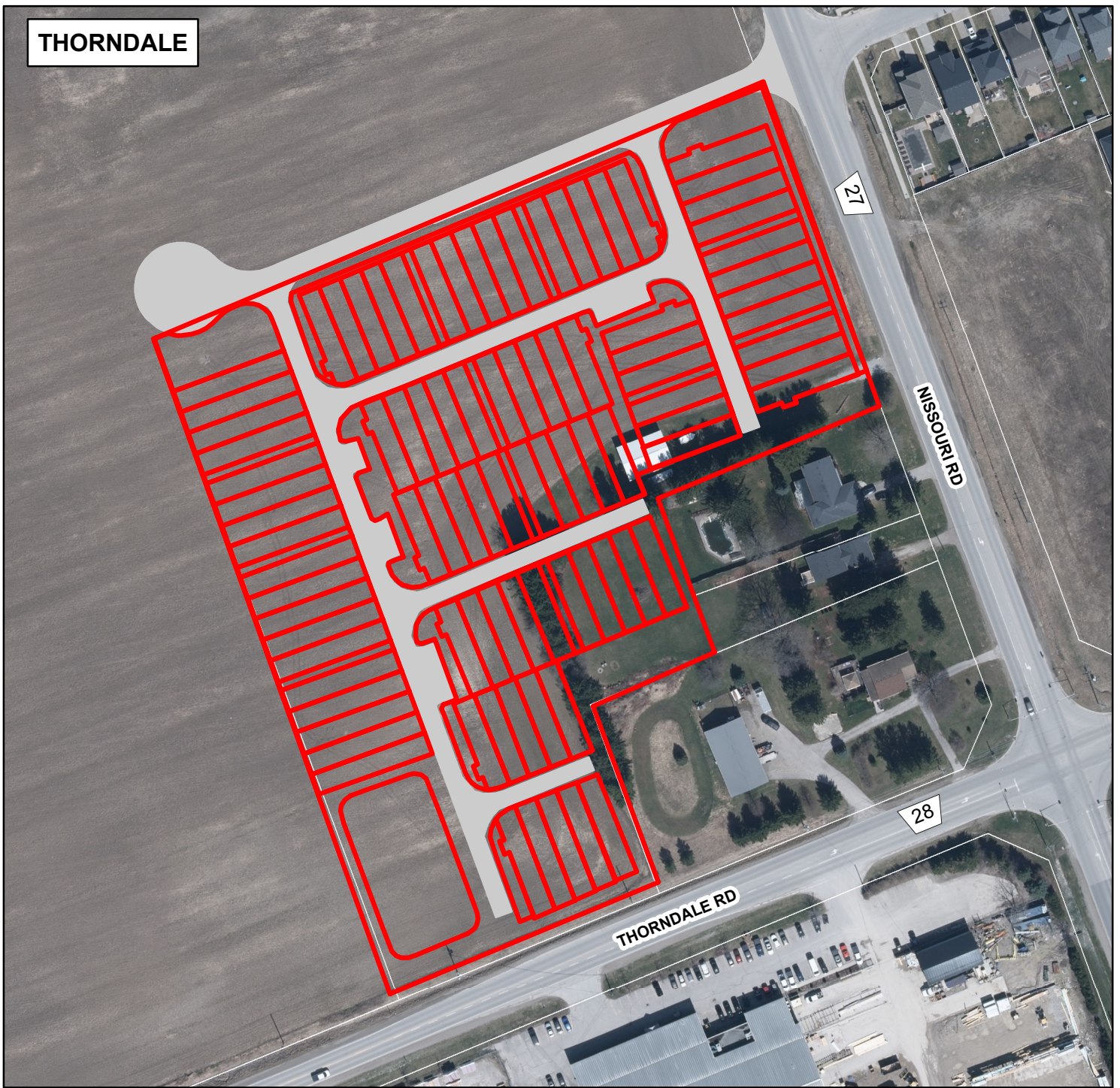


THORNDALE



LOCATION MAP

Description:
ELLIOT CONDOMINIUMS
PROPOSED PLAN OF CONDOMINIUM
MUNICIPALITY OF THAMES CENTRE

File Number:
39T-TC-CDM2304

Prepared by: Planning Department
The County of Middlesex, December 19, 2023.



LEGEND

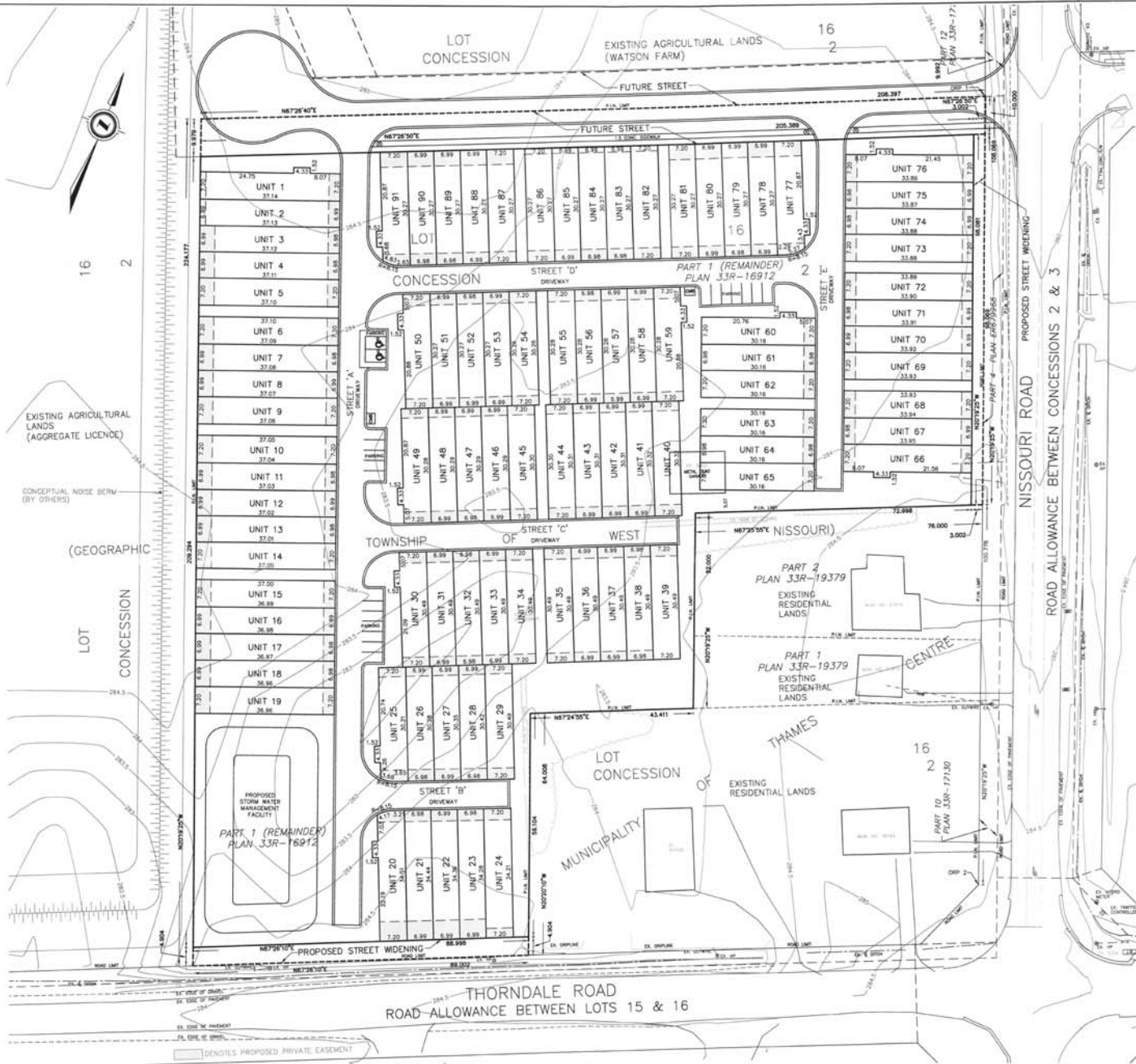
 SUBJECT LANDS



1:1,800

0 40 80

Meters



DRAFT PLAN OF VACANT LAND CONDOMINIUM
 OF PART OF
LOT 16, CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF WEST NISSOURI)
 IN THE
MUNICIPALITY OF THAMES CENTRE
 COUNTY OF MIDDLESEX

SCALE 1:500
 10 20 30
 METRES

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.

COLEMAN & COY'S
 LONDON, ONTARIO

ROBERT WOOD
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
 WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
 1732435 ONTARIO LIMITED

THE ELLIOT
 PRESIDENT

1732435
 DATE

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

(a) AS SHOWN ON PLAN	(o) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(p) MUNICIPAL PIPED WATER
(c) AS SHOWN ON KEY PLAN	(q) CLAYEY, SANDY SILT, SAND GRAVEL
(d) VACANT LAND CONDOMINIUM UNITS	(r) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(s) MUNICIPAL SEWERS AND WATER
(f) AS SHOWN ON PLAN	(t) AS SHOWN

UTM GRID NOTE:

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM N.A.S.I.S. OBSERVATIONS AND THE LEICA SHANNING BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999542705

POINT ID	NORTHING	EASTING
ORSP 1	472222.722	487151.189
ORSP 2	472202.858	487152.374

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

METRIC:
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 3.28084

AGM ARCHIBALD, GRAY & MUKAY LTD.
 304 WHITE OAK ROAD, LONDON, ONTARIO N6A 2E8
 PHONE: 519-886-5300 FAX: 519-886-5303
 EMAIL: INFO@AGM-ON.COM WEB: WWW.AGM-ON.COM

PLAN # SURVEY # ENGINEER

SITE DATA TABLE
 CURRENT P24, PROPOSED P34

ZONING REGULATIONS	TOWNSHIP	PROPOSED
LOT AREA		32274.76 m ²
UNIT FRONTAGE (M)		7.0 m
UNIT AREA (M ²)		107 m ²
FRONT YARD SETBACK (M)		6.89m TO BUILDING 6.89m TO GARAGE
ANTERIOR SIDE YARD WIDTH (M)		3.0 m
EXTERIOR SIDE YARD WIDTH (M)		4.8 m
BUILDING HEIGHT (MAX)		2 STORES
LOT COVERAGE		31.42%
LANDSCAPED OPEN SPACE		48.91%
DENSITY OF DWELLING UNITS		28.2 UPH

NOTE:
 AREAS WITHIN THE PERIMETER OF THE PROPERTY NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.

NO.	REVISION	DATE	BY	CHKD	APP'D	DATE	PLAN No.
1	ISSUE FOR RELEASE						8-L-6219
2							