



NOTICE OF OPEN HOUSE

APPLICATION FOR PROPOSED PLAN OF CONDOMINIUM (39T-TC-CDM2302)

OWNER: D. Charabin Holdings Inc.
AGENT: Zelinka Priamo c/o Taylor Whitney
LOCATION: West ends of Eva Street and Ida Street, Dorchester (see attached Location Map)
ROLL NO.: 3926-000-031-01700

The Municipality of Thames Centre has received a proposal to develop the subject lands into a residential condominium with respect to the following (see attached plan):

- Eleven (11) 3-storey townhouse buildings to support 61 dwelling units
- Two (2) 3-storey back-to-back stacked townhouse buildings to support 44 dwelling units
- Two (2) private roads which would tie into the extension of Eva and Ida Streets
- One (1) Block for condominium amenity area
- One (1) Block for stormwater management facility
- One (1) Block for parkland
- One (1) Block for compensation planting area
- This development would require the provision of full municipal services including municipal water and sanitary sewers.

The lands are also subject to an Application for an Official Plan Amendment (O3-23) and an Application for Zoning By-law Amendment (Z31-23) to allow the development of the lands.

Open House

An Open House has been scheduled to view details of the proposed condominium development. The applicant's team will be in attendance to address any questions you may have, as well as municipal staff. You are welcome to attend at anytime during the session to review the proposed plans and to speak to the applicant's team or staff.

Date: Thursday, December 7, 2023
Time: 3:00 p.m. – 6:00 p.m.
Location: Thames Centre Municipal Office Council Chambers
4305 Hamilton Rd., Dorchester, Ontario

Please note that this Open House will run at the same time as another Open House for a proposed plan of condominium and proposed plan of subdivision for lands located on North Street, Dorchester, considering the applicant is the same for both proposals.

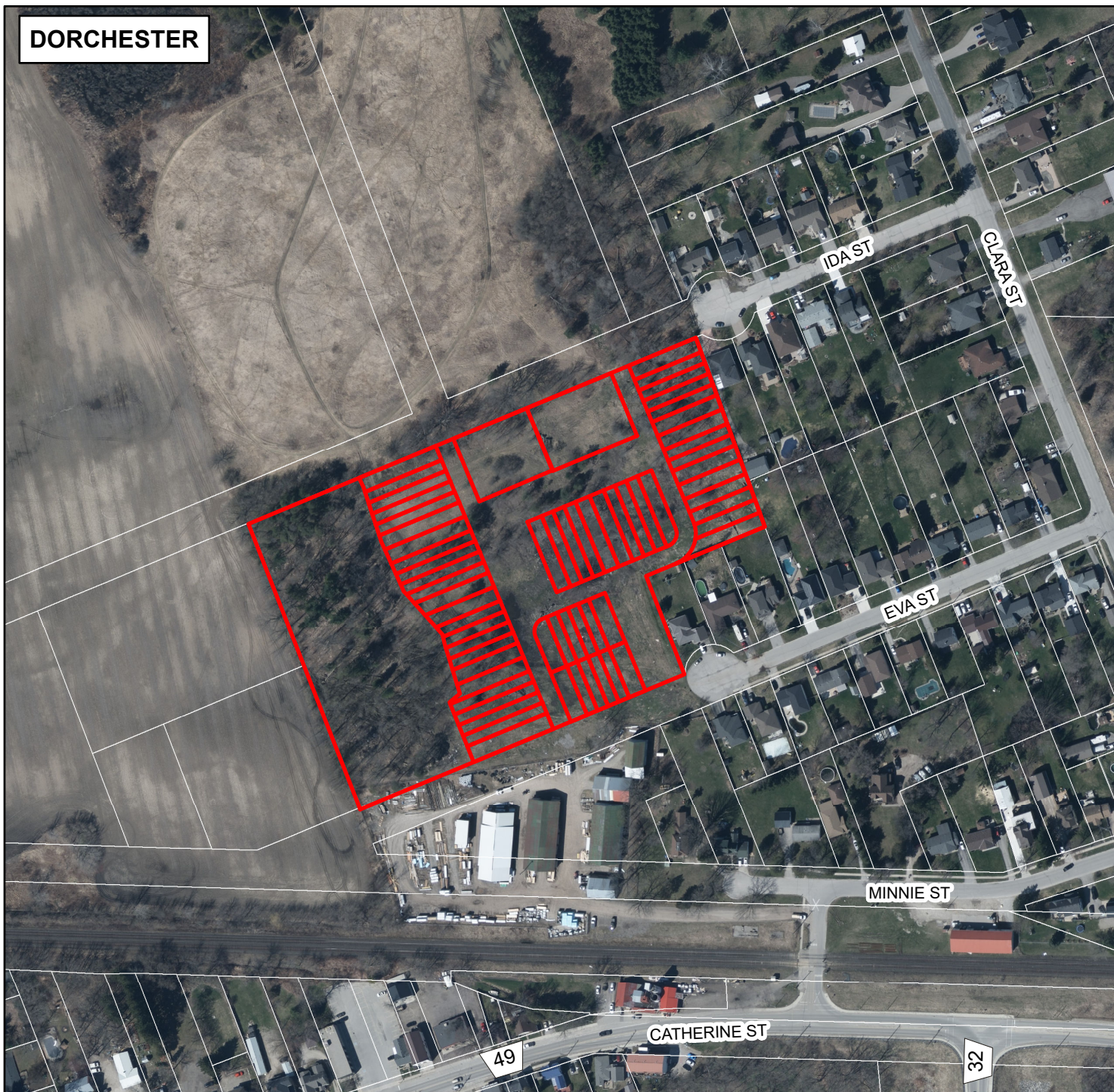
Additional information regarding the proposal is available through the Municipality's website <https://www.thamescentre.on.ca/services/residents/planning-services> or by contacting Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or comments@thamescentre.on.ca. If you are aware of any persons affected by this proposal who have not received a copy of this notice, it would be appreciated if you would so advise them.

Please note that a separate notice shall be provided for the statutory public meeting of Municipal Council in early 2024.

DATED at the Municipality of Thames Centre, this 22nd day of November 2023.

Municipality of Thames Centre
4305 Hamilton Rd.
Dorchester, ON
N0L 1G3

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

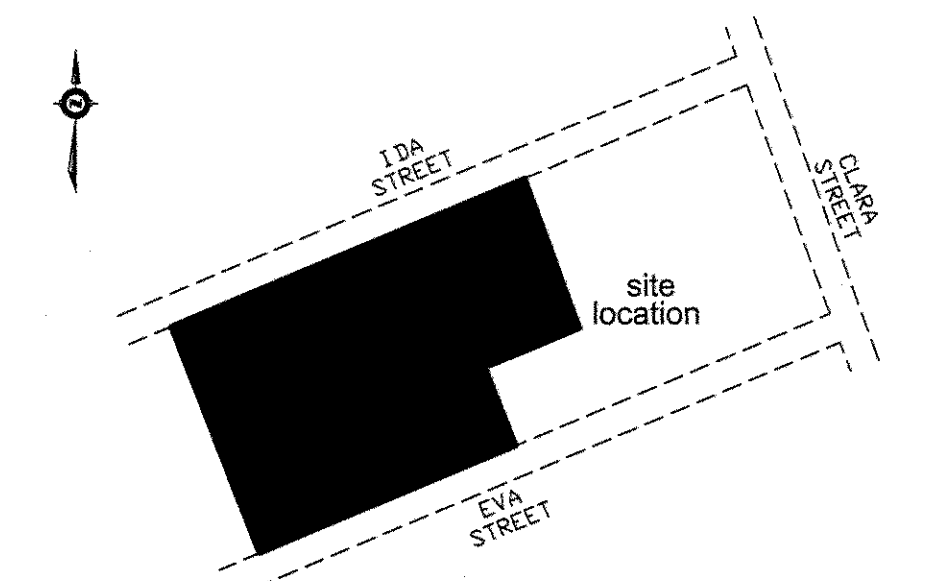
 Subject Lands



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.
 - WT WITNESS.
 - (SU) SOURCE UNKNOWN.
 - WT WITNESS.
 - SSIB 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.
 [Redacted Signature] DATE Aug 2/23
 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.
 [Redacted Signature] AUGUST 7, 2023
 P.R. LEVAG, O.L.S. DATE
 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

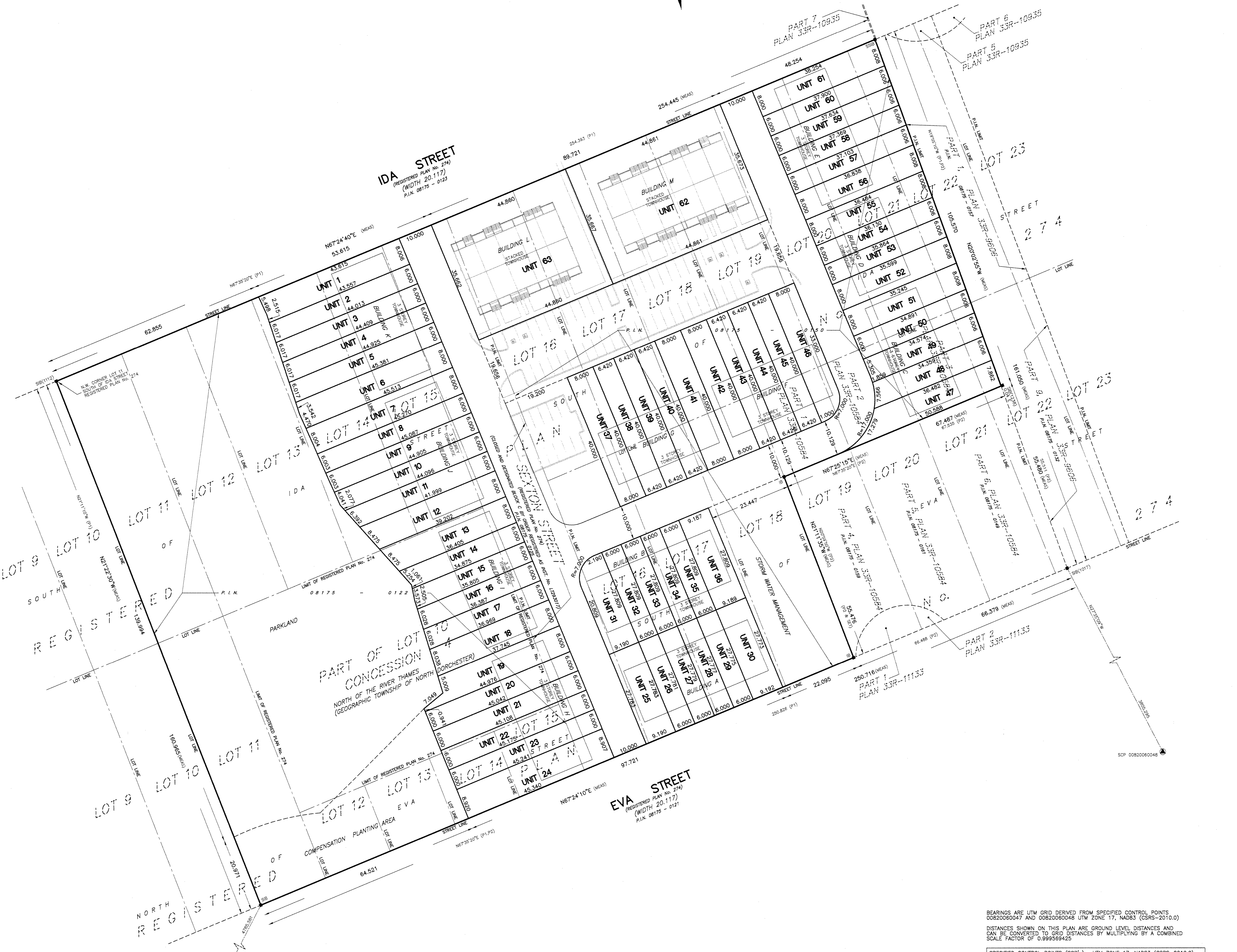
land use schedule

TOTAL AREA OF SITE	2.883 ha (36832.066 sq. ft.)
PARKLAND	0.000 ha (0.000 sq. ft.)
STONE WALL MANAGEMENT	0.126 ha (1584.270 sq. ft.)
COMPENSATION PLANTING AREA	0.126 ha (1584.270 sq. ft.)
ZONING - R1-B	
NUMBER OF RESIDENTIAL UNITS	TOTAL 63 UNITS
LOT COVERAGE (%)	1.797 % (17968.122 sq. ft. (48.8%)
OPEN SPACE (%)	1.887 % (18868.546 sq. ft. (51.4%)
PARKING SPACES	TOTAL 172 SPACES
	(6 STONEY TOWNHOUSE 3 SPACES/UNIT = 194 SPACES)
	(10 SPACES/TOWNHOUSE 1 SPACES/UNIT = 38 SPACES)
	(38 VISITOR SPACES = 13 SPACES)

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

MTE MTE ONTARIO LAND SURVEYORS LTD.
 123 St. George Street
 London, Ontario, N6A 3A1
 phone: 519-204-6510

CAD File: P:\18\18142\2023\18142-202.DWG
 Surveyed by: D. Bianchi, O.L.S. Drawn by: P.R. Levag, O.L.S. File No.: 49142-202
 Drawn by: R. Crowell Date: August 6, 2023



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 COMBINED SCALE FACTOR OF 0.999599425

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	4755658.802	492894.188
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