

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. L729007)
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 IRON BAR.
RIB ROUND IRON BAR.
CC CUT CROSS.
WIT WITNESS.
(SU) SOURCE UNKNOWN.
WT WITNESS.
SSIB SHORT STANDARD IRON BAR.
(MTE) MTE OLS LTD.
MONUMENT FOUND.
MONUMENT SET.
P1 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.
[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.
[Signature] DATE: AUGUST 7, 2023

P.R. LEVAG, O.L.S.
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

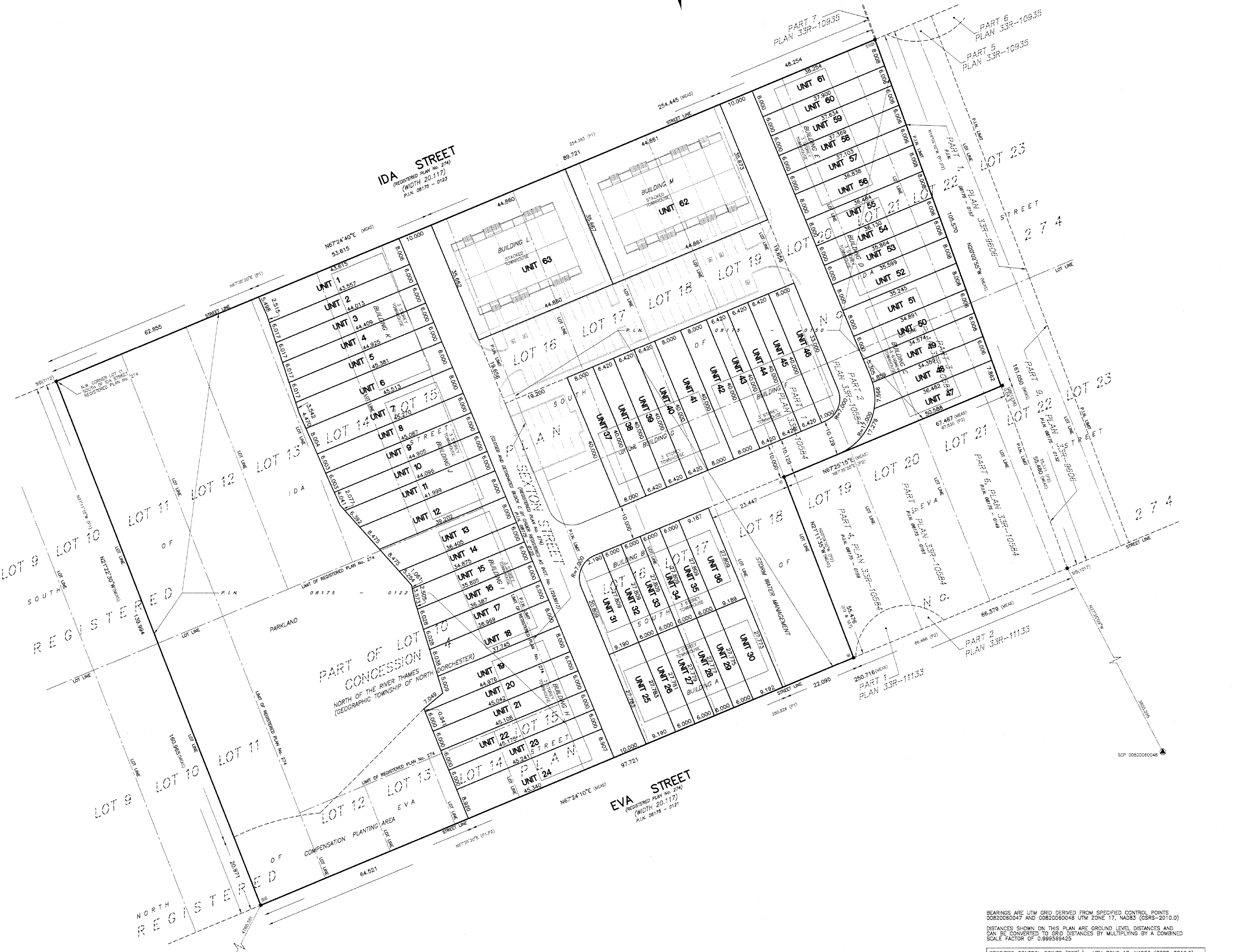
land use schedule

TOTAL AREA OF SITE	2,880 m ² (106,954 sq. ft.)
PARKLAND	2,880 m ² (106,954 sq. ft.)
STORM WATER MANAGEMENT	0.158 m ² (6,024 sq. ft.)
COMPENSATION PLANTING AREA	0.158 m ² (6,024 sq. ft.)
ZONING = R1-8	
NUMBER OF RESIDENTIAL UNITS	TOTAL 63 UNITS
LOT COVERAGE (%)	1.787 % (17,688.122 m ² (41,480))
OPEN SPACE (%)	1.887 % (18,889.646 m ² (42,142))
PARKING SPACES	TOTAL 172 SPACES (3 BIKERY TOWNSHIPS @ 3 SPACES/UNIT = 154 SPACES) (STANDARD TOWNSHIPS @ 2 SPACES/UNIT = 18 SPACES) (TOWNHOUSE SPACES = 12 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: 519-204-8510

CAD FILE: P:\1\18142\2023\18142-202.DWG
Surveyed by: P.R. Levag, 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-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 0.999589425

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	4750558.802	492094.188
SCP 00820060048	4756828.071	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