



**NOTICE OF APPLICATION & PUBLIC MEETING**  
pursuant to Section 51 of the Planning Act

**APPLICATION FOR DRAFT PLAN  
OF CONDOMINIUM (39T-TC-CDM2301)**

**OWNER:** Putnam Road Holdings Inc. c/o Ken Rattan  
**AGENT:** Zelinka Priamo Ltd. c/o Matthew Campbell  
**LOCATION:** 3174 Putnam Road  
**ROLL NO.:** 3926-000-040-09400

**Purpose and Effect of the Draft Plan of Condominium**

This vacant land condominium proposes the following (as shown on the attached plan):

- Three (3) units in the form of lots to support industrial development, ranging in size from 2.2 hectares (5.4 ac) to 5.95 hectares (14.7 ac);
- The lands are to be accessible by a private road off Breen Road, being a proposed common element feature of the condominium.
- Each unit or lot is to be serviced by a private well and private sewage disposal system considering full municipal services are not available in this area.

**Description and Location of Subject Lands**

The subject lands are legally described as Part of Lot 3, Concession 1, SRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject lands are located on the east side of Putnam Road (County Road 30) (separated by the CP Railway) and on the south side of Breen Road, north of Highway 401.

**Public Meeting**

The Municipality's Council will hold a public meeting to consider the subject application.

**Date:** Monday, November 27, 2023

**Time:** 5:00 p.m.

**Place:** This meeting is in hybrid format, being conducted electronically and in person. Thames Centre Municipal Office Council Chambers - 4305 Hamilton Rd., Dorchester and broadcasted live on the Municipality's YouTube Channel, namely:  
[www.youtube.com/municipalityofthamescentre](http://www.youtube.com/municipalityofthamescentre)

The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of item is unknown. To participate electronically via phone or by video using Zoom, registration is required. Please visit the website [www.thamescentre.on.ca/registration](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, November 27, 2023**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. To participate in person, registration is politely requested. Please visit the website [www.thamescentre.on.ca/registration](http://www.thamescentre.on.ca/registration) to complete the registration process. Send any **written comments or concerns** for Council's consideration via email to [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, November 22, 2023**. The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

**Other Planning Act Applications:** This property is subject to Applications for Consent B16-22 & B17-22, conditionally approved by Municipal Council on January 30, 2023, to sever a parcel of land for industrial purposes and create a stormwater easement. There are no other applications affecting the lands.

**Other Information:** If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of County of Middlesex to the Ontario Land Tribunal. If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed plan of condominium (File No. 39T-TC-CDM2301), you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1. Written comments with respect to the proposal may also be submitted to the Municipality of Thames Centre, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

If you have any questions regarding the subject applications, please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or at [mbancroft@thamescentre.on.ca](mailto:mbancroft@thamescentre.on.ca).

If you are aware of any persons affected by this application who have not received a copy of this notice it would be appreciated if you would so advise them.

**DATED** at the Municipality of Thames Centre, this 7<sup>th</sup> day of November, 2023.

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

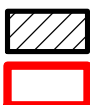
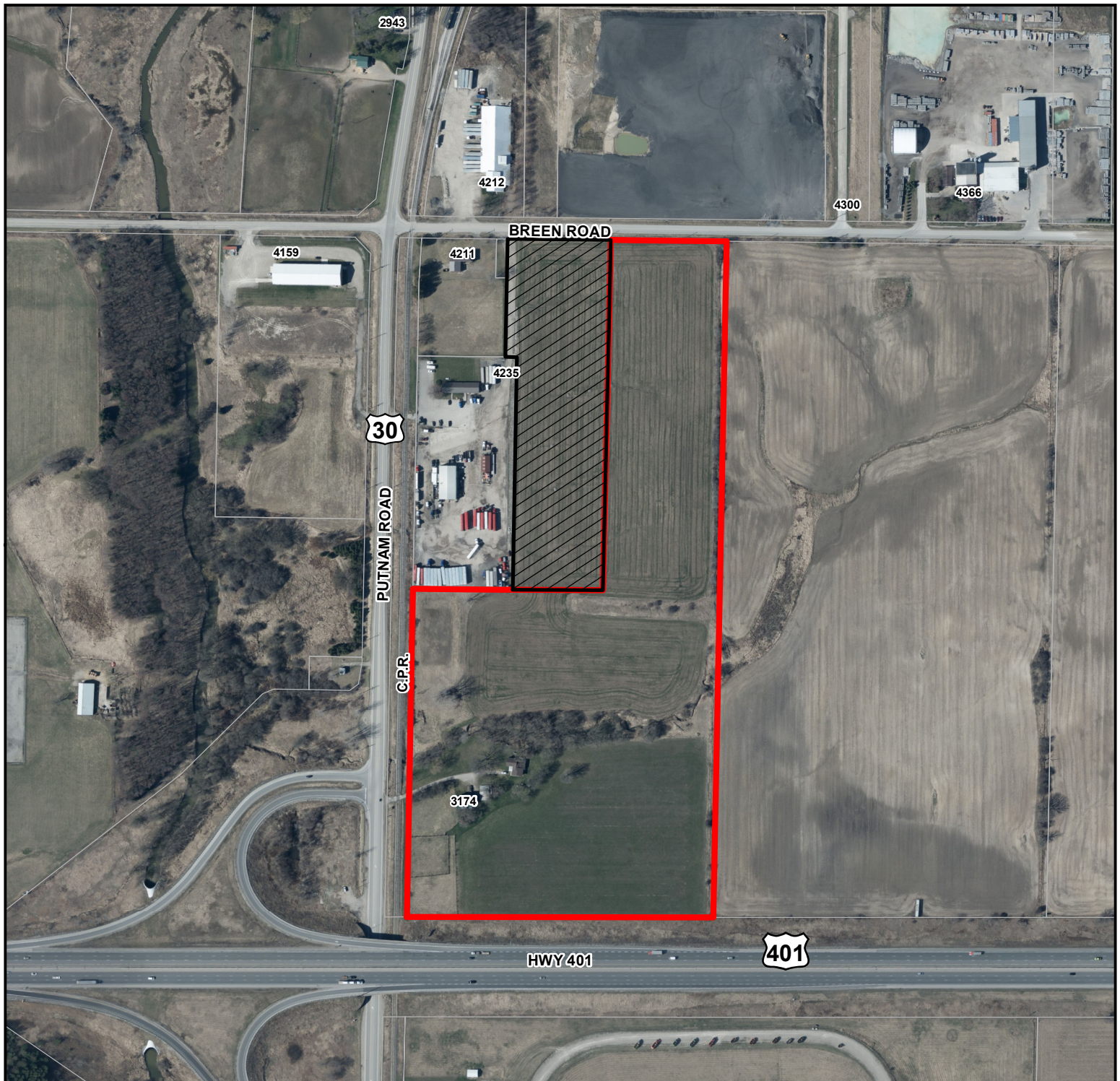


# NOTICE OF APPLICATION AND PUBLIC MEETING DRAFT PLAN OF CONDOMINIUM (39T-TC-CDM2301)

Applicant: Zelinka Priamo Ltd. (c/o Matthew Campbell)  
Owner: Putnam Road Holdings Inc.  
Location: 3174 Putnam Road



**Municipality of THAMES CENTRE**



**ADDITIONAL LANDS OWNED BY APPLICANT**

**SUBJECT LANDS**

1:5,000

0 25 50 100 150 200 Metres

ORTHOPHOTOGRAPHY: SWOOP 2020



*Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.*



# 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  
DATE: MARCH 1, 2023

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.

DATE: MARCH 1, 2023

ROBERT WOOD  
ONTARIO LAND SURVEYOR

### OWNERS'S CERTIFICATE:

I HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.

PUTNAM ROAD HOLDINGS INC.

DATE: MARCH 1, 2023

ARCHIBALD, GRAY & MCKAY LTD.  
DIRECTOR

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

(1) AS SHOWN ON PLAN	(10) AS SHOWN ON PLAN
(2) AS SHOWN ON PLAN	(11) NO WATER SERVICE
(3) AS SHOWN ON KEY PLAN	(12) SATY CLAY LOAM-MOODERALLY WELL TO IMPERFECT DRAINAGE
(4) VACANT LAND CONDOMINIUM UNITS	(13) AS SHOWN ON PLAN
(5) AS SHOWN ON PLAN	(14) NONE
(6) AS SHOWN ON PLAN	(15) NONE

### SITE DATA :

UNIT 1	2.6760 HECTARES	22.42K
UNIT 2	2.2793 HECTARES	19.39K
UNIT 3	5.9520 HECTARES	52.03K
COMMON ELEMENT	0.5805 HECTARES	5.16K
TOTAL	11.4878 HECTARES	100.00K

CURRENT ZONING : GENERAL INDUSTRIAL (M1) ZONE

### UTM GRID NOTES

BEARINGS ARE UTM GRID IN NA83 (CLNLS) (2011-01) DERIVED FROM GPS OBSERVATIONS AND THE CANADIAN BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 87W WEST LONGITUDE, ZONE 17.

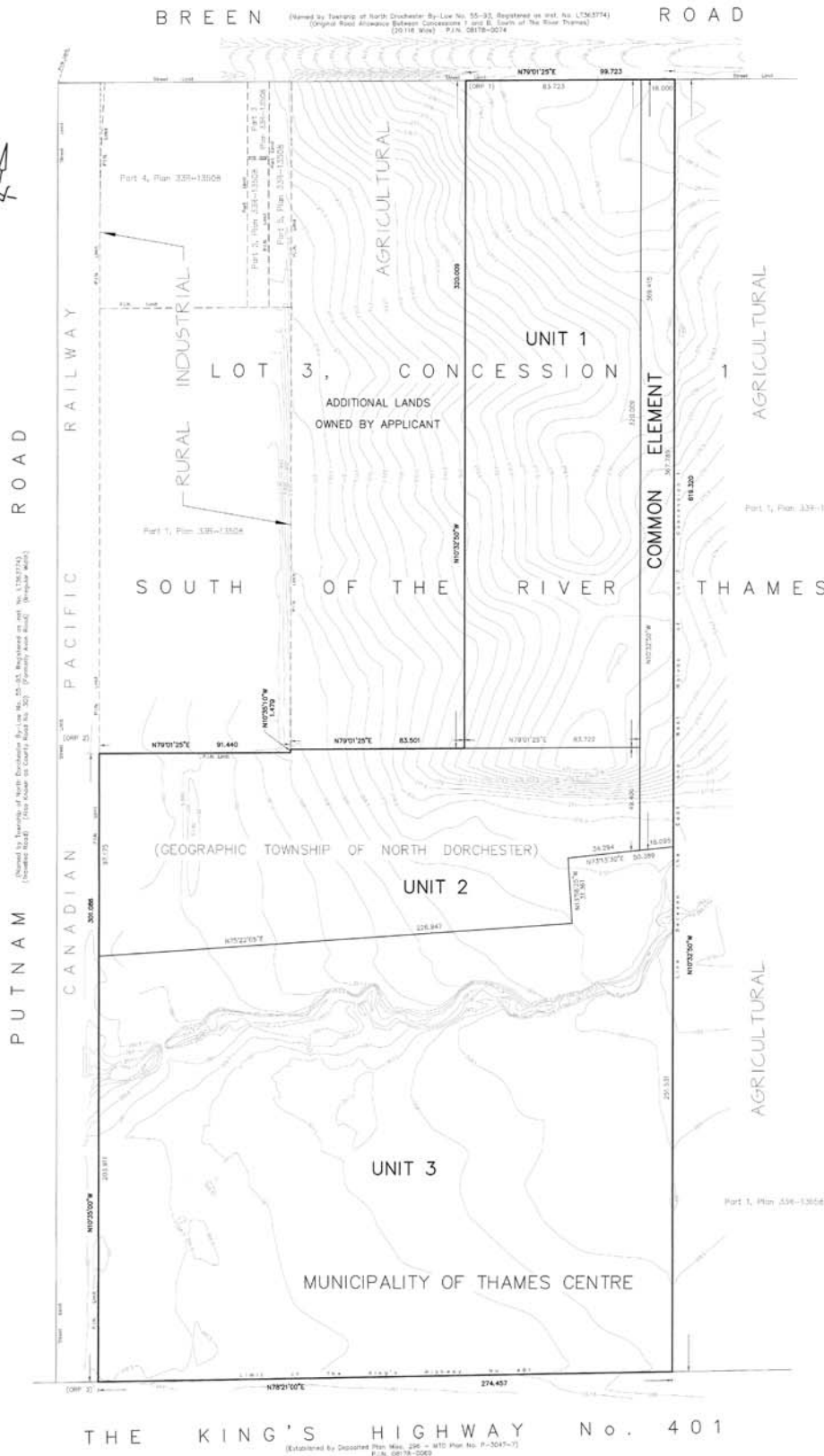
POINT ID	NORTHING	EASTING
CHP 1	4758553.296	504114.672
CHP 2	4758484.039	504025.237
CHP 3	4758588.252	504025.217
COORDINATES CANNOT BE TRAVELLED TO BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.		

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.  
PLAN • SURVEY • ENGINEER  
1514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
PHONE: 519-885-5300 FAX: 519-885-5303  
EMAIL: info@agm-inc.com WEB: www.agm-inc.com

DRAWN BY: NORTON  
CHECKED BY: R.W.M.  
PLOT DATE: FEB 6 2023  
DIGITAL FILE: EN2205-01A.DWG  
CADD FILE: EN2205-01A.DWG  
PLOT NO.: 0000-0105-01-1

L-6030



THE KING'S HIGHWAY No. 401  
(Enlarged by Deposited Plan No. 200 - M10 Plan No. P-3047-7)  
P.L.N. 08178-2009