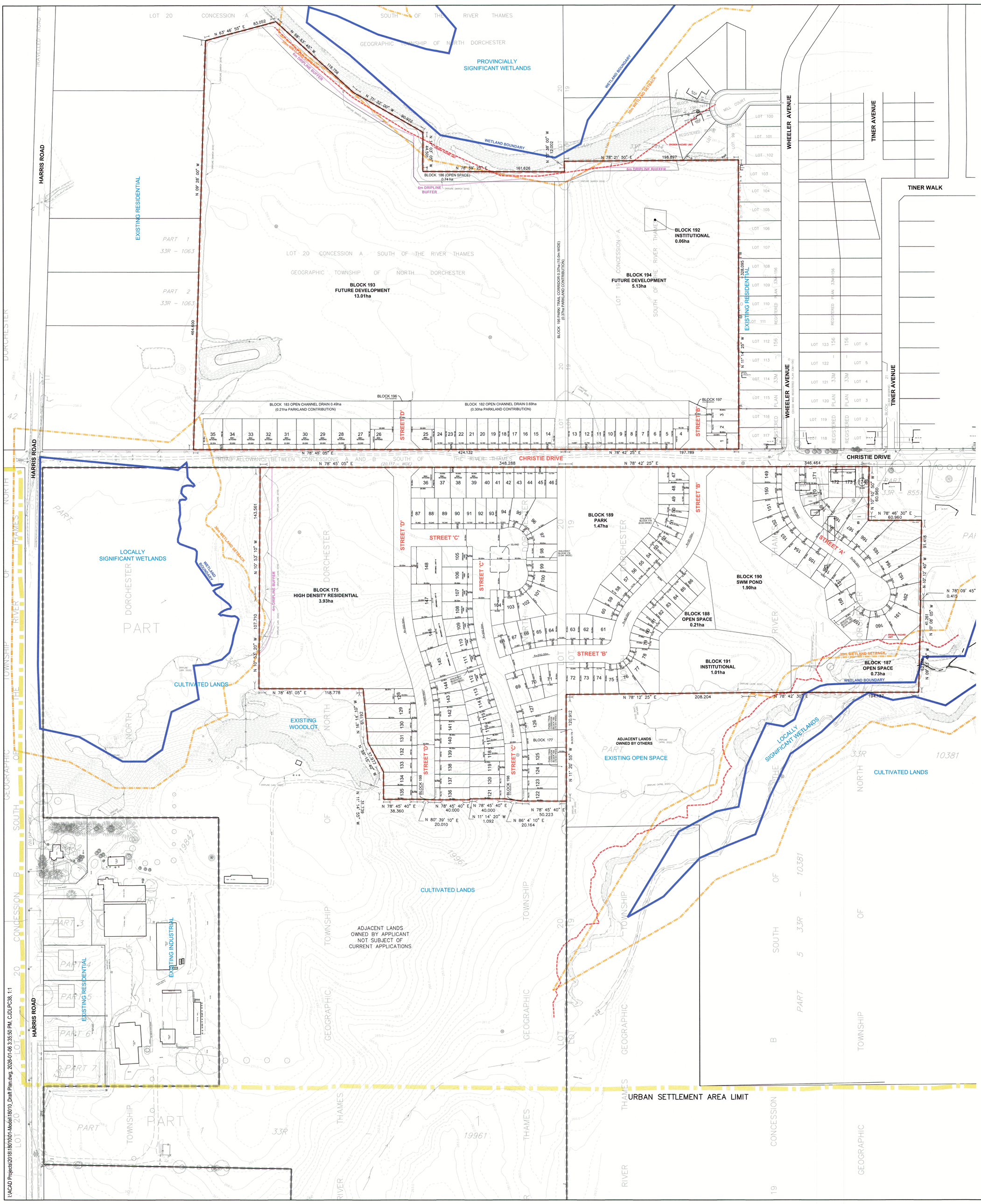
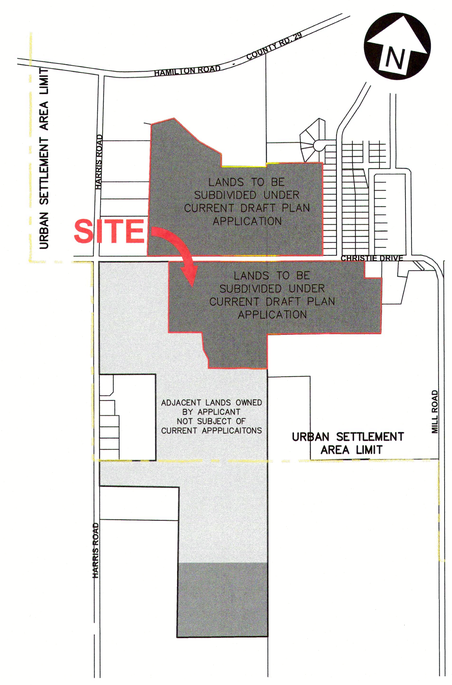
DRAFT PLAN OF SUBDIVISION

PART OF LOT 19 & 20 CONCESSION 'A' &
PART OF LOT 19 & 20 CONCESSION 'B'
SOUTH OF THE RIVER THAMES
GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
(A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) AS SHOWN ON LAND USE SCHEDULE
(E) NORTH – EXISTING RESIDENTIAL & WETLAND,
WEST – EXISTING RESIDENTIAL & WETLAND,
EAST – EXISTING RESIDENTIAL, CULTIVATED LANDS,
SOUTH – CULTIVATED LANDS, FUTURE RESIDENTIAL
(F) ON PLAN
(G) ON PLAN
(H) MUNICIPAL WATER AVAILABLE
(I) CLAY LOAM, GRAVEL
(J) ON PLAN
(K) STORM SEWERS, SANITARY SEWERS, TELEPHONE, GAS, T.V. CABLE
(L) MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN AND ZONING BY-LAWS

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





KEY PLAN

SCALE: 1:10,000

LAND USE SCHEDULE

	DESCRIPTION	AREA (ha)
LOTS 1–24, 40–104, 113–144, 149–174	SINGLE DETACHED RESIDENTIAL	8.77
LOTS 25–39, 105–112	SEMI-DETACHED RESIDENTIAL	1.66
LOTS 145–148	TOWNHOME RESIDENTIAL	0.51
BLOCK 175	HIGH DENSITY RESIDENTIAL	3.93
DEDICATED STREETS	STREETS 'A'–'D'	3.28
BLOCK 176, 177	FUTURE ROAD ALLOWANCE	0.10
BLOCK 178–181	WALKWAY/ SERVICING BLOCKS	0.07
BLOCK 182, 183	OPEN CHANNEL DRAIN/TRAIL CORRIDOR	1.18
BLOCK 184, 185	PARK/ TRAIL CORRIDOR	0.14
BLOCK 186–188	OPEN SPACE	1.69
BLOCK 189	PARK	1.47
BLOCK 190	STORMWATER MANAGEMENT	1.90
BLOCK 191, 192	INSTITUTIONAL	1.07
BLOCK 193, 194	FUTURE DEVELOPMENT	18.14
BLOCK 195	PARK/ TRAIL CORRIDOR	0.37
BLOCK 196–199	RESERVES	0.002
TOTAL		44.28

SCALE: 1:1500

0 10 25 50 METRE 100

NOTE: ORIGINAL CONTOURS SHOWN FROM 2020 CJDL SURVEY

OWNER'S CERTIFICATE

DOUG TARRY LIMITED., THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZE CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

Jan 8/26
DATE

SHARK TARRY, SECRETARY,
DOUG TARRY LIMITED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

Jan 8/26
DATE

KIM HUSTED, ONTARIO LAND SURVEYOR

PLAN PREPARED BY:
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866-302-9886
cjdl@cjdleng.com

JOB No. 18010

6 JANUARY 2026

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