



NOTICE OF OPEN HOUSE

APPLICATION FOR PROPOSED PLAN OF CONDOMINIUM (39T-TC-CDM2304)

OWNER: 1732435 Ontario Limited
AGENT: Stewart Findlater
LOCATION: 21829 Nissouri Road, Thorndale
ROLL NO.: 392603102020400

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):

- 91 townhouse units to be serviced by municipal water and sanitary sewers
- A private road network with one (1) entrance off Nissouri Road (County Road 27)
- One (1) Block for a stormwater management facility

The lands are also subject to an Application for Zoning By-law Amendment (Z34-23) to allow the development of the lands.

Open House

An Open House has been scheduled to present 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: Wednesday, February 7, 2024
Time: 4:00 p.m. – 6:00 p.m.
Location: Thorndale Lions Community Centre
265 Upper Queen Street, Thorndale ON
Meeting Rooms 1 & 2

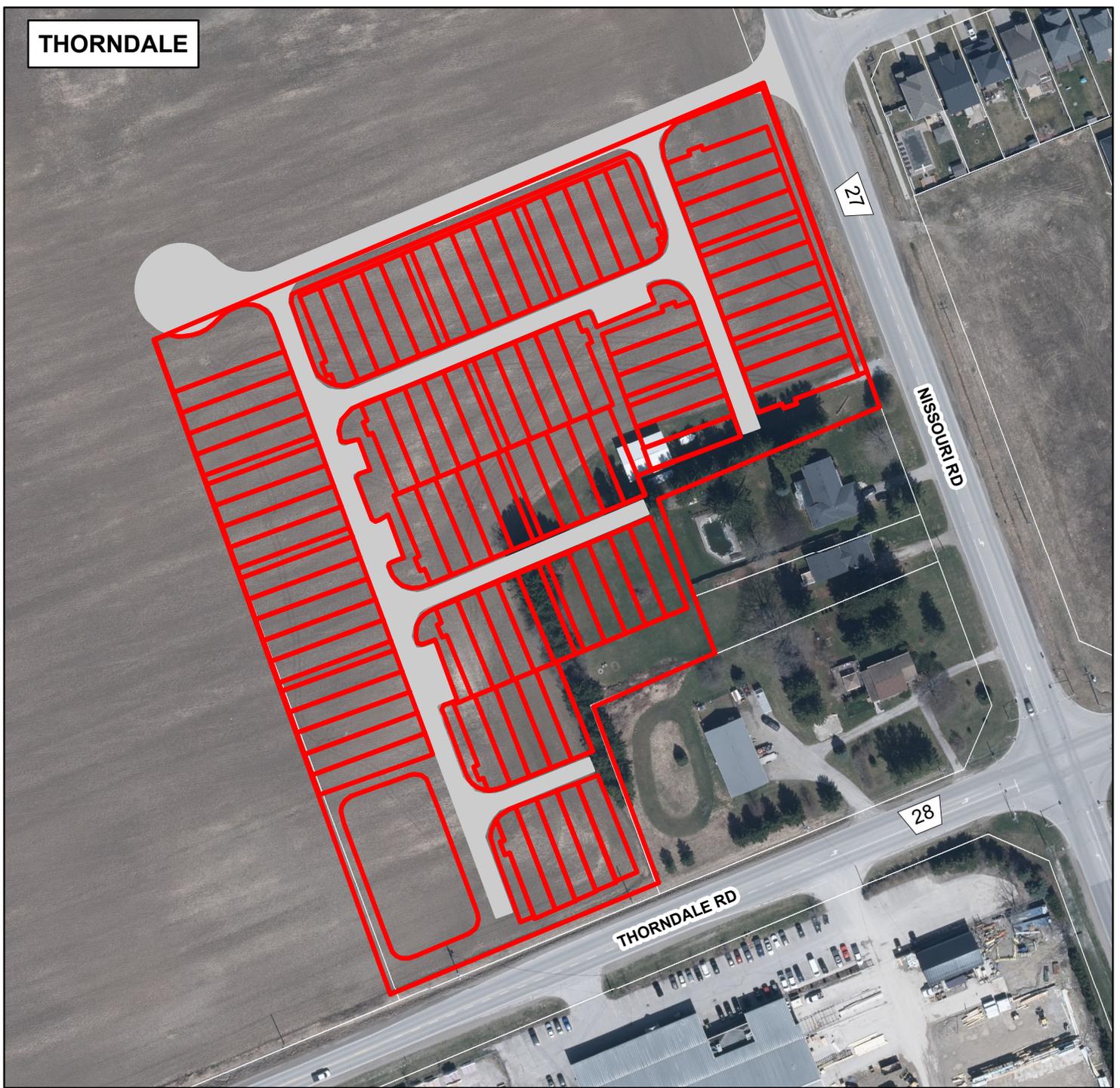
Additional information regarding the proposal is available through the Municipality's website <https://www.thamescentre.on.ca/services/residents/planning-services> or by contacting Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or comments@thamescentre.on.ca. If you 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 Spring 2024.

DATED at the Municipality of Thames Centre, this 29th day of January, 2024.

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

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

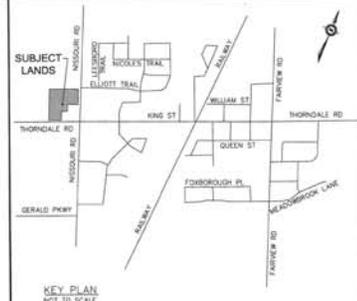
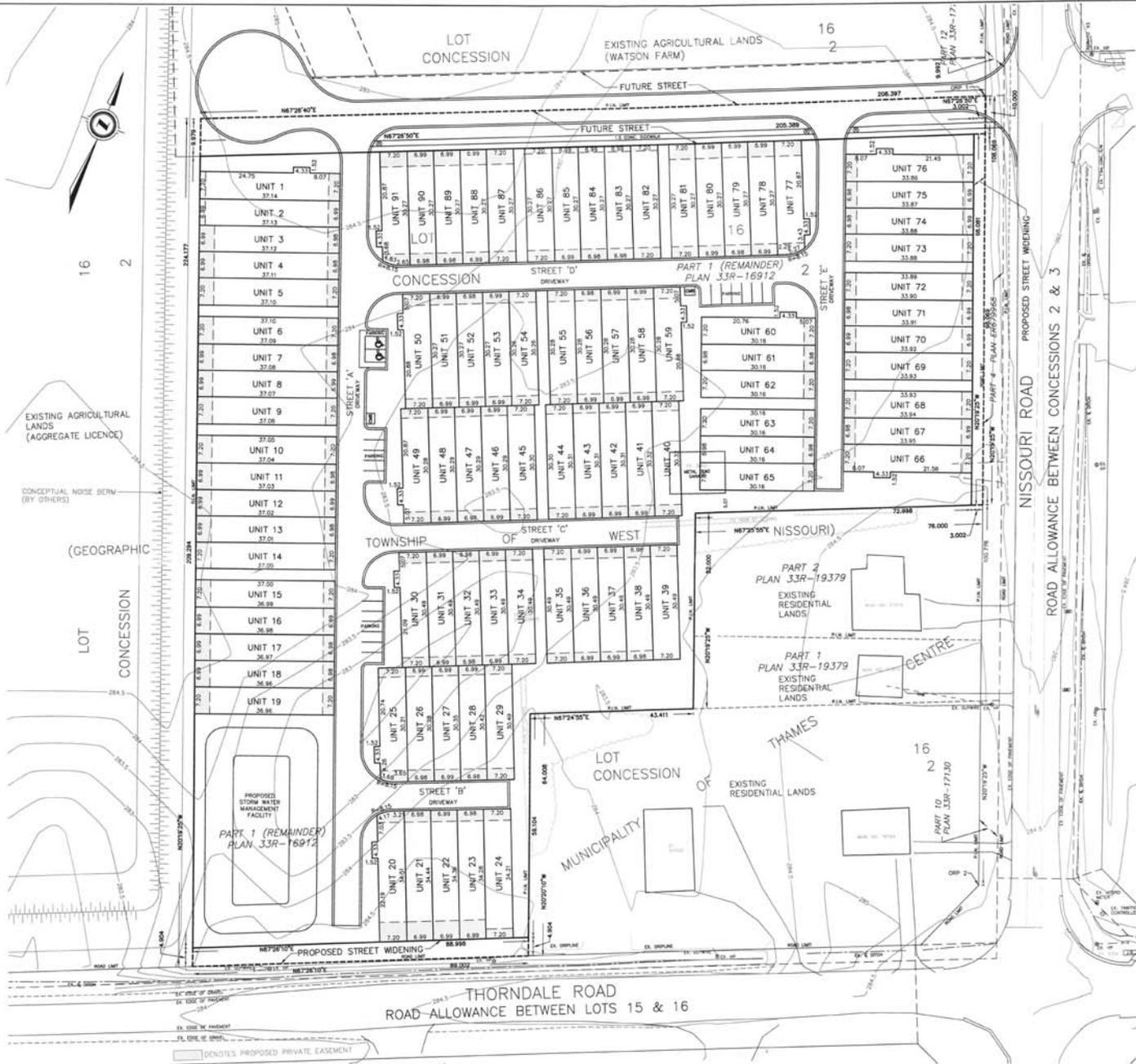
 SUBJECT LANDS



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.

COOPER & 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

17/03/2023
 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 D.A.S.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	472022.858	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.
 3874 WHITE OAK ROAD, LONDON, ONTARIO N6G 2E8
 PHONE: 519-886-8300 FAX: 519-886-8303
 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)		7.8 m
UNIT AREA (M ²)		107 m ²
FRONT YARD SETBACK (M)		8.89m TO BUILDING 8.89m 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. REVISIONS	DATE	BY	CHKD	APP'D	FILE NO.	DATE	PLAN NO.
1					110327/2023	2023	8-L-6219