



**SITE DATA**

PROPERTY AREA: 9,937.34 sq.m. (0.9937 ha.)(2.455 acres)  
PROPOSED USE: TOWN HOUSE  
ZONE: R3

DETAIL	PROPOSED	REQUIRED
LOT AREA (sq.m.) MIN	269.9 sq.m./unit	250 sq.m./unit
LOT FRONTAGE (m)	30.48m	30m MIN
FRONT YARD DEPTH (m)	8.00m	10m MIN
EXTERIOR SIDE YARD WIDTH (m)	N/A	10m MIN
SIDE YARD WIDTH (m)	2.00m	10m MIN
REAR YARD DEPTH (m)	7.68m	10m MIN
LOT COVERAGE (%)	31.2%	35% MAX
LANDSCAPED OPEN SPACE (%)	32.7%	30% MIN
No. OF PRIVATE PARKING SPACES	146	
No. OF VISITOR PARKING SPACES	4	
BUILDING HEIGHT (m)	2 STOREY	15.0 m
No of UNITS	38	

(FR) FIRE ROUTE SIGN  
6.0m WIDE WITH R= 12m C/L

ALL GARBAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE WHEN READY FOR PICK-UP

SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE



DRAFT PLAN OF VACANT LAND CONDOMINIUM  
of part of  
**LOT 15**  
**CONCESSION 3**  
(GEOGRAPHIC TOWNSHIP OF WEST MISSOURI)  
in the  
**MUNICIPALITY OF THAMES CENTRE**  
COUNTY OF MIDDLESEX

MTE | OLS LTD., ONTARIO LAND SURVEYORS

Scale 1 : 500

10m 5 0 10 20 50m

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

- NOTES**
- SIB DENOTES STANDARD IRON BAR.
  - IB 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.
  - P1 PLAN 33R-20020
  - P2 PLAN OF SURVEY BY HOLSTEAD & REDMOND LIMITED DATED JULY 12, 1984 (FILE: 84-0510)
  - P3 PLAN 33R-20160
  - P4 PLAN 33R-862
  - D1 INSTRUMENT No. 6722279
  - BF BOARD FENCE
  - WF WIRE FENCE
  - CLF CHAIN LINK FENCE
  - FH FIRE HYDRANT
- DECIDUOUS TREE (CALIPER mm CANOPY mm RADIUS)
  - CONIFEROUS TREE (CALIPER mm CANOPY mm RADIUS)
- UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES

**SURVEYOR'S CERTIFICATE**

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

JUNE 02, 2022  
LONDON, ONTARIO.

P.R. LEVAC  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.  
1134594 ONTARIO INC.

JUNE 2/2022  
LONDON, ONTARIO.

RANDY MACKAY - PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2022, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 .

SUBDIVISIONS AND SPECIAL PROJECTS APPROVAL AUTHORITY  
MUNICIPALITY OF THAMES CENTRE

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS  
02819942006 AND 20220150080 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 0.999569425

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 02819942006			4768211.505	484251.932
SCP 20220150080			4772334.604	488168.884

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

(A) AS SHOWN	(G) AS SHOWN
(B) AS SHOWN	(H) MUNICIPAL WATER AVAILABLE
(C) AS SHOWN	(I) SANDY LOAM
(D) RESIDENTIAL SINGLE FAMILY CONDOMINIUM UNITS	(J) AS SHOWN
(E) AS SHOWN	(K) MUNICIPAL STORM & SANITARY SEWERS, HYDRO, GAS
(F) AS SHOWN	(L) AS SHOWN

**MTE** MTE ONTARIO LAND SURVEYORS LTD.  
123 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 3A1  
TEL: 519-204-6510

Cad File:	Checked By :	COGO :
Surveyed By :	PRL	MTE
Drawn By : MN	Date : 22/06/02	File No : 50693-101