



January 12, 2026

Ms. Amanda Storrey
Director of Planning and Development Services
Municipality of Thames Centre
4305 Hamilton Road
Dorchester, Ontario
N0L 1G3

**RESUBMISSION OF THE DRAFT PLAN OF SUBDIVISION (39T-TC2501)
OFFICIAL PLAN AMENDMENT (O3-25) AND ZONING BY-LAW AMENDMENT
(Z20-25)
83 CHRISTIE DRIVE, DORCHESTER**

Dear Amanda:

On behalf of Doug. Tarry Limited, please find enclosed the first resubmission of the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments for the lands legally described as, Part of Lot 19 & 20 Concession 'A' & Part of Lot 19 & 20 Concession 'B' South of the River Thames, geographically in the Township of North Dorchester, Municipality of Thames Centre, County of Middlesex. Municipally, the lands are known as 83 Christie Drive, Dorchester (Subject Lands).

This resubmission has been prepared in response to the comments received from the Municipality, agencies, and public through the initial application and consultation process. A detailed response matrix has been included outlining how each comment has been addressed within the updated reports.

In support of the resubmission, please find enclosed the following:

- Draft Plan of Subdivision, as prepared by CJD L Consulting Engineers, dated January 8, 2026;
- Environmental Impact Study, as prepared by Vroom + Associates, dated January 9, 2026;
- Letter of Opinion re: Servicing Options, as prepared by Vroom + Associates, dated November 7, 2025;
- Functional Servicing Report, as prepared by CJD L Consulting Engineers, dated January 8, 2026;
- Stormwater Management Report, as prepared by CJD L Consulting Engineers, dated January 8, 2026;
- Geotechnical Engineering Report, as prepared by Englobe Corp., dated January 6, 2026;



- Hydrogeological Study Report, as prepared by Englobe Corp., dated December 19, 2025;
- Transportation Impact Study, as prepared by Paradigm Transportation Solutions Limited, dated December 18, 2025;
- Draft Zoning By-Law, as prepared by Zelinka Priamo Ltd.; and,
- Lot Zoning Figures, as prepared by CJDLC Consulting Engineers, dated January 8, 2026

We trust that the enclosed is in order. However, should you have any questions or required additional information, please do not hesitate to contact the undersigned.

Sincerely,

Doug. Tarry Limited

A handwritten signature in blue ink, appearing to read 'T Tucker', is written over a faint, light blue grid background.

Tracy Tucker

Manager of Land Development