



NOTICE OF OPEN HOUSE

APPLICATIONS FOR REVISED PLAN OF SUBDIVISION (39T-TC2102) AND PROPOSED PLAN OF CONDOMINIUM (39T-TC-CDM2303)

OWNER: 246 North Inc.
AGENT: Zelinka Priamo c/o Taylor Whitney
LOCATION: 246 North Street, Dorchester (see attached Location Map)
ROLL NO.: 3926-000-031-04700

The Municipality of Thames Centre has received proposals to develop the subject lands for the following purposes:

Revised Plan of Subdivision (see attached plan):

- Seven (7) lots to support single detached dwellings
- Extension of Village Gate Drive to connect to North Street
- This development would require the provision of full municipal services including municipal water and sanitary sewers.

Proposed Plan of Condominium (see attached plan):

- 25 units to support single detached dwellings
- Crescent-shaped private road, being a common element feature with two access points from North Street
- One (1) Block for stormwater management
- This development would require the provision of full municipal services including municipal water and sanitary sewers.

The lands are also subject to an Application for Zoning By-law Amendment (Z28-23) to facilitate the development of the lands.

Open House

An Open House has been scheduled to view details of the proposed developments. 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: Thursday, December 7, 2023
Time: 3:00 p.m. – 6:00 p.m.
Location: Thames Centre Municipal Office Council Chambers
4305 Hamilton Rd., Dorchester, Ontario

Please note that this Open House will run at the same time as another Open House for a proposed condominium for lands located at the west ends of Eva and Ida Streets, Dorchester, considering the applicant is the same for both proposals.

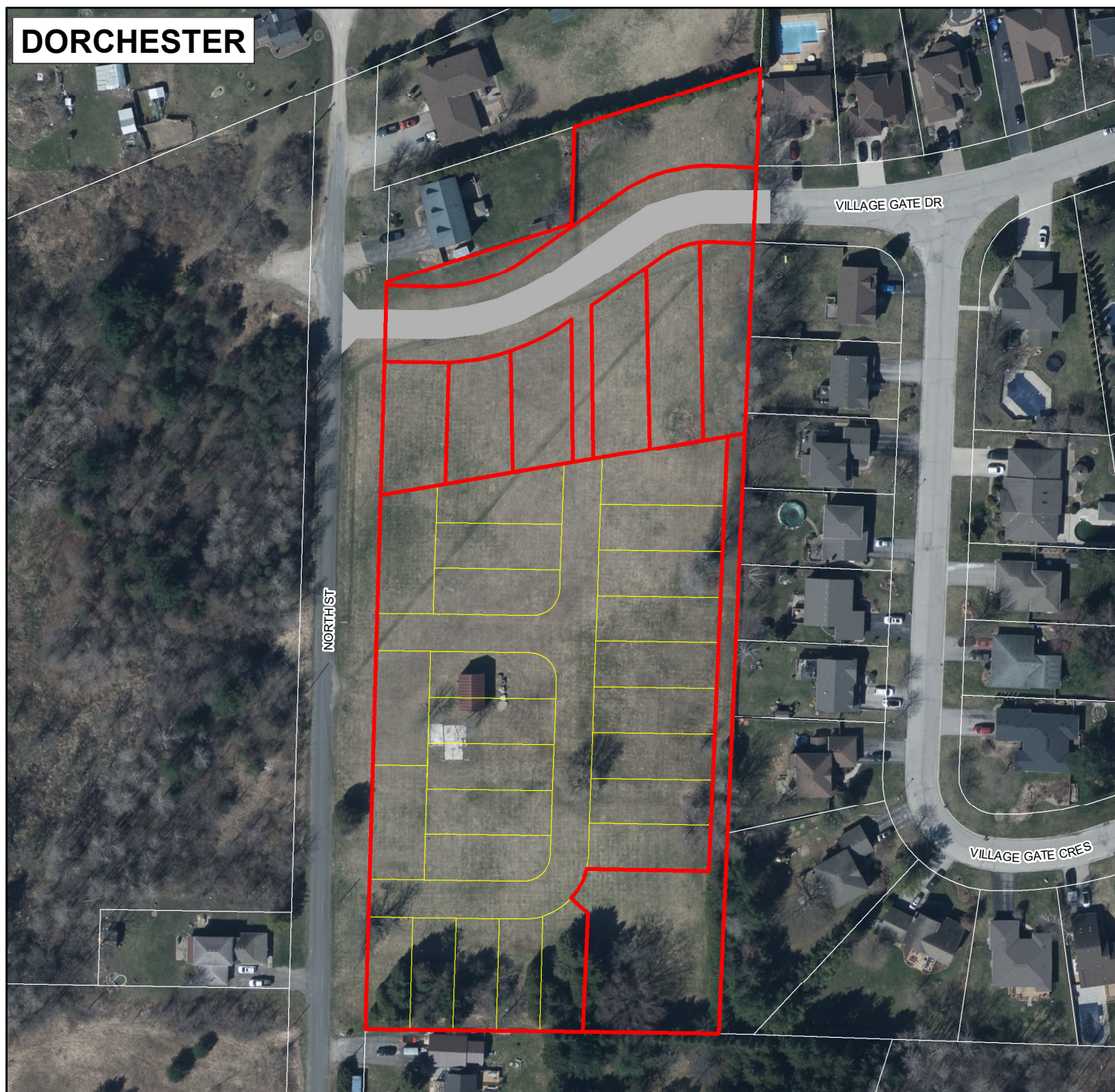
Additional information regarding the proposals are available through the Municipality's website <https://www.thamescentre.on.ca/services/residents/planning-services> or by contacting Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or comments@thamescentre.on.ca. If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

DATED at the Municipality of Thames Centre, this 22nd day of November 2023.

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

DORCHESTER



LOCATION MAP

Description:
246 NORTH INC.
PROPOSED PLAN OF SUBDIVISION
MUNICIPALITY OF THAMES CENTRE

File Number:
39T-TC2102

Prepared by: Planning Department,
The County of Middlesex, August 31, 2023



LEGEND



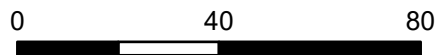
SUBJECT LANDS



PROPOSED PLAN OF CONDOMINIUM

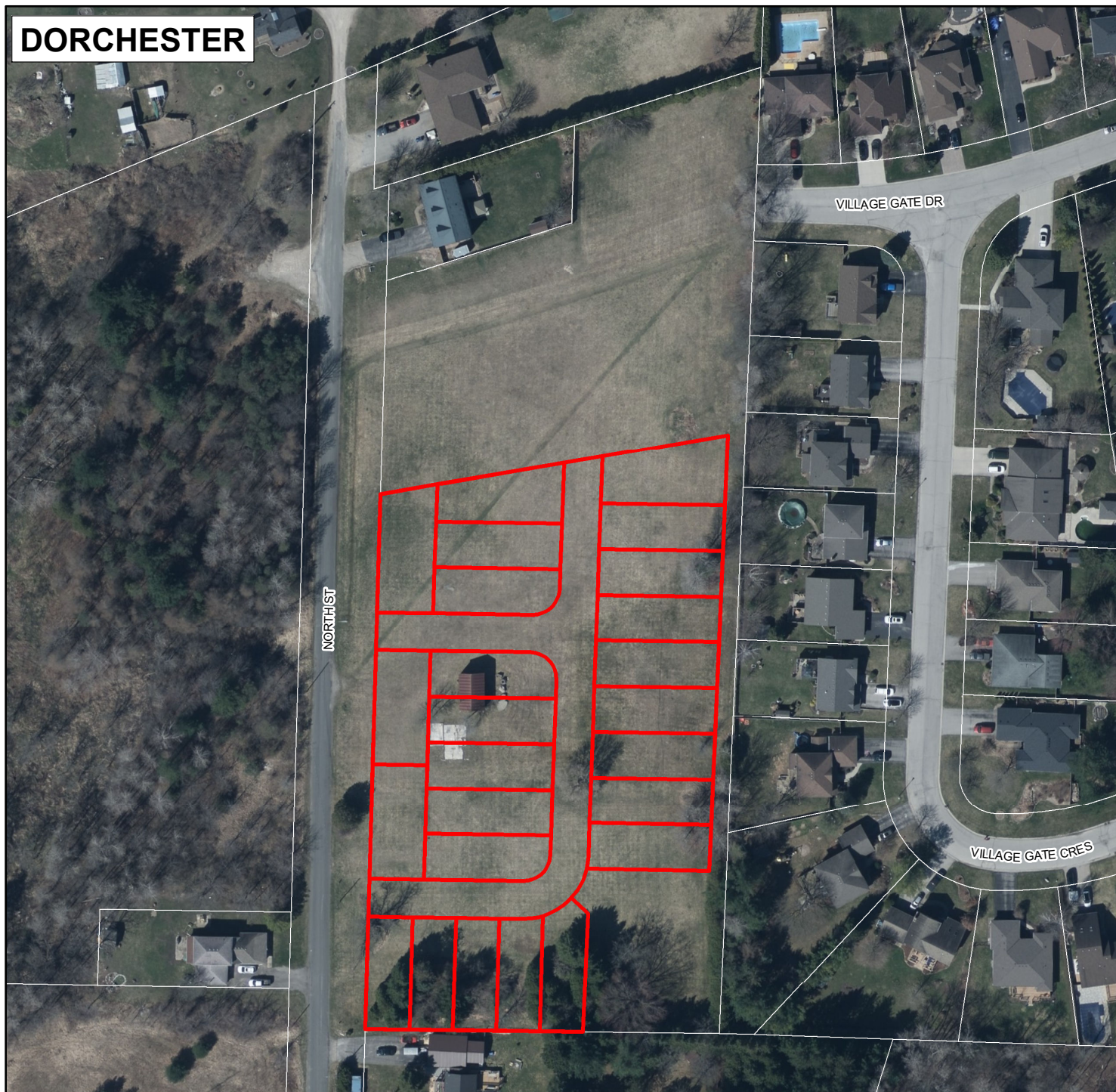


1:1,500



Metres

DORCHESTER



LOCATION MAP

Description:
246 NORTH INC.
PROPOSED PLAN OF CONDOMINIUM
MUNICIPALITY OF THAMES CENTRE

File Number:
39T-TC-CDM2303

Prepared by: Planning Department,
The County of Middlesex, August 31, 2023



LEGEND

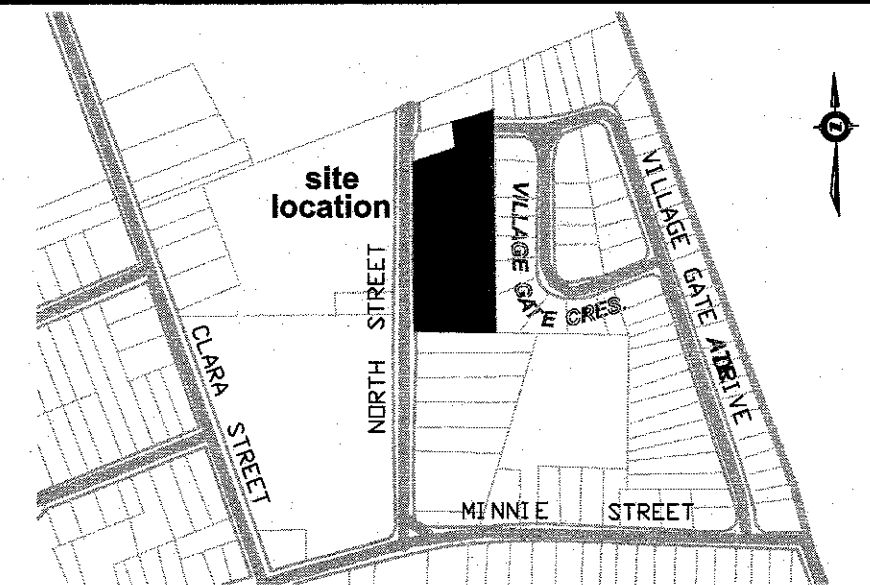
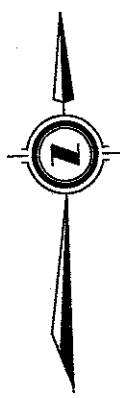


SUBJECT LANDS



1:1,500

0 40 80
Metres



key plan not to scale

DRAFT PLAN OF SUBDIVISION
of part of
LOT 11, CONCESSION 4
NORTH OF THE RIVER THAMES
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
in the
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

MTE OLS LTD.

scale 1 : 500



METRIC:

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

AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

owner's certificate

I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS to submit this proposed Plan of Subdivision.

JEFF HOUSE
246 NORTH INC.
JULY 20, 2023
DATE

surveyor's certificate

We hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

P.R. LEVAC, O.L.S.
MTE | OLS LTD.
JULY 20, 2023
DATE

additional information
requirements under section 51(17)
of the Planning Act

- | | |
|------------------------------|--|
| a) AS SHOWN ON PLAN | g) AS SHOWN ON PLAN |
| b) AS SHOWN ON PLAN | h) PIPED WATER |
| c) AS SHOWN ON KEY PLAN | i) SILTY SAND WITH GRAVEL AND LOOSE TO DENSE SAND AND GRAVEL |
| d) SINGLE FAMILY RESIDENTIAL | j) AS SHOWN ON PLAN |
| e) AS SHOWN ON PLAN | k) FULL SERVICES |
| f) AS SHOWN ON PLAN | l) AS SHOWN ON PLAN |

land use schedule

SINGLE FAMILY RESIDENTIAL LOTS 1 TO 7 INCLUSIVE	4807 m2
OPEN SPACE (BLOCKS 8 & 9)	12155 m2
STORM WATER MANAGEMENT (BLOCK 10)	2176 m2
ROAD ALLOWANCE	2113 m2
TOTAL AREA	21351 m2

246 NORTH STREET - ASPEN TRAILS

246 NORTH INC.

LEGEND:

- | | |
|-----|------------------------|
| WV | DENOTES WATERVALVE |
| HYD | DENOTES HYDRANT |
| WM | DENOTES WATERMAIN |
| STM | DENOTES STORM SEWER |
| SAN | DENOTES SANITARY SEWER |
| CB | DENOTES CATCHBASIN |
| MH | DENOTES MANHOLE |



LOT
CONCESSION

PART 1, PLAN 33R-7065

NORTH OF THE RIVER THAMES

BLOCK 9

BLOCK 10

LOT 2

LOT 3

NORTH OF SAGE STREET

REGISTERED PLAN No. 351

