



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
 0 5 10 20 30
 SCALE IN 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.

ROBERT WOOD
 LONDON, ONTARIO
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
 WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
 1732435 ONTARIO LIMITED

DATE: 11/23

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

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) MUNICIPAL PIPED WATER
(c) AS SHOWN ON KEY PLAN	(i) CLAYEY, SANDY SILT, SAND GRAVEL
(d) VACANT LAND CONDOMINIUM UNITS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) MUNICIPAL SEWERS AND WATER
(f) AS SHOWN ON PLAN	(l) AS SHOWN

UTM GRID NOTE:

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM G.A.S.S. OBSERVATIONS AND THE LOCAL 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 0.999582705

POINT ID	NORTHING	EASTING
GRP 1	472223.722	487183.169
GRP 2	472222.908	487225.704

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 0.3048.

AGM ARCHIBALD GRAY & MCKAY LTD.
 804 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
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SITE DATA TABLE
 CURRENT F04, PROPOSED F34

TOWNSHIP	PROPOSED
ZONING REGULATIONS	
LOT AREA	32274.76 m ²
UNIT FRONTAGE (MIN)	7.0 m
UNIT AREA (MIN)	107 m ²
FRONT YARD SETBACK (MIN)	6.89m TO BUILDING 6.89m TO GARAGE
INTERIOR SIDE YARD WIDTH (MIN)	3.0 m
EXTERIOR SIDE YARD WIDTH (MIN)	4.5 m
BUILDING HEIGHT (MAX)	2 STOREYS
LOT COVERAGE	31.43%
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.

21829 NISSOURI ROAD, THORNDALE

NO.	REVISIONS	DATE	BY	DATE	BY
1	INITIAL RELEASE				
2					

DRAWN BY: CRC	DIGITAL FILE: N2K2010P1.DWG	PLAN No:
CHECKED BY: BTM		8-L-6219
DATE: DEC. 6, 2023	OFFICE FILE: NIN-64-5	