



NOTICE OF COUNCIL CONSIDERATION

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

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

This notice is not a *Planning Act* requirement and is to serve as communications purposes only.

The municipality received a proposal to develop the subject lands into a residential condominium:

- 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

An Open House was held on **February 7th, 2024**, a Public Participation Meeting (this meeting was the opportunity to provide comment and participate) was held on **February 26th, 2024**, and is being brought back to council for consideration on **Monday, February 10th, 2025**. As the County of Middlesex is the delegated approval authority for draft plans of condominiums the recommendation from Thames Centre council will be brought forward to the County council for consideration for Draft Plan Approval. If approved, the developer must fulfill Draft Plan Conditions prior to Final Approval. **Council will consider a staff report at the below meeting:**

Date: Monday, February 10, 2025

Time: 5:00 p.m.

Place: This will be a hybrid meeting.

Thames Centre Municipal Office Council Chambers, 4305 Hamilton Rd., Dorchester and broadcasted live on the Municipality's YouTube Channel, namely:

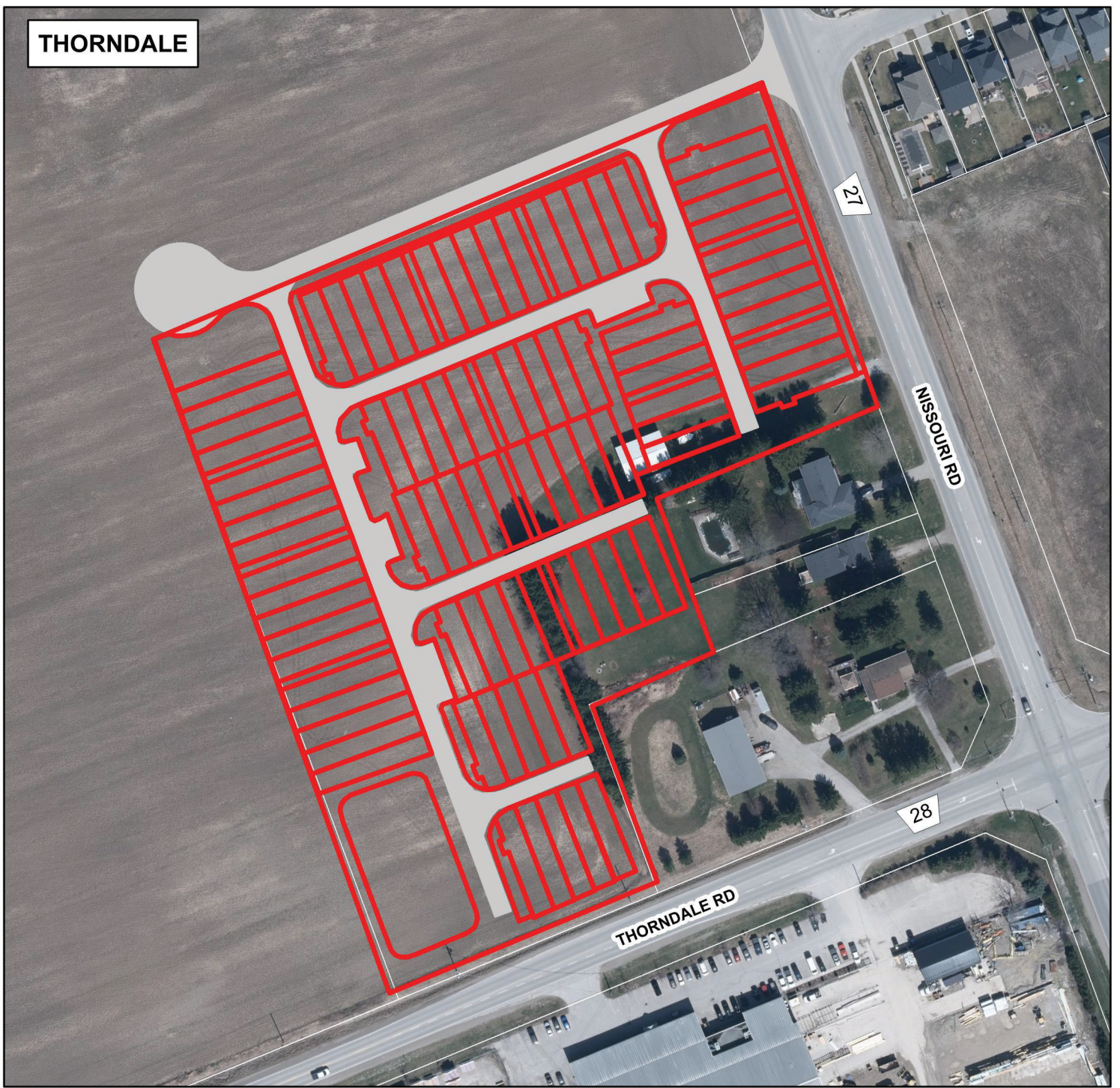
www.youtube.com/municipalityofthamescentre The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of the item is unknown. **Note that this is not a public participation meeting, however, anyone can watch live through the above-mentioned YouTube link or attend in person for awareness.**

Additional information regarding the proposal is available through the Municipality's website <https://www.thamescentre.on.ca/agenda-minutes> or by contacting Amanda Storrey, the Director of Planning and Development Services, at 519.268.7334 x 249.

DATED at the Municipality of Thames Centre, this 4th day of February 2025.

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

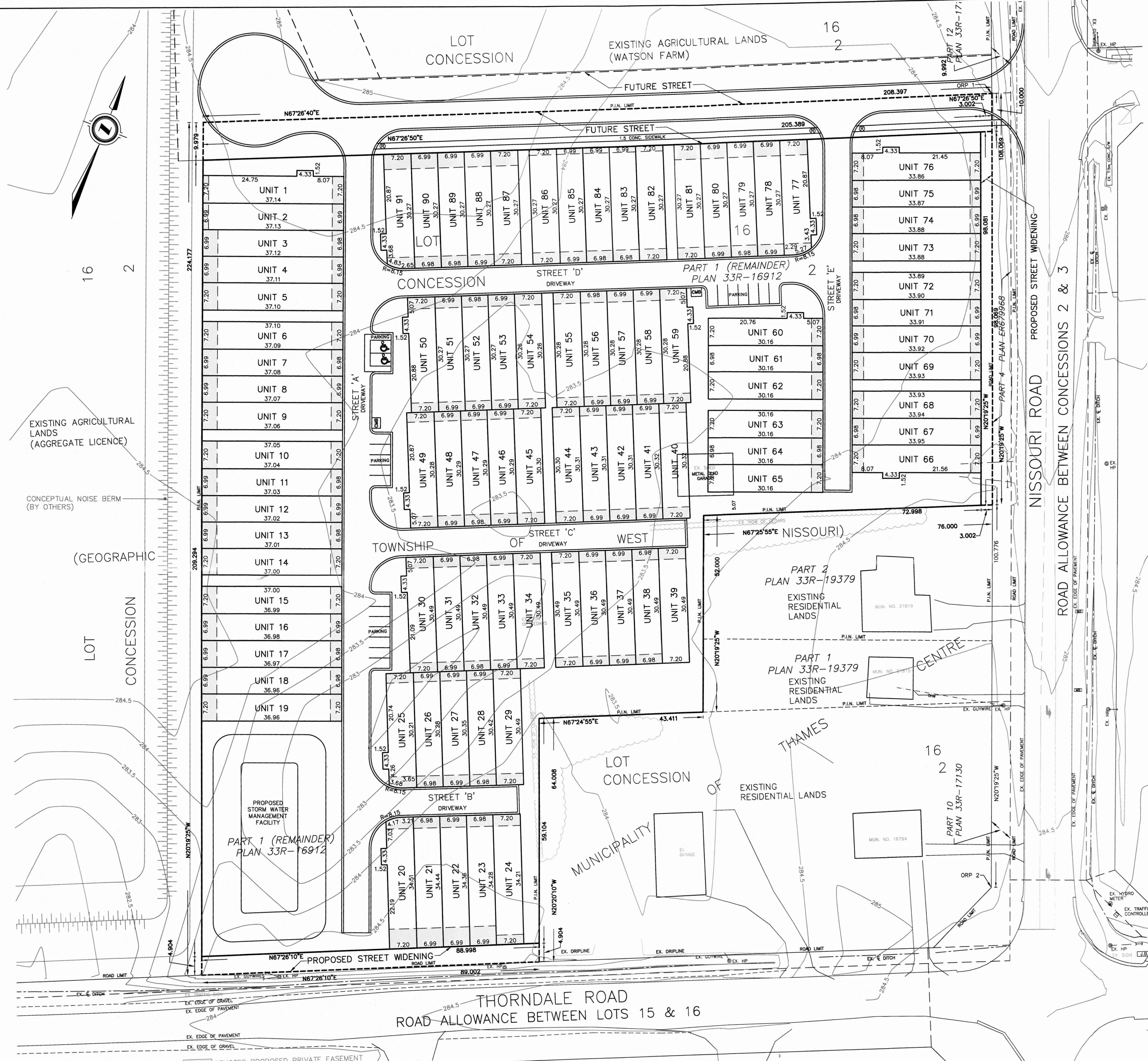
 SUBJECT LANDS



1:1,800

0 40 80

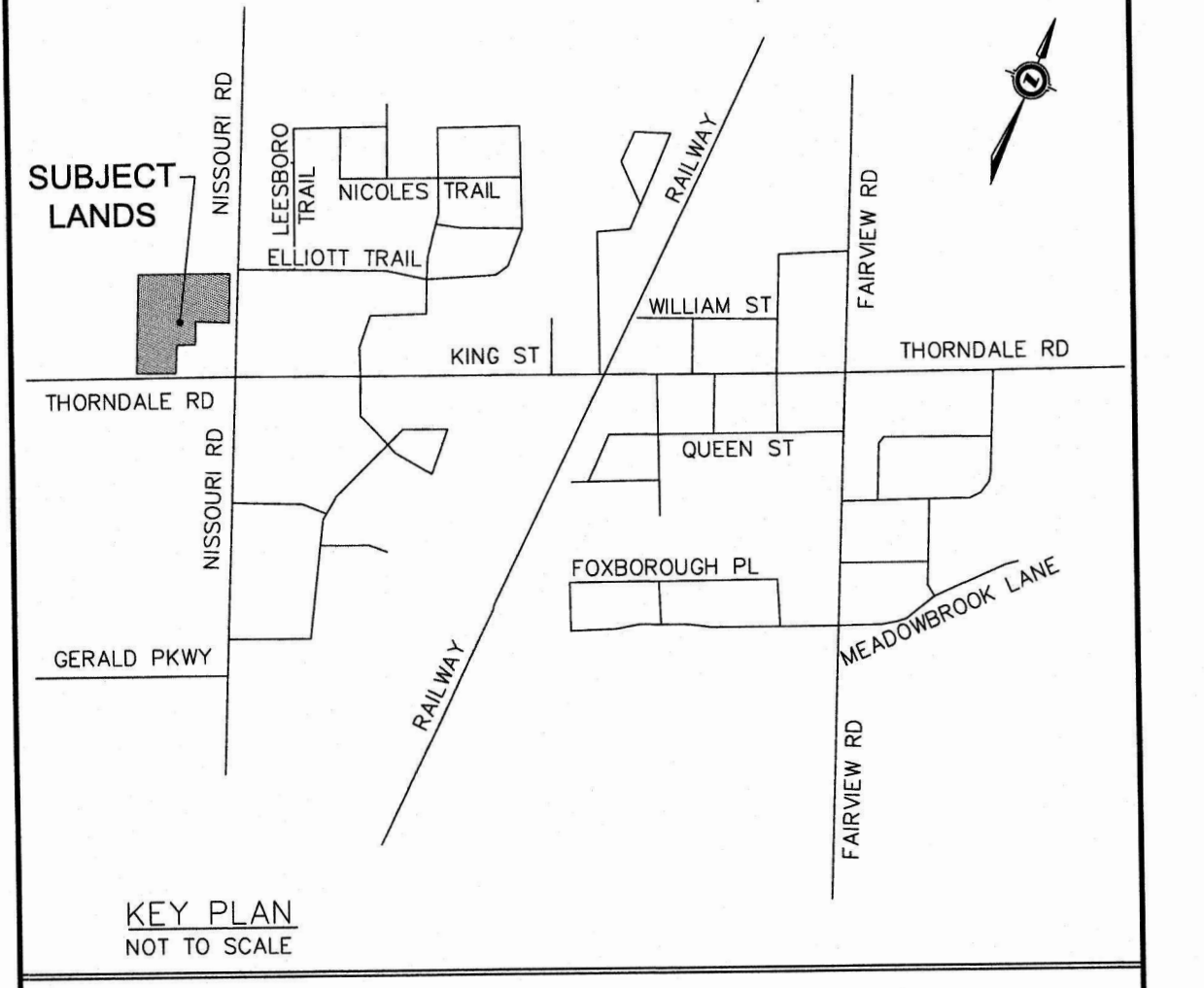
Meters



SITE DATA TABLE	
CURRENT FD-4, PROPOSED R3# TOWNHOUSE	
ZONING REGULATION	PROPOSED
LOT AREA	32274.76 m ²
UNIT FRONTAGE (MIN)	7.0 m
UNIT AREA (MIN)	107 m ²
FRONT YARD SETBACK (MIN)	6.80m TO BUILDING 6.88m TO GARAGE
INTERIOR SIDE YARD WIDTH (MIN)	3.0 m
EXTERIOR SIDE YARD WIDTH (MIN)	4.5 m
BUILDING HEIGHT (MAX)	2 STOREIES
LOT COVERAGE	31.43%
LANDSCAPED OPEN SPACE	46.51%
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
1	INITIAL RELEASE		CRC
2			CRC



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 8 6 4 2 0
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.

December 8, 2023
LONDON, ONTARIO

ROBERT WOOD
ONTARIO LAND SURVEYOR

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

December 11, 2023
DATE

JANE ELLIOTT
PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET 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 0.999562705

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN), U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	477223.722	487193.189
ORP 2	477227.958	487265.704

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 DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & McKay LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE: 519-685-5300 FAX: 519-685-5303
PLAN • SURVEY • ENGINEER EMAIL: info@agm.on.ca WEB: www.agm.on.ca

Drawn by: CRC DIGITAL FILE: NW2301DP1.DWG
Checked by: RTM
Date: DEC. 6, 2023 OFFICE FILE: NW-64-6
Plot No: 8-L-6219