

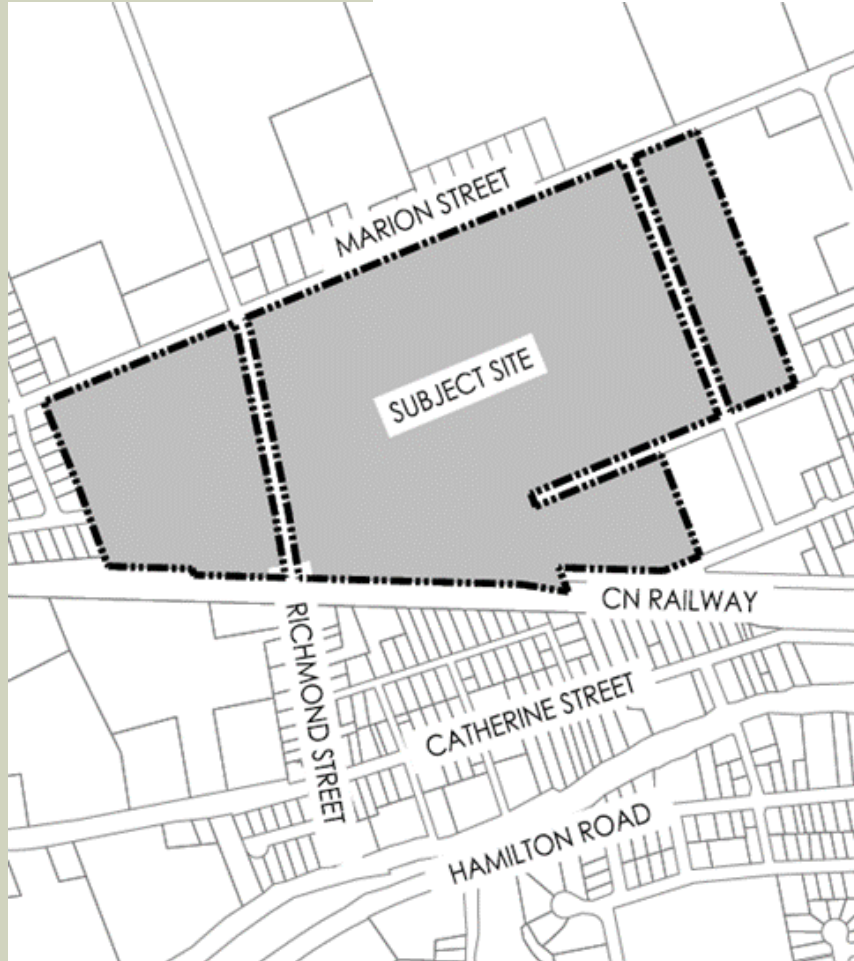


Donnybrook Subdivision

Applicant: Auburn Developments Inc.

File Number: 39T-TC2202





Property Description

Legal Description

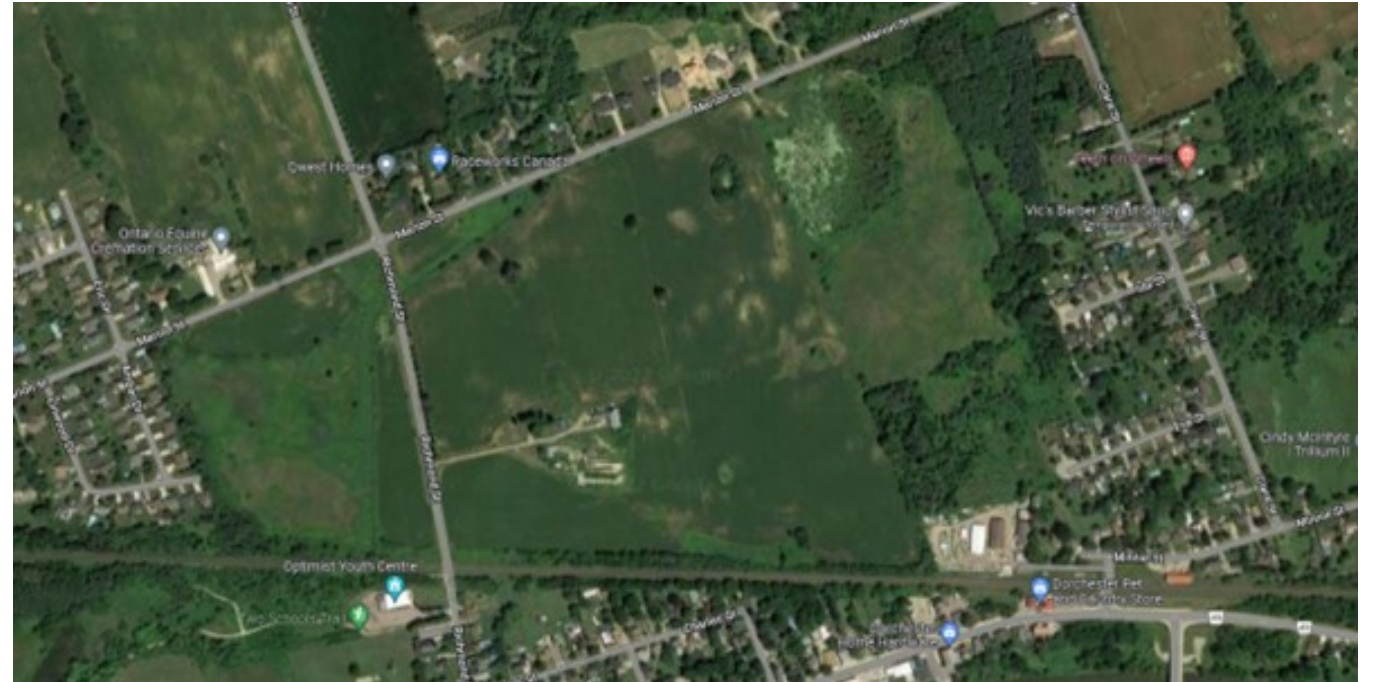
Part of Lots 9 and 10, Concession 4, NRT

(geographic Township of North Dorchester), Municipality of Thames Centre

Site Context

Surrounding Land use

- North: Land uses abutting the subject lands fronting on to Marion St. consist of single detached dwellings, vacant land, and a cremation service facility.
- South: . Lands to the south is a railway. There are residential houses and commercial houses abutting said railway to the south as well as some vacant lands.
- East: Lands are vacant.
- West: Lands to the west of the property consist of single detached dwellings.



Development Summary



Low Density Residential	Lots 1-302	-20.133 ha
Low Density Residential	Block 303	-1.421 ha
Medium Density Residential	Block 304-305	-2.345 ha
Eco Park	Block 306-307	-7.429 ha
Park	Block 308-313	-3.712 ha
Environmental Protection	Block 314	-0.532 ha
SWM Facility	Block 315	-2.561 ha
Roads		-5.579 ha
Total		-43.712 ha

Official Plan Designation

Subject site is designated Residential and Environmental Protection.

There is a small Neighbourhood Commercial designation Southwest of Richmond x Marion st. Intersection. No OPA needed.

Zoning

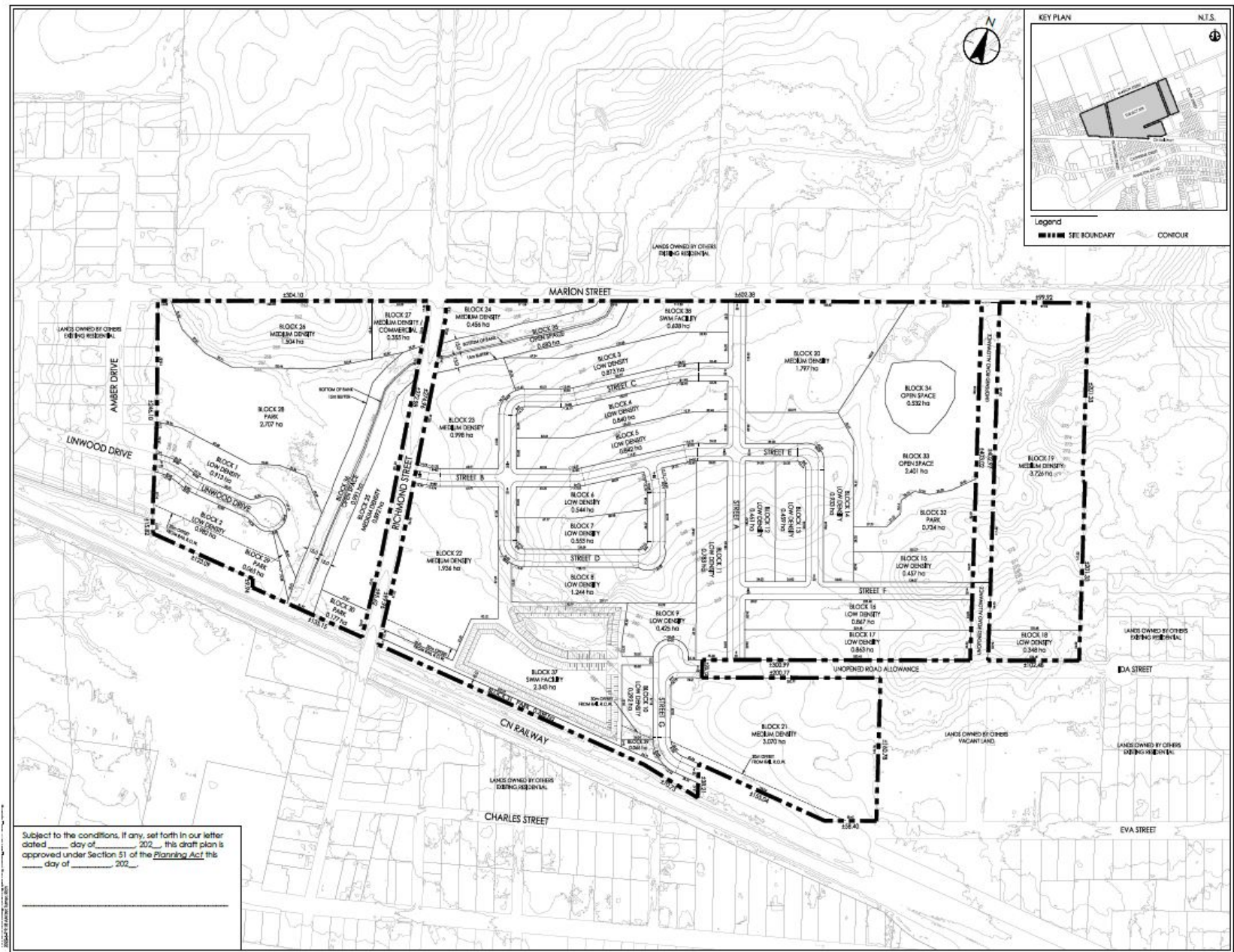
Current zoning is Future Developments (FD) and Environmental Protection (EP).

Proposed zoning is Residential First Density (R1)(*), Residential Third Density (R3)(*), Residential Third Density (R3)(**), Open Space (OS), and Environmental Protection (EP).

Original Development Proposal

Draft Plan of Subdivision

June 9, 2022



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 this day of _____, 2022.



KEY PLAN N.T.S.

Legend

- SEMI-BOUNDARY
- CONTOUR



Stantec
659 171 Queens Avenue
London ON N6A 5J7
Tel: 519-465-0007
www.stantec.com

Lobby Note
The Contractor and user will be responsible for all alterations. Do not use the drawings for construction without the approval of the Designer.

**DRAFT PLAN OF SUBDIVISION
HUNTER PROPERTY**

PART OF
L258 & 16
CONCESSION 4
R1W
TOWNSHIP OF DONBYBROOK
COUNTY OF HURON

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- A: AS SHOWN ON DRAFT PLAN
 - B: AS SHOWN ON DRAFT AND KEY PLAN
 - C: AS SHOWN ON DRAFT AND KEY PLAN
 - D: ACCORDING TO LAND USE SCHEDULE
 - E: RESIDENTIAL/ACADEMICAL
 - F: AS SHOWN ON DRAFT PLAN
 - G: AS SHOWN ON DRAFT AND KEY PLAN
 - H: MUNICIPAL Piped WATER TO BE INSTALLED
 - I: T.S.D.
 - J: AS SHOWN ON DRAFT PLAN
 - K: MUNICIPAL SANITARY AND STORM SERVICES TO BE INSTALLED
 - L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

LOW DENSITY RESIDENTIAL	• BLOCKS 1 - 18	12,677 ha
MEDIUM DENSITY RESIDENTIAL AND RESIDENTIAL / COMMERCIAL	• BLOCKS 19 - 26	14,379 ha
PARK	• BLOCKS 27	0,355 ha
OPEN SPACE	• BLOCKS 28 - 33	4,021 ha
SWM FACILITY	• BLOCKS 33 - 36	4,457 ha
PUMPING STATION	• BLOCKS 37 - 38	2,971 ha
	• BLOCKS 39	0,068 ha
ROADS		4,834 ha
	TOTAL:	42,712 ha

OWNER'S AUTHORIZATION
THE UNDERSIGNED AUTHORIZES THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION.

Barry Hunter 06/11/22
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THE PLAN AND THE RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND COMPLETELY SHOWN.

June 9, 2022
DATE

BY: NAME: 161414095
DATE: 06/11/22
BY: NAME: 161414095
DATE: 06/11/22
BY: NAME: 161414095
DATE: 06/11/22

Client/Project
1319776 ONTARIO INC.

HUNTER PROPERTY
Dorchester, ON Canada

Title
DRAFT PLAN OF SUBDIVISION

Project No. 161414095 **Scale** HORIZ - 1 : 2000
Drawing No. Sheet **Revision**

1 1 of 1

Current Development Proposal

Draft Plan of Subdivision

April 5, 2023



, set forth in our letter

Land Use Comparison

Land Use Sched	Initial Application		April 2023 Submission		% Change	
	ha	%	ha	%	ha	%
Low Density Residential	12.679	29.01%	21.554	49.31%	8.875	20.30%
Medium Density Residential	14.379	32.89%	2.345	5.36%	-12.034	-27.53%
MD Residential/Commerical	0.355	0.81%	0.000	0.00%	-0.355	-0.81%
Eco Park	0.000	0.00%	7.429	17.00%	7.429	17.00%
Park	4.021	9.20%	3.712	8.49%	-0.309	-0.71%
Environmental Protection	0.000	0.00%	0.532	1.22%	0.532	1.22%
Open Space	4.607	10.54%	0.000	0.00%	-4.607	-10.54%
SWM Facility	2.971	6.80%	2.561	5.86%	-0.410	-0.94%
Pumping Station	0.066	0.15%	0.000	0.00%	-0.066	-0.15%
Roads	4.634	10.60%	5.579	12.76%	0.945	2.16%
Total	43.712	100%	43.712	100%		

Recommended Zoning

Proposed Zoning

Low Density Residential:

R1(*) Zone

R3(**) Zone

Medium Density Residential:

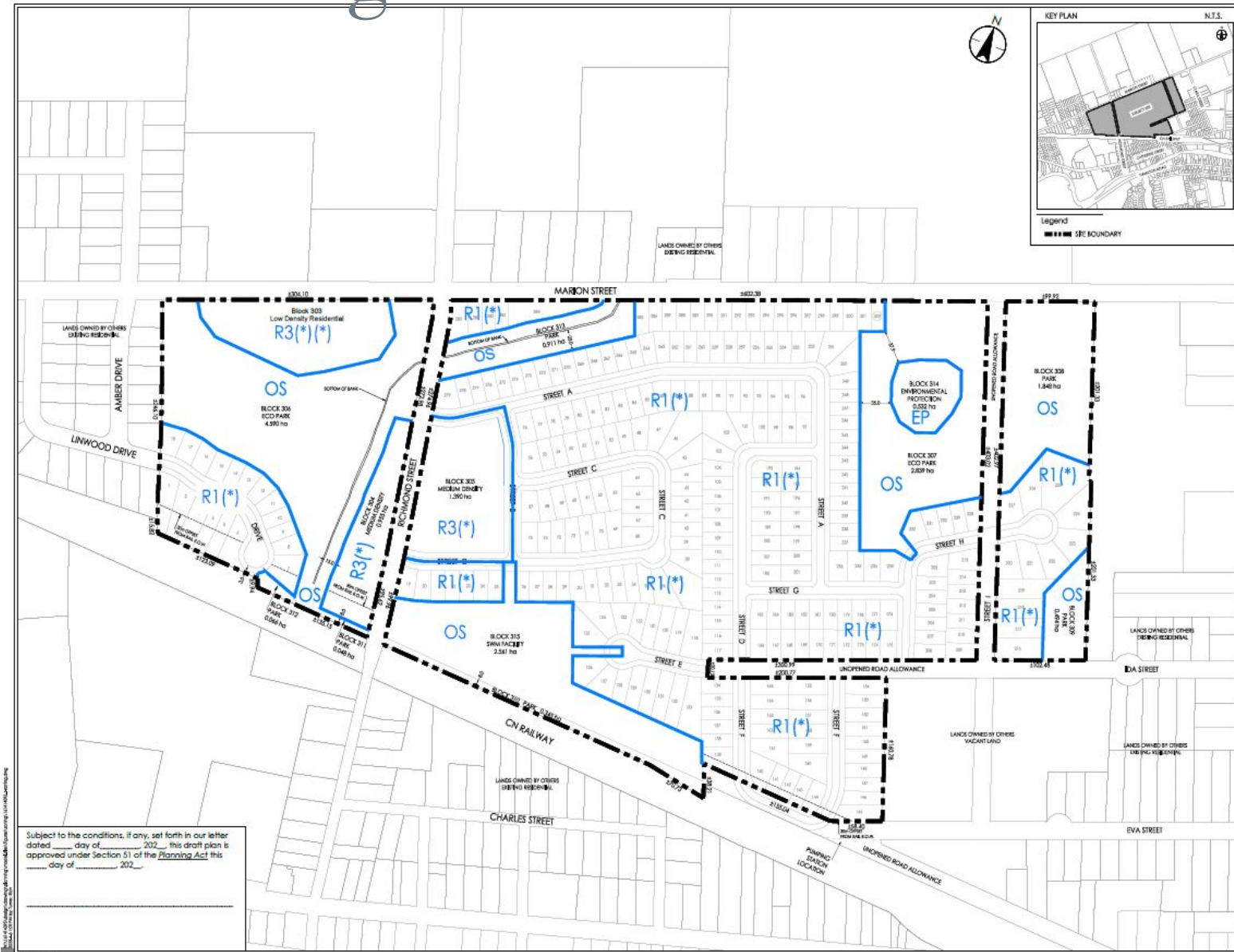
R3(*) Zone

Park & SWM Facility:

OS Zone

Environmental Protect:

EP Zone



Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel: 519-440-0007
www.stantec.com

Liability Note
The Contractor shall verify and be responsible for all dimensions. DO NOT make the drawings, nor notes or omissions and be referred to Stantec without delay.

**DRAFT PLAN OF SUBDIVISION
HUNTER PROPERTY**
PART OF
LOT 14-10
CONCESSION 4
IN THE
TOWN OF DORCHESTER
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
A: AS SHOWN ON DRAFT PLAN
B: AS SHOWN ON DRAFT AND KEY PLAN
C: AS SHOWN ON DRAFT AND KEY PLAN
D: ACCORDING TO LAND USE SCHEDULE
E: RESIDENTIAL AGRICULTURAL
F: AS SHOWN ON DRAFT PLAN
G: AS SHOWN ON DRAFT AND KEY PLAN
H: MUNICIPAL PIPED WATER TO BE INSTALLED
I: I.D.B.
J: AS SHOWN ON DRAFT PLAN
K: MUNICIPAL SEWER AND STORM SEWERS TO BE INSTALLED
L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

LAND USE	AREA (sq. ft.)	TOTAL
LOW DENSITY RESIDENTIAL	25,133 sq. ft.	
LOW DENSITY RESIDENTIAL	1,421 sq. ft.	
MEDIUM DENSITY RESIDENTIAL	2,340 sq. ft.	
PARK	7,449 sq. ft.	
ENVIRONMENTAL PROTECTION	3,712 sq. ft.	
SWM FACILITY	6,579 sq. ft.	
ROADS	2,561 sq. ft.	
TOTAL	43,712 sq. ft.	

By Name	1319776	13	13	13	13
Drawn	Chk.	Appr.	Appr.	Appr.	Appr.

Client/Project
1319776 ONTARIO INC.
HUNTER PROPERTY
Dorchester, ON Canada



Title
PROPOSED ZONING

Project No.	Scale	North Arrow
161414095	1:2000	
Drawing No.	Sheet	Revision
1	1 of 1	0

Questions?

Please send any comments on the proposed development to:

sstapleton@auburndev.com

Thank you for attending!

