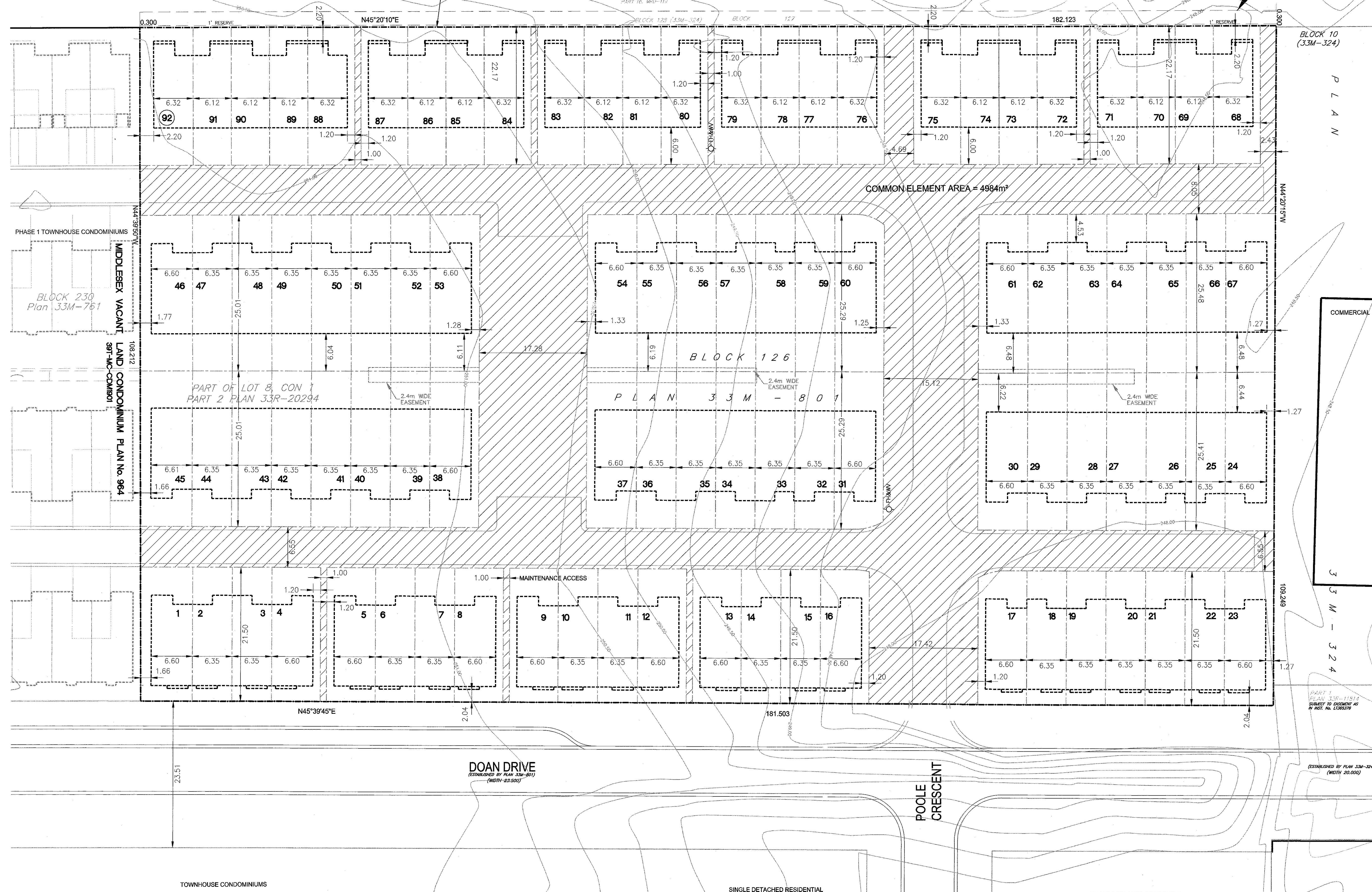SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____
_____ DAY OF _____, 20 ____, THIS DRAFT PLAN IS
APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE
CONDOMINIUM ACT 1998, THIS _____ DAY OF
_____, 20 _____

DIRECTOR, DEVELOPMENT PLANNING

GLENDON DRIVE

EX. GRAVEL SHOULDER

EX. EDGE OF GRAVEL SHOULDER

(FORMERLY COUNTY ROAD No. 14 - ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)

EX. EDGE OF GRAVEL SHOULDER

SUBJECT LANDS
AREA = 1.97 Ha

N45°20'10"E   182.123

COMMON ELEMENT AREA = 4984m²

PHASE 1 TOWNHOUSE CONDOMINIUMS

MIDDLESEX VACANT LAND CONDOMINIUM PLAN No. 964
39T-MC-CDM801

BLOCK 230
Plan 33M-761

PART OF LOT 8, CON 1
PART 2 PLAN 33R-20294

BLOCK 126
PLAN 33M - 801

2.4m WIDE EASEMENT

MAINTENANCE ACCESS

N45°39'45"E   181.503

DOAN DRIVE
(ESTABLISHED BY PLAN 33M-801)
(WIDTH 23.500)

POOLE CRESCENT

TOWNHOUSE CONDOMINIUMS

SINGLE DETACHED RESIDENTIAL

SINGLE DETACHED RESIDENTIAL

BLOCK 10 (33M-324)

COMMERCIAL

mbpc
Monteith ◆ Brown
planning consultants
610 PRINCESS AVENUE, LONDON, ONTARIO N6B 2B9
Tel. (519) 660-1300 E-mail: mbpc@mbpc.ca

DRAFT PLAN OF VACANT LAND CONDOMINIUM

Block 126, 33M-801
MUNICIPALITY OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Condominium on behalf of the owner.

J. McGuffin, BA, MCIP, RPP   July 19, 2022
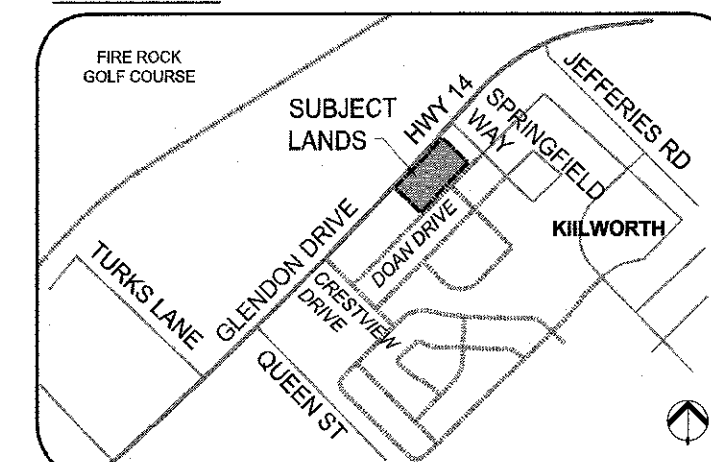MBPC   Date

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary of the condominium as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Patrick Levac, OLS   June 28, 2022
MTE Ontario Land Surveyors Ltd.   Date

KEY PLAN: N.T.S.

FIRE ROCK GOLF COURSE
SUBJECT LANDS
HWY 14
SPRINGFIELD WAY
JEFFERIES RD
TURKS LANE
GLENDON DRIVE
DOAN DRIVE
QUEEN ST
KILWORTH

LEGEND
SUBJECT LANDS
BUILDING LIMITS
UNIT LIMITS
ASPHALT
EASEMENT
CONDO UNIT NUMBER   35

LAND USE SCHEDULE
UNITS 1 TO 92		1.479 Ha
COMMON ELEMENTS		0.498 Ha
CONDOMINIUM BOUNDARY		1.977 Ha

REQUIREMENTS UNDER SECTION 51 (17)
OF THE PLANNING ACT, 1990 (as amended)
a) as shown on plan   g) as shown on plan
b) as shown on plan   h) municipal water
c) as shown on plan   i) silty clay overlying silty clay till
d) according to land use schedule j) as shown on plan
e) as shown on plan   k) municipal sanitary sewers
f) as shown on plan   l) as shown on plan

RECORD OF SUBMISSION
No.	REMARKS	DATE
1	SUBMITTED FOR REVIEW	JUN 2022

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

SCALE 1 : 300   5m   0   10m

APPLICANT:
2638477 Ontario Limited
c/o Palumbo Developments Inc.

PALUMBO HOMES

PAGE TITLE: **Draft Plan**
AURA CONDOMINIUMS PHASE 2
175 DOAN DRIVE
KILWORTH

Prepared by:	bs	Drawn by:	bs
Checked by:	jmc	Surveyed by:	MTE
Approved:		Date:	Jun 27, 2022
Scale:	1:300 (24"x36")	Drawing No.	DP1

COUNTY No. -   FILE No. 13-1531