

FILENAME: C:\PW WORKING DIRECTORY\PROJECTS\2025\DILLON\105\DM31912\25-1537 - DPS - WAREHOUSE ST. PROPERTY ST. THOMAS.DWG PLOTTED BY: SARTI CALDERA JULIO
PLOT DATE: 2025-11-19 @ 9:38:15 AM PLOT SCALE: 1:25.4 PLOT STYLE: DILLON WINDSOR HALF SCALE COLOR.CTB



NOVEMBER 14, 2025
Project No. 25-1537

Scale: 1:1000 (11x17)

Draft Plan of Subdivision

PLAN OF SURVEY OF
LOTS 8, 9, 10, 11 & 12 BLOCK "1"
AND PART OF LOTS 6 & 7 BLOCK "1"
AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 & 8 BLOCK "2"
ALL IN REGISTERED PLAN 80
AND OF ALL OF LOTS 32, 33 & 34
AND PART OF LOTS 35 & 38
ALL IN REGISTERED PLAN 93
AND PART OF LOT 89 & LOT CANADA SOUTHERN RAILWAY
REGISTERED PLAN 209
CITY OF ST. THOMAS, ONTARIO

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: _____ SIGNED: _____
WALTER OSTOJC & SONS LTD.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN ON THIS PLAN.

DATE: _____ SIGNED: _____
KIM S. HUSTED
ONTARIO LAND SURVEYOR

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

- (a) SHOWN ON PLAN
(b) SHOWN ON PLAN
(c) SHOWN ON PLAN
(d) RESIDENTIAL
(e) SHOWN ON PLAN
(f) SHOWN ON PLAN
(g) SHOWN ON PLAN
(h) PIPED WATER TO BE INSTALLED BY DEVELOPER
(i) SAND AND GRAVEL OR CLAYEY SILT TILL
(j) SHOWN ON PLAN
(k) SANITARY & STORM SEWERS TO BE INSTALLED BY
DEVELOPER
(l) SHOWN ON PLAN

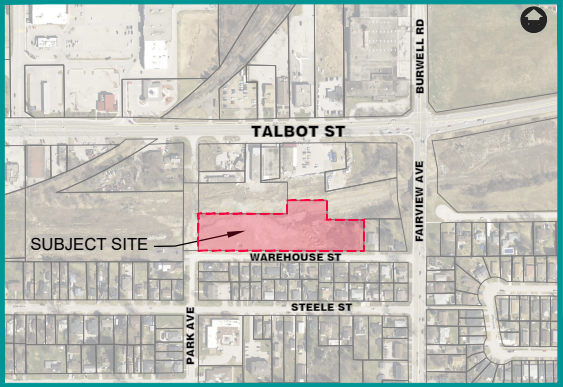
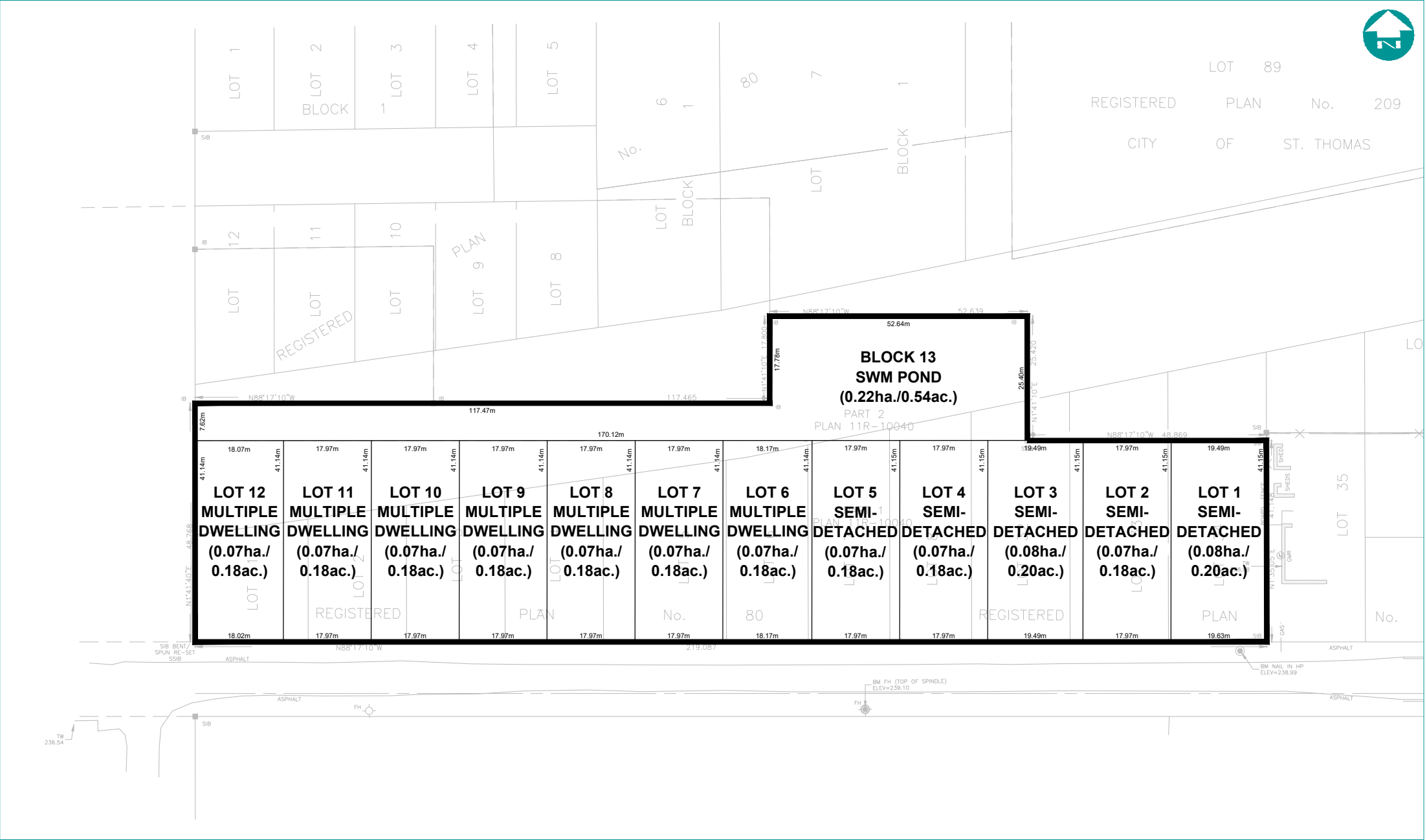
STATISTICS

SEMI-DETACHED RESIDENTIAL = LOTS 1 TO 5 (INCL.)
MULTIPLE DWELLING RESIDENTIAL = LOTS 6 TO 12 (INCL.)
STORMWATER MANAGEMENT POND = BLOCK 13

AREAS

SEMI-DETACHED RESIDENTIAL = 0.38 ha (0.94 acres) = 33.93%
MULTIPLE DWELLING RESIDENTIAL = 0.52 ha (1.29 acres) = 46.43%
STORMWATER MANAGEMENT POND = 0.22 ha (0.54 acres) = 19.64%

TOTAL AREA = 1.12 ha (2.77 acres)



KEY PLAN
1:10,000

SOURCE: ELGIN COUNTY MAPPING (2024)

LEGEND AND NOTES:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND
"B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999570937

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES STEEL PIN
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- ⊥ DENOTES PERPENDICULAR
- S DENOTES SET
- M DENOTES MEASURED
- ORP DENOTES OBSERVED REFERENCE POINT
- BF DENOTES BOARD FENCE
- WF DENOTES WIRE FENCE

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