

Bill No. 110  
2024

By-law No. S.- \_\_\_\_ - \_\_\_\_

A by-law to assume certain works and services  
in the City of London. (Warbler Woods West  
Subdivision, Plan 33M-638 – Stage 2)

WHEREAS the Deputy City Manager, Environment and Infrastructure of  
The Corporation of the City of London has reported that works and services have been  
constructed to their satisfaction in Warbler Woods West Subdivision, Plan 3M-638 –  
Stage 2 ;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

NOW THEREFORE the Municipal Council of The Corporation of the City  
of London enacts as follows:

1. The Corporation of the City of London assumes the following works and  
services, namely:

Warbler Woods West Subdivision, Plan 33M-638 – Stage 2  
Sifton Properties Limited

Riverbend Road – All;  
External Works, Oxford Street West – All;  
\*External Storm Sewer – R1 to R8 (Within Riverbend Road);  
\*External Sanitary Sewer – Ex.MH 104 to S8 (Within Riverbend Road)

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law will commence for a duration of one calendar year from  
March 13, 2024.

3. This by-law comes into force and effect on the day it is passed subject to  
the provisions of PART VI.1 of the *Municipal Act*, 2001.

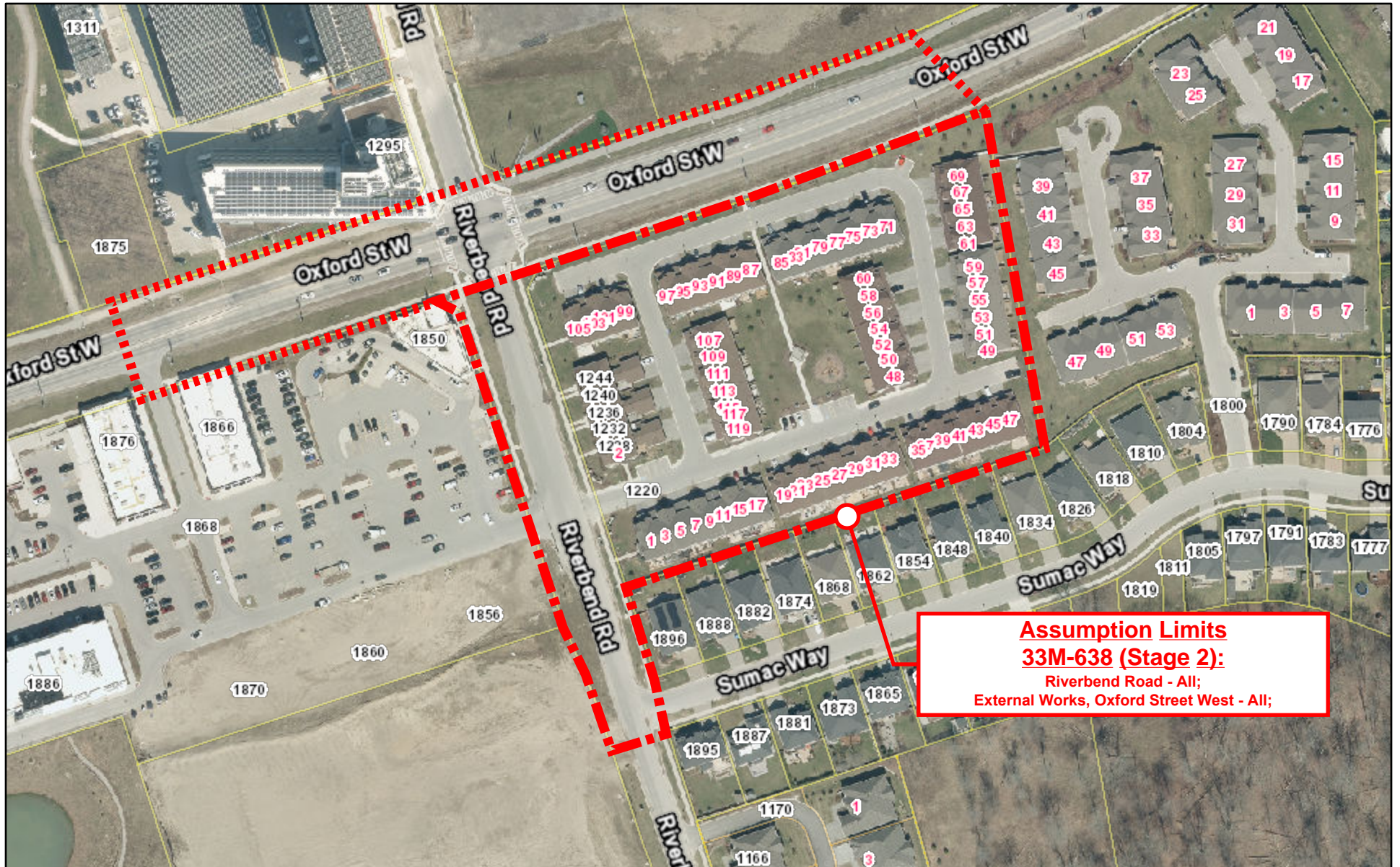
PASSED in Open Council on April 2, 2024 subject to the provisions of  
PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan  
Mayor

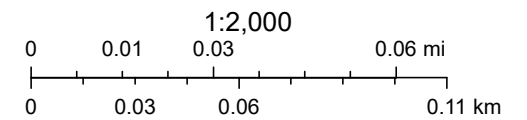
Michael Schulthess  
City Clerk

First Reading –  
Second Reading –  
Third Reading –

# Corporate City Map



2/17/2023, 3:14:38 PM





**External Storm Sewer - R1 to R8 (Within Riverbend Road);  
External Sanitary Sewer - Ex.MH 104 to S8 (Within Riverbend Road);**

**NOTE:**  
STORM MAINTENANCE HOLES R1 THROUGH R9, THE STORM SEWERS FROM R9 TO THE CONNECTION TO THE EXISTING STORM SEWER AT SHORE ROAD, THE 1050MM DIAMETER OUTLET PIPE AND HEADWALL FROM R7, THE TEMPORARY OUTLET CHANNEL AND THE INLET STRUCTURES TO R9 ARE CONSIDERED INTERIM UNTIL THE ULTIMATE DOWNSTREAM SERVING SOLUTION TO ADDRESS THE TRIBUTARY C REQUIREMENTS HAS BEEN IMPLEMENTED

**NOTE:**  
FUTURE COMMERCIAL AND MEDIUM DENSITY BLOCKS BETWEEN OXFORD STREET WEST AND SHORE ROAD AS WELL AS BLOCKS 50, (SCHOOL BLOCK), 51 AND 70 (MEDIUM DENSITY BLOCKS) IN THE RIVERBEND PARK SUBDIVISION ARE TO BE HELD FROM DEVELOPMENT UNTIL A PERMANENT STORMWATER CONDITION IS IMPLEMENTED.

**NOTE:**  
TODAY OUTLET PIPE, HEADWALL AND TEMPORARY CHANNEL TO BE INSTALLED IN THE FUTURE AS DETERMINED BY THE OWNER'S PROFESSIONAL ENGINEER.

**GEODETIC BENCHMARKS:**

BM No. BM02-130  
DESCRIPTION: BOLT, ONE STOREY BRICK HOUSE, MUNICIPAL NO. 1929 OXFORD STREET WEST, 45m 1/4" WEST OF THE CENTRELINE OF WESTER, BOURNE. BOLT SET IN THE EAST FACE OF THE HOUSE, 0.10m NORTH OF THE SOUTHEAST CORNER OF THE HOUSE.  
ELEV. - 265.593m

BM No. BM02-65  
DESCRIPTION: BOLT, BRICK WALL AT THE SOUTHWEST CORNER OF THE WEST LEG OF CHESTNUT HILL AND COMMISSIONERS ROAD WEST. BOLT SET IN THE NORTH FACE OF THE WALL, 1.04m WEST OF THE EAST END AND 0.90m ABOVE GROUND.  
ELEV. - 259.653m

ADD 200.000 TO ALL PROPOSED GNDS TO OBTAIN GEODETIC DATUM.  
AT LEAST TWO BENCHMARKS SHALL BE USED AT ALL TIMES DURING CONSTRUCTION.

**CITY OF LONDON  
DEVELOPMENT SERVICES  
ACCEPTED**  
MAY 16 2014  
SUBJECT TO THE  
CONDITION(S) IDENTIFIED IN THE  
ACCEPTANCE LETTER OF THE SAME DATE

SUBJECT TO THE  
ISSUANCE OF THE  
ENVIRONMENTAL COMPLIANCE APPROVAL FROM  
THE MINISTRY OF  
ENVIRONMENT

NO CONNECTION OF WEERING TILES WILL BE  
ALLOWED TO THE SANITARY SEWER SYSTEM.  
NO GRAVITY CONNECTION OF WEERING TILES  
TO THE STORM SEWER WILL BE ALLOWED,  
UNLESS THE SYSTEM HAS THE CAPACITY TO  
INCLUDE SUCH CONNECTIONS.

INSPECTORS COPY

**LEGEND**

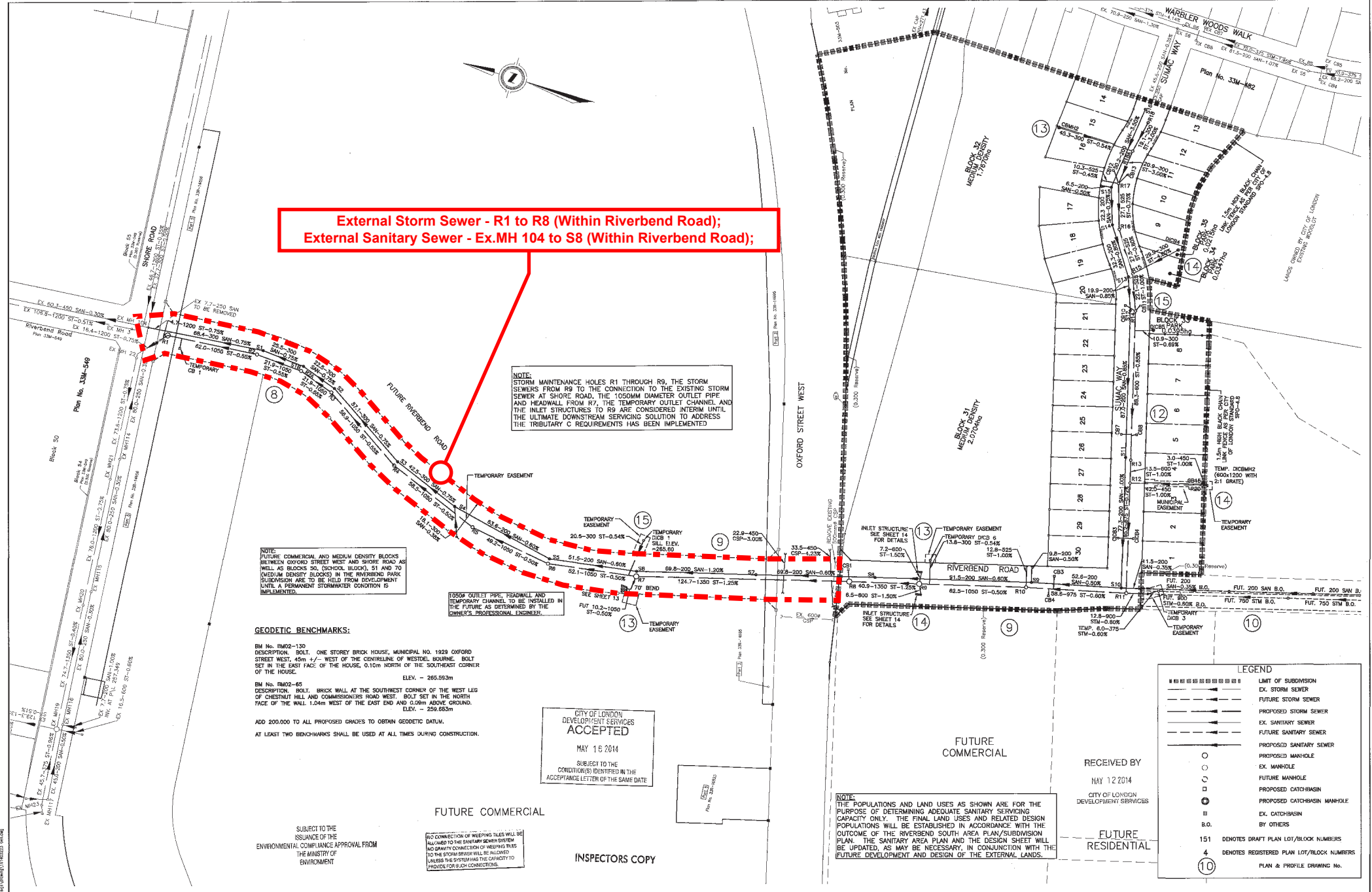
- LIMIT OF SUBDIVISION
- - - EX. STORM SEWER
- - - FUTURE STORM SEWER
- - - PROPOSED STORM SEWER
- - - EX. SANITARY SEWER
- - - FUTURE SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- EX. MANHOLE
- FUTURE MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- EX. CATCHBASIN
- B.O. EX. CATCHBASIN
- 151 DENOTES DRAFT PLAN LOT/BLOCK NUMBERS
- 4 DENOTES REGISTERED PLAN LOT/BLOCK NUMBERS

PLAN & PROFILE DRAWING No.

RECEIVED BY  
MAY 12 2014  
CITY OF LONDON  
DEVELOPMENT SERVICES

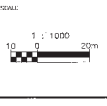
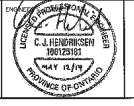
FUTURE  
RESIDENTIAL

**NOTE:**  
THE POPULATIONS AND LAND USES AS SHOWN ARE FOR THE PURPOSE OF DETERMINING ADEQUATE SANITARY SERVING CAPACITY ONLY. THE FINAL LAND USES AND RELATED DESIGN POPULATIONS WILL BE ESTABLISHED IN ACCORDANCE WITH THE OUTCOME OF THE RIVERBEND SOUTH AREA PLAN/SUBDIVISION PLAN. THE SANITARY AREA PLAN AND THE DESIGN SHEET WILL BE UPDATED, AS MAY BE NECESSARY, IN CONJUNCTION WITH THE FUTURE DEVELOPMENT AND DESIGN OF THE EXTERNAL LANDS.



AS CONSTRUCTED NOTES	AS CONSTRUCTED SERVICES	COMPLETION	NO.	REVISIONS	DATE	BY	CONSULTANT OR DESIGN
			1	REVISIONS AS PER CITY COMMENTS	NOV 15/10	SCW/S	
			2	REVISIONS AS PER CITY COMMENTS	MAR 28/11	SCW/S	
			3	REVISIONS AS PER CITY COMMENTS	MAR 28/11	SCW/S	
			4	REVISED WATER SERVING	JAN 11/12	CHK	
			5	REVISED WATER SERVING	MAR 2012	CHK	
			6	REVISED WATER SERVING	JUN 2012	CHK	
			7	REVISED AS PER CITY COMMENTS	MAY 2014	CHK	

Stantec Consulting Ltd.  
171 Queen Avenue East, Floor  
London ON Canada N5A 5J7  
Phone: (519) 645-2007  
Fax: (519) 645-6575



FILE: WARBLER WOODS WEST PHASE 2 SUBDIVISION  
SIFTON PROPERTIES LIMITED  
GENERAL SERVICING PLAN

PROJECT NO: 1614-03223  
SHEET NO: 1 of 25  
PLAN FILE NO: