

Bill No. 223
2024

By-law No. S.- ____ - ____

A by-law to assume certain works and services
in the City of London. (Wickerson Hills
Subdivision – Phase 1 Stage 1, Plan 33M-713)

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 Wickerson Hills Subdivision – Phase 1 Stage 1, Plan
33M-713;

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:

Wickerson Hills Subdivision – Phase 1 Stage 1, Plan 33M-713

York Developments

Brayford Avenue – Tibet Butler Boulevard to north limits;

Ironwood Road – Tibet Butler Boulevard to north limits;

Tibet Butler Boulevard – All;

Block 146 – Parkland;

External works – Wickerson Road - water, storm & sanitary servicing

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
May 29, 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 June 25, 2024 subject to the provisions of
PART VI.1 of the *Municipal Act, 2001*.

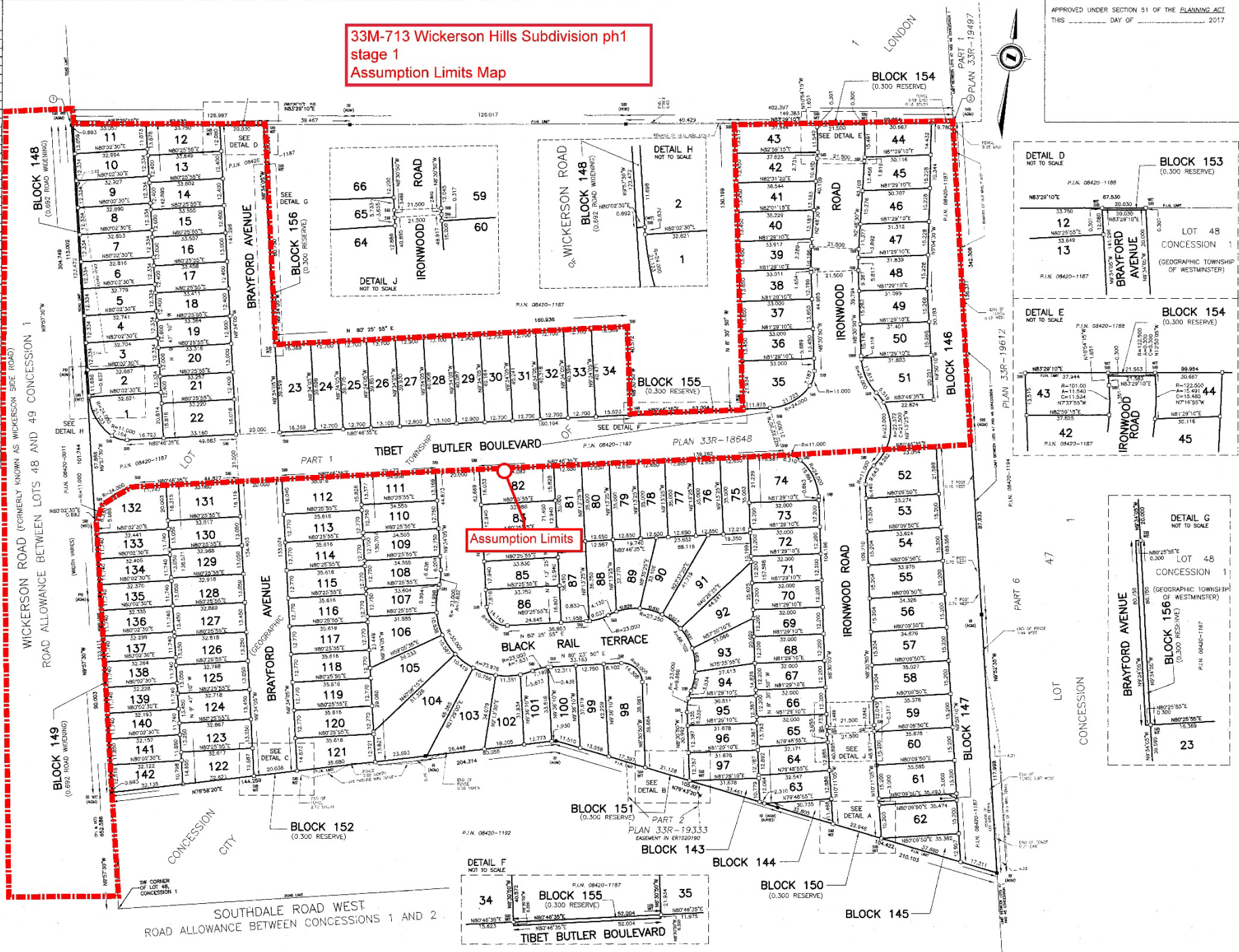
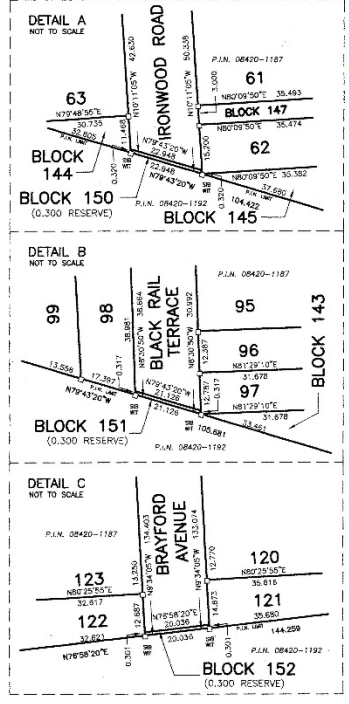
Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 25, 2024
Second Reading – June 25, 2024
Third Reading – June 25, 2024

CURVE SCHEDULE

LOT	RADIUS	ARC	CHORD	BEARING	DELTA
1	11.000	7.164	7.038	N80°33'55"W	37°14'50"
2	24.000	21.123	20.448	N36°41'30"W	50°28'40"
3	24.000	0.637	0.637	N10°43'05"E	1°31'10"
35	24.000	21.723	20.989	N54°50'50"E	51°51'30"
36	11.000	7.167	7.059	N10°12'00"E	37°29'35"
38	119.020	1.654	1.654	N8°07'00"E	1°42'45"
39	119.020	10.198	10.193	N5°15'50"W	4°54'35"
42	101.000	2.731	2.731	N3°35'0"W	1°33'0"
43	101.000	11.540	11.534	N73°55'W	6°32'50"
44	122.460	15.491	15.126	N7°12'00"E	7°14'25"
45	122.500	1.919	1.919	N7°14'05"W	0°51'20"
47	97.500	5.892	5.892	N35°7'10"W	2°17'19"
48	97.500	5.817	5.816	N8°48'20"W	3°26'05"
50	24.000	0.116	0.116	N8°39'10"W	0°16'37"
74	24.000	17.612	17.219	N29°48'55"W	42°19'25"
81	23.000	9.519	9.306	N45°57'45"W	1°44'55"
82	23.000	9.292	9.200	N30°10'45"E	2°54'25"
82	11.000	9.643	9.338	N16°36'00"E	50°13'50"
89	97.500	2.842	2.842	N8°21'0"W	1°40'15"
85	119.000	3.489	3.489	N9°21'0"W	1°40'15"
74	24.000	19.084	19.302	N5°13'35"W	4°28'22"
74	11.000	8.310	8.114	N77°34'50"W	4°31'10"
86	9.000	14.143	12.732	N4°35'10"W	9°02'00"
87	23.000	0.830	0.830	N79°21'45"E	2°04'05"
88	23.000	9.037	8.979	N6°04'25"E	2°20'40"
88	27.250	19.084	19.302	N5°13'35"W	4°28'22"
89	27.250	10.828	10.757	N78°53'25"E	2°24'05"
90	27.250	10.610	10.543	N81°34'20"W	2°18'30"
91	27.250	10.627	10.559	N59°14'50"W	2°22'26"
92	27.250	10.621	10.534	N38°54'55"W	2°18'30"
93	27.250	10.611	10.538	N1°16'25"W	2°18'30"
94	27.250	8.973	8.933	N60°37'50"E	1°52'05"
94	23.000	5.834	5.831	N11°39'45"E	8°48'15"
95	23.000	6.332	6.312	N0°37'35"W	15°46'25"
98	9.000	14.308	12.848	N54°03'30"W	9°10'20"
100	23.000	0.439	0.439	N79°51'00"E	1°08'40"
101	23.000	7.122	7.183	N7°20'40"E	1°25'00"
101	32.000	5.875	5.885	N66°38'25"E	10°30'55"
102	32.000	11.351	11.291	N82°03'50"E	20°13'25"
103	32.000	10.200	10.250	N79°08'45"W	18°15'30"
104	32.000	10.419	10.373	N58°17'25"W	18°39'14"
105	32.000	10.132	10.159	N40°23'50"E	18°22'00"
106	32.000	10.538	10.490	N21°28'25"W	18°52'00"
107	32.000	11.995	11.928	N1°17'55"W	21°28'35"
107	23.000	0.994	0.994	N8°12'20"E	2°28'25"
108	23.000	6.638	6.615	N1°16'00"E	18°32'05"
132	24.000	19.332	18.272	N57°56'15"E	4°29'40"
132	11.000	8.330	8.133	N1°14'15"E	4°32'22"
BLOCK 136	23.000	22.372	21.500	N9°13'25"W	50°43'50"
BLOCK 144	122.500	0.300	0.300	N10°50'05"W	0°08'25"



33M-713 Wickerson Hills Subdivision ph1 stage 1 Assumption Limits Map

Assumption Limits

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
THIS _____ DAY OF _____ 2017



PLAN 33M -
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX AT _____ O'CLOCK ON THE _____ DAY OF _____ 2017 AND ENTERED IN THE REGISTER FOR P.L.N.(s) 08420-1187 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. _____

REPRESENTATIVE FOR LAND REGISTRAR
THIS PART OF PIN 08420-1187

PLAN OF SUBDIVISION
OF PART OF
LOT 48, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
NOW IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
SCALE: 1:750
0 3 15 30 45 60
SCALE IN METRES

2017
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 24th DAY OF FEBRUARY, 2017.
March 14, 2017
BRUCE S. BAKER
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT:
1) LOTS 1 TO 142 BOTH INCLUSIVE, BLOCKS 143 TO 147 BOTH INCLUSIVE, THE ROAD NAMED BLOCKS 148 & 149, THE STREETS NAMED BLACK RAIL TERRACE, BRAYFORD AVENUE, IRONWOOD ROAD AND TIBET BUTLER BOULEVARD AND THE RESERVES NAMED BLOCKS 150 TO 154 BOTH INCLUSIVE HAVE BEEN Laid Out IN ACCORDANCE WITH MY INSTRUMENTS.
2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAYS.
DATED THIS 15th DAY OF March, 2017.
WICKERSON HILLS DEVELOPMENT INC.
A/E MERRILL
PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION
TOTAL SITE AREA : 9,8949 Ha.
MONUMENTATION NOTE:
ALL SET BACKS ARE IN METRES UNLESS OTHERWISE NOTED.

LEGAL LEGEND
■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT PLANNED
S-B DENOTES STANDARD RUN BAR
S-P DENOTES SPLIT BAR
S-C DENOTES SCOTIC BAR
ADM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'S
HOB DENOTES HOLLAND & REMOND, O.L.S.'S
P-1 DENOTES PLAN 33M-18844
P-2 DENOTES PLAN 33M-18845
P-3 DENOTES PLAN 33R-18733
WHT DENOTES WITNESS MONUMENT

UTM GRID NOTES
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 23854849 AND 02818848 (UTM ZONE 17, NAD83 (OPTIMUM))
SPECIFIED CONTROL POINTS (SCIPs) UTM, ZONE 17, NAD83 (OPTIMUM) COORDINATES TO USMAN
ACCURACY PER SEC. 14 (2) OF O.R.S.O. 216/10
POINT ID NORTHING EASTING
SCIP 02818848025 4750589.827 4722184.006
SCIP 02818848026 4750144.976 470880.174
SCIP 02818848027 4724250.313 471048.000
SCIP 02818848028 4724250.313 471048.000
COORDINATES SHOWN IN THIS PLAN ARE IN METRES AND SHOULD BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED BOUNDARY LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999670057.

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

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