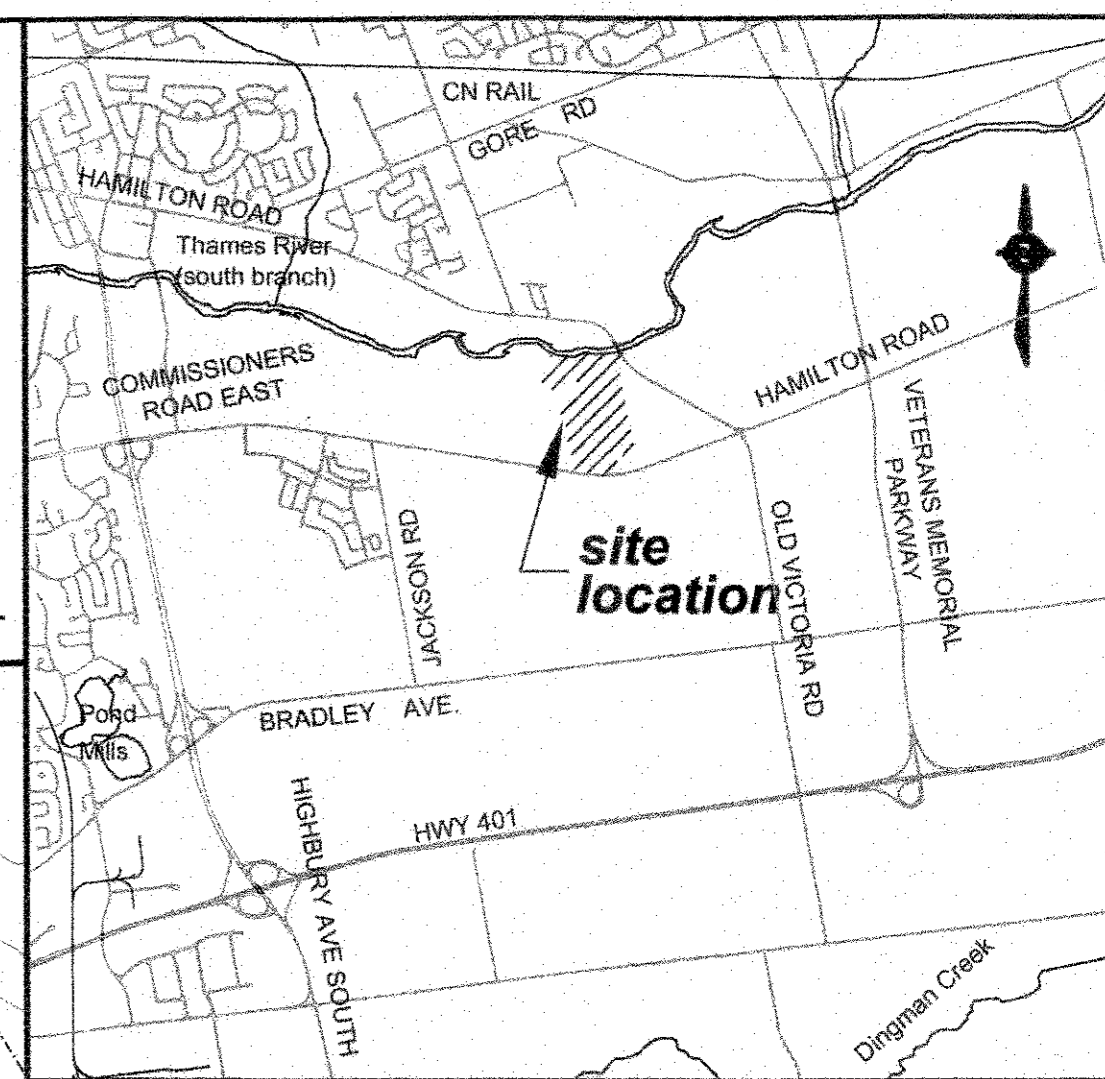


Approved under Section 51 of the *Planning Act*
 this ____ day of ____, 2013.



key plan nts

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 8, 9 AND 10 CONCESSION 1 AND PART OF LOTS 8 AND 9 BROKEN FRONT CONCESSION "B" AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 1 AND BROKEN FRONT CONCESSION "B" (GEOGRAPHIC TOWNSHIP OF WESTMINSTER) IN THE CITY OF LONDON, COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
 WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
 WE HAVE THE AUTHORITY TO BIND THE CORPORATION.

Richard Sifton Sept 03/2015
 RICHARD SIFTON
 PRESIDENT, SIFTON PROPERTIES LIMITED

Wayne Reid September 3, 2015
 WAYNE REID
 VICE-PRESIDENT & FINANCE & ADMINISTRATION, SIFTON PROPERTIES LIMITED

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

Bruce S. Baker September 3, 2015
 BRUCE S. BAKER
 ARCHIBALD, GRAY & MCKAY LTD., ONTARIO LAND SURVEYORS

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

- A: AS SHOWN ON PLAN
- B: AS SHOWN ON PLAN
- C: AS SHOWN ON KEY PLAN
- D: SINGLE, MEDIUM AND HIGH DENSITY RESIDENTIAL COMMERCIAL
- E: AS SHOWN ON PLAN
- F: AS SHOWN ON PLAN
- G: AS SHOWN ON PLAN
- H: PIPED WATER
- I: SILTY SAND AND SAND
- J: AS SHOWN ON PLAN
- K: FULL SERVICES
- L: AS SHOWN ON PLAN

No.	TO	DATE	No.	TO	DATE

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 152-172	8.977	30.120
LOW DENSITY RESIDENTIAL (CLUSTER HOUSING) BLOCKS 153 & 154	2.047	6.868
MEDIUM DENSITY RESIDENTIAL BLOCKS 155 TO 157 (158 REVOKED)	2.430	8.220
HIGH DENSITY RESIDENTIAL BLOCK 159	1.012	3.396
COMMERCIAL / OFFICE / MIXED USE BLOCKS 160	2.745	9.210
NEIGHBORHOOD PARK AND PARKETTES BLOCKS 161 TO 167	2.618	8.784
NEIGHBORHOOD PARK AND PARKETTES BLOCKS 168-172	1.010	3.369
STORMWATER MANAGEMENT FACILITY BLOCKS 173 & 174	1.302	4.369
OPEN SPACE / RESTORATION BLOCKS 175 - 178	1.234	4.140
OPEN SPACE / RESTORATION BLOCKS 179 & 180	1.462	4.905
EASEMENTS, WIDENINGS, RESERVES & FUTURE BLOCKS 181-187	0.131	0.440
RIGHT OF WAYS	4.816	16.159
TOTAL AREA	29.804	100.000

DESIGN BY	NO.	REVISIONS	DATE	BY
RS/JF	1	IFR COMMENTS & NEW REFERENCE PLAN 330-17229 ADDED	JUNE 15, 2009	RS
RS/KK	2	DRAFT PLAN COMMENTS 306-0902	JAN. 18, 2010	RS
RS	3	MULTI USE PATHWAY & ST LOTS, LOT DEPTHS	AUG. 13, 2010	RS
RS	4	FINAL REVISIONS FOR SUBMISSION	SEP. 14, 2010	RS
RS	5	REDLINE REVISIONS	MAY 09 2013	JR

VICTORIA ON THE RIVER
1603 HAMILTON ROAD
SIFTON PROPERTIES LIMITED

development engineering
 CONSULTING CIVIL ENGINEERS
 41 Adelaide Street East, Suite 111
 London, Ontario N6B 3P4
 (519) 672-6310

SCALE
1 : 1500

PROJECT NO.
D4099

SHEET NO.
DP

PLAN FILE NO.
 D4099-DP.dwg

STADIA SCHEDULE

FROM	TO	DISTANCE	BEARING
Sta. A	1	37.52	S14°02'50"E
	2	54.75	S41°50'00"E
	3	66.89	S54°02'45"E
	4	83.56	S61°11'25"E
	5	101.26	S64°22'00"E
	6	116.46	S53°32'35"W
	7	99.85	S48°08'05"W
Sta. B	8	79.10	S44°51'10"W
	9	43.57	S23°39'05"W
	10	38.48	S4°47'15"W
	11	54.80	S27°31'15"E
	12	84.07	S54°10'20"E
Sta. C	13	80.75	S60°45'35"W
	14	63.49	S53°07'55"W
	15	42.06	S36°00'00"W

RECEIVED BY
 SEP 04 2015
 CITY OF LONDON
 DEVELOPMENT SERVICES