

Approved under Section 51 of the Planning Act
this 19TH day of JANUARY, 2012

John M. Flannery
John M. Flannery - City Planner
Approval Authority for the City of London



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 20/2010
RICHARD SIFTON DATED
PRESIDENT, SIFTON PROPERTIES LIMITED

Wayne Reid Sept 20/2010
WAYNE REID DATED
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.

Robert D. Stirling June 8, 2011
ROBERT D. STIRLING DATED
FARNCOMB, KIRKPATRICK & STIRLING, ONTARIO LAND SURVEYOR

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

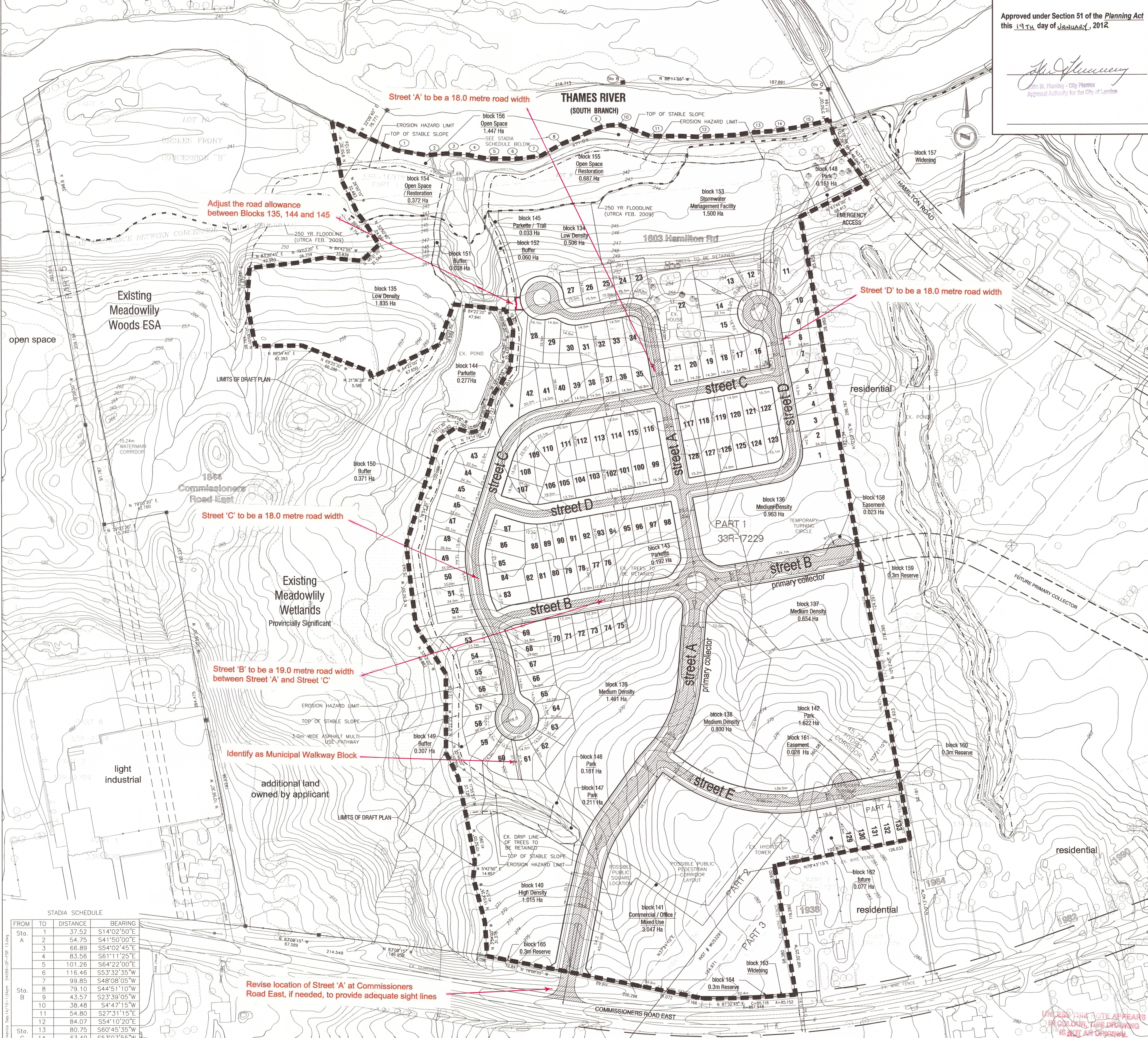
LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 133	7.326	24.6
LOW DENSITY RESIDENTIAL (CLUSTER HOUSING) BLOCKS 134 & 135	2.340	7.9
MEDIUM DENSITY RESIDENTIAL BLOCKS 136 TO 139	3.878	13.0
HIGH DENSITY RESIDENTIAL BLOCK 140	1.015	3.4
COMMERCIAL / OFFICE / MIXED USE BLOCKS 141	3.047	10.2
NEIGHBORHOOD PARK AND PARKETTES BLOCKS 142 TO 148	2.680	9.0
BUFFER BLOCKS 149-152	0.777	2.6
STORMWATER MANAGEMENT FACILITY BLOCK 153	1.500	5.0
OPEN SPACE / RESTORATION BLOCKS 154 & 155	1.059	3.6
OPEN SPACE BLOCK 156	1.447	4.9
EASEMENTS, WIDENINGS, RESERVES & FUTURE BLOCKS 157-165	0.156	0.5
RIGHT OF WAYS STREETS A TO E	4.516	15.2
TOTAL AREA	29.741	100.0

No.	REVISIONS	DATE	BY
1	IPR COMMENTS & NEW REFERENCE PLAN 33R-17229 ADDED	JUNE 15, 2009	BS
2	DRAFT PLAN CONDITIONS 39T-09502	JAN. 18, 2010	BS
3	MULTI USE PATHWAY & SF LOTS, LOT DEPTHS	AUG. 13 2010	BS
4	FINAL REVISIONS FOR SUBMISSION	SEP. 14 2010	BS

**VICTORIA RIDGE SUBDIVISION
1603 HAMILTON ROAD
SIFTON PROPERTIES LIMITED**

development engineering
SCALE 1:1500
PROJECT NO. D4099
SHEET NO. DP
PLANNING FILE NO. D4099-DP-FSR 13.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
	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
	13	80.75	S60°45'35"W
	14	63.49	S53°07'55"W
	15	42.06	S36°00'00"W

DATE: SEP. 14 2010

UNLESS THIS NOTE APPEARS IN CALLOUT, THIS DRAWING IS NOT AN ORIGINAL