

File Number: 39T-03511
A.MacLean


TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MAY 28, 2013
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	WOOD HULL SUBDIVISION 39T-03511

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning, Development Services, the following report with respect to the Woodhull subdivision **BE RECEIVED** as notice that on December 12, 2012, Farhi Holdings Corporation (FHC) has purchased the remaining lands of Draft Approved Plan 39T-03511 from 777552 Ontario Limited a.k.a. Phyllis Matthews and FHC plans to assume the development as approved.

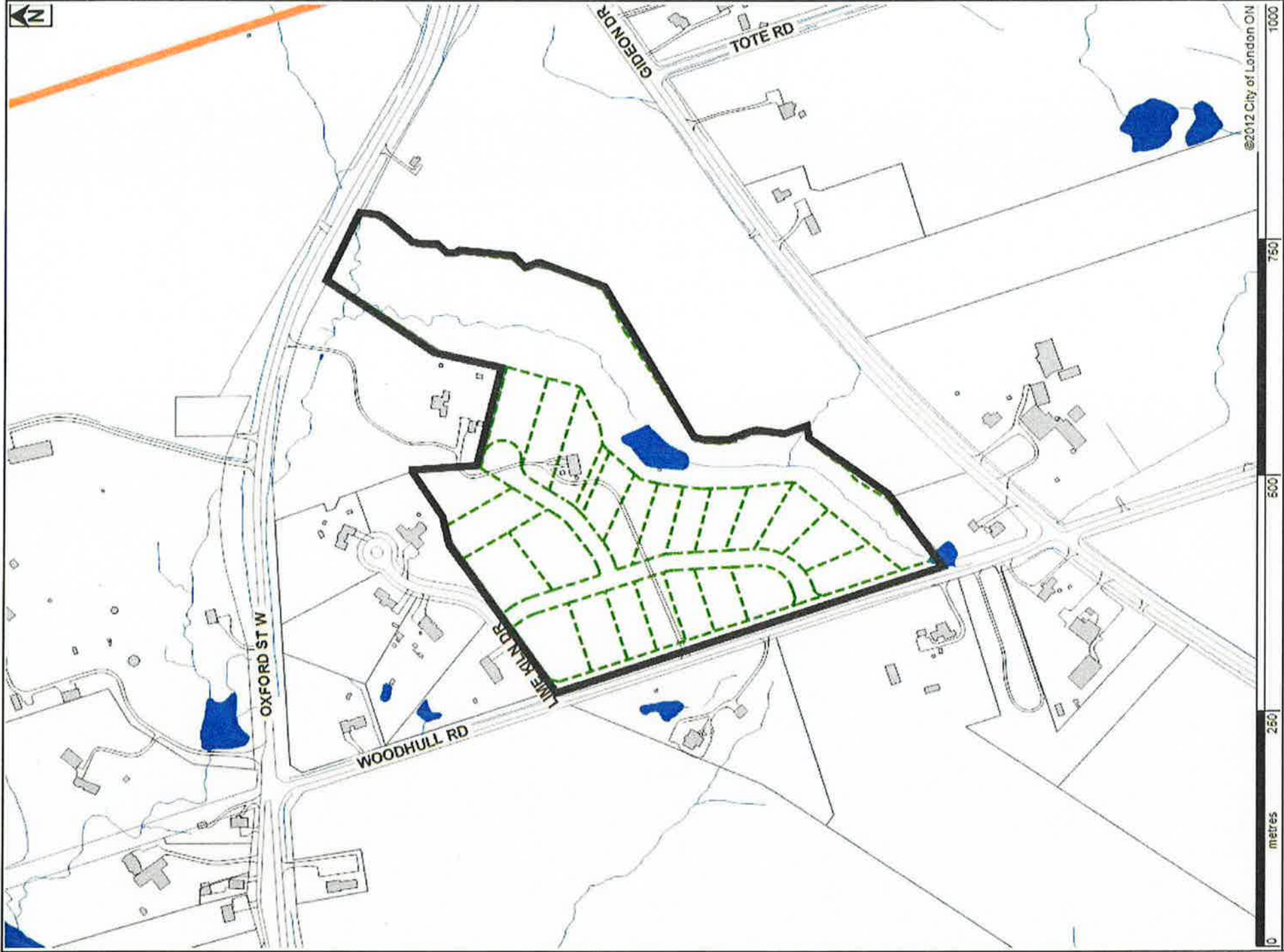
BACKGROUND

The Woodhull Subdivision is a 13.7 hectare (34 acre) parcel of land located on the east side of Woodhull Road, south of Oxford Street West. The application for a draft plan of subdivision comprising 23 single detached residential lots and an open space block, served by two local roads, was received on September 24, 2003. As a result of an appeal the Ontario Municipal Board granted Draft Approval on December 7th, 2006 subject to conditions. A three year extension was subsequently granted by the OMB resulting in a lapse date of December 7, 2012. On the recommendation of Municipal Council, the OMB granted a further three year extension, subject to the revised conditions, resulting in the current lapse date of December 7th, 2015.

PREPARED BY:	RECOMMENDED BY:
	
FRANK GERRITS DOCUMENTATION COORDINATOR DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
	
TERRY GRAWEY MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

AM/fg
Attach.

May 15, 2013



LOCATION MAP

Location: 1820 Woodhull Rd
 Applicant: Phyllis Matthews
 File: 39T-03511
 Planner: Terry Grawey
 Date: 2012-05-16
 Scale: 1:5000

Corporation of the City of London
 Prepared By: Planning, Environmental

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

LEGEND:

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 28944096 AND 28944097, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999972081.

Table with 3 columns: POINT ID, NORTHING, EASTING. Rows include SCP 28944096, SCP 28944097, ORP A, and ORP B.

- Legend symbols and their meanings: Q DENOTES SURVEY MONUMENT SET, S DENOTES SURVEY MONUMENT FOUND, S/B DENOTES STANDARD IRON BAR, etc.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF 201

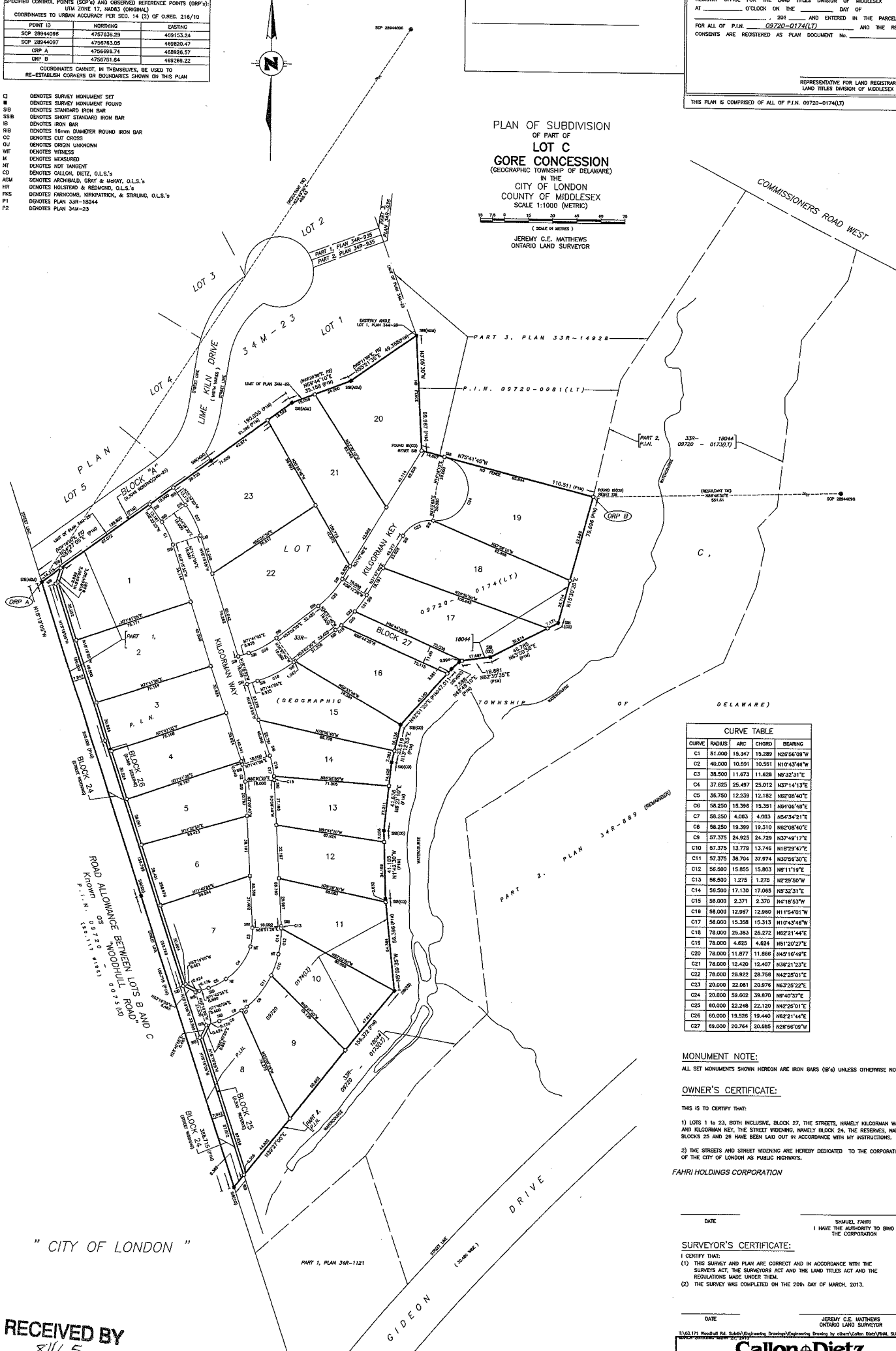
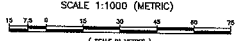
PLAN 33M-

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 201 AND ENTERED IN THE PARCEL REGISTER FOR ALL OF P.L.N. 09720-0174(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.

REPRESENTATIVE FOR LAND REGISTOR FOR THE LAND TITLES DIVISION OF MIDDLESEX (No. 33)

THIS PLAN IS COMPRISED OF ALL OF P.L.N. 09720-0174(LT)

PLAN OF SUBDIVISION OF PART OF LOT C GORE CONCESSION (GEOGRAPHIC TOWNSHIP OF DELAWARE) IN THE CITY OF LONDON COUNTY OF MIDDLESEX SCALE 1:1000 (METRIC) JEREMY C.E. MATTHEWS ONTARIO LAND SURVEYOR



CURVE TABLE with columns: CURVE, RADIUS, ARC, CHORD, BEARING. Lists curves C1 through C27 with their respective measurements.

MONUMENT NOTE: ALL SET MONUMENTS SHOWN HEREON ARE IRON BARS (B'S) UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE: THIS IS TO CERTIFY THAT: 1) LOTS 1 to 23, BOTH INCLUSIVE, BLOCK 27, THE STREETS, NAMELY KILGORMAN WAY AND KILGORMAN KEY, THE STREET WIDENING, NAMELY BLOCK 24, THE RESERVES, NAMELY BLOCKS 25 AND 26 HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS. 2) THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAYS.

FAHRI HOLDINGS CORPORATION DATE I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE: I CERTIFY THAT: (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. (2) THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2013.

DATE JEREMY C.E. MATTHEWS ONTARIO LAND SURVEYOR

Callon & Dietz INCORPORATED ONTARIO LAND SURVEYORS LONDON, ONTARIO T: (519) 673-0229 F: (519) 673-5052 www.callondietz.com

RECEIVED BY 8465 APR 26 2013

CITY OF LONDON DEVELOPMENT SERVICES

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

1006080