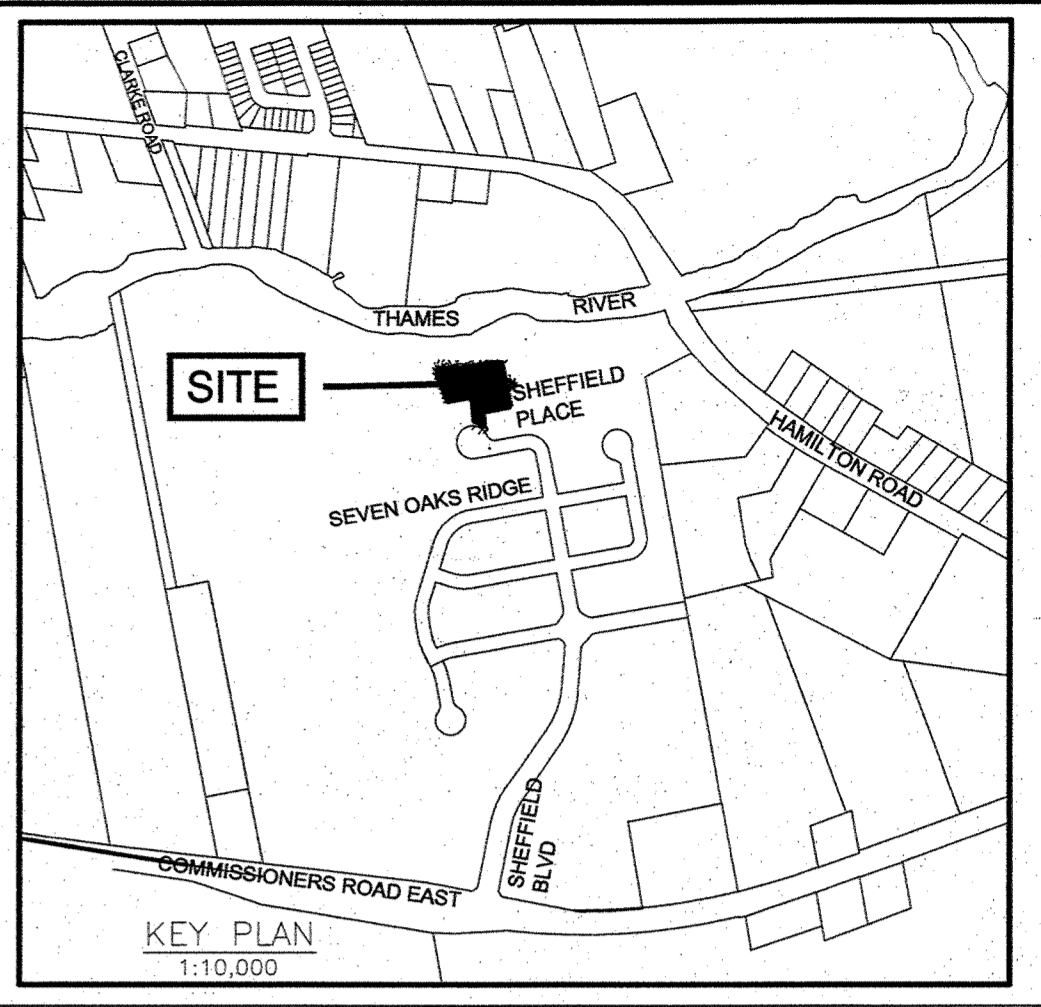


File No. _____
 Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act 1998*, this _____ day of _____, 201____.



DRAFT PLAN OF VACANT LAND CONDOMINIUM
 OF ALL OF
BLOCK 60, PLAN 33M-672
 IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

RECEIVED BY
 APR 27 2017
 CITY OF LONDON
 DEVELOPMENT SERVICES

SCALE 1:250
 0 5 10 15
 SCALE IN METRES

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

APR 20 2017
 LONDON, ONTARIO
 BRUCE S. BAKER
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
 WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
SIFTON PROPERTIES LIMITED

RICHARD SIFTON
 PRESIDENT
 WAYNE F. REID
 EXECUTIVE VICE PRESIDENT
 WE HAVE THE AUTHORITY TO BIND THE CORPORATION

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

| | |
|-----------------------------------|--------------------------------------|
| (a) AS SHOWN ON PLAN | (g) AS SHOWN ON PLAN |
| (b) AS SHOWN ON PLAN | (h) MUNICIPAL PIPED WATER |
| (c) AS SHOWN ON KEY PLAN | (i) SANDY SILT, SILT AND GRAVEL |
| (d) VACANT LAND CONDOMINIUM UNITS | (j) SEE ENGINEER'S SITE GRADING PLAN |
| (e) AS SHOWN ON PLAN | (k) ALL MUNICIPAL SERVICES AVAILABLE |
| (f) AS SHOWN ON PLAN | (l) AS SHOWN |

| SITE DATA | | h.h-100.h-155.R6-2(1) ZONING | |
|-----------------------|-------------------------|------------------------------|--|
| CITY OF LONDON | REGULATION | PROPOSED | |
| SITE AREA | 2000m ² MIN. | 4377.1m ² | |
| LOT FRONTAGE | 12m MIN. | 14.052m | |
| FRONT YARD SETBACK | 6.0m MIN. | 6.0m | |
| EXTERIOR YARD SETBACK | 6.0m MIN. | 6.0m | |
| INTERIOR SIDE YARD | 3.0m MIN. | 6.0m | |
| REAR YARD DEPTH | 6.0m MIN. | 6.0m | |
| LOT COVERAGE | 30% MAX. | 20.8% | |
| LANDSCAPE OPEN SPACE | 45% MIN. | 58.4% | |
| BUILDING HEIGHT | 10.5m MAX. | ~6.0m | |
| UNITS | | 5 units | |
| DENSITY | 20 Units / Ha MAX. | 12 units / Ha | |
| PARKING | 1.5 / unit = 8 | 20 spaces | |

UTM GRID NOTE: 2810 17503 7

| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| *ORP 1 | 4756890.809 | 457815.430 |
| *ORP 2 | 4756879.431 | 487534.858 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 * REFER TO PLAN 33M-672 FOR LOCATION OF ORP 1 & 2

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995680205.

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

AGM ARCHIBALD, GRAY & MCKAY LTD.
 3814 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
 PHONE 519-685-5300 FAX 519-685-5303
 EMAIL info@agm.on.ca WEB www.agm.on.ca

2810 SHEFFIELD PLACE, LONDON

| | | | |
|-------|-----------------|----------|-----|
| No. 1 | REVISIONS | DATE | BY |
| 1 | INITIAL RELEASE | 04/19/17 | CRG |

DRAWN BY: CRG
 CHECKED BY: DDC
 DATE: APRIL 19, 2017
 OFFICE FILE: LC-M672-03
 PLAN No: **8-L-5024**

NOTE:
 AREAS WITHIN THE PERIMETER OF THE PROPERTY NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.