

File No. _____
 SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
 DATED THIS _____ DAY OF _____, 2024.
 THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE
 PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT, 1998.
 THIS _____ DAY OF _____, 2024.



**DRAFT PLAN OF
 VACANT LAND CONDOMINIUM**
 OF ALL OF
**BLOCKS 56, 59, 60, 61
 62 and 63**
 PLAN 33M-836
 IN THE
**MUNICIPALITY OF
 MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX**

SCALE: 1:750
 SCALE IN METRES
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS

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

percepsio 15/2024
 LONDON, ONTARIO
 ROBERT WOOD
 ONTARIO LAND SURVEYOR

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

WE HAVE THE AUTHORITY TO BIND THE CORPORATION
 SENIOR VICE PRESIDENT
 CHIEF OPERATING OFFICER

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

- (a) AS SHOWN ON PLAN
- (b) MUNICIPAL PAVED WATER
- (c) SILT SAND AND SAND
- (d) VACANT LAND CONDOMINIUM UNITS
- (e) SEE ENGINEER'S SITE GRADING PLAN
- (f) ALL MUNICIPAL SERVICES AVAILABLE
- (g) AS SHOWN ON PLAN
- (h) AS SHOWN ON PLAN

SITE DATA CHART
 50 - 2 STOREY TOWNHOUSE UNITS
 EXISTING ZONING: URS-12

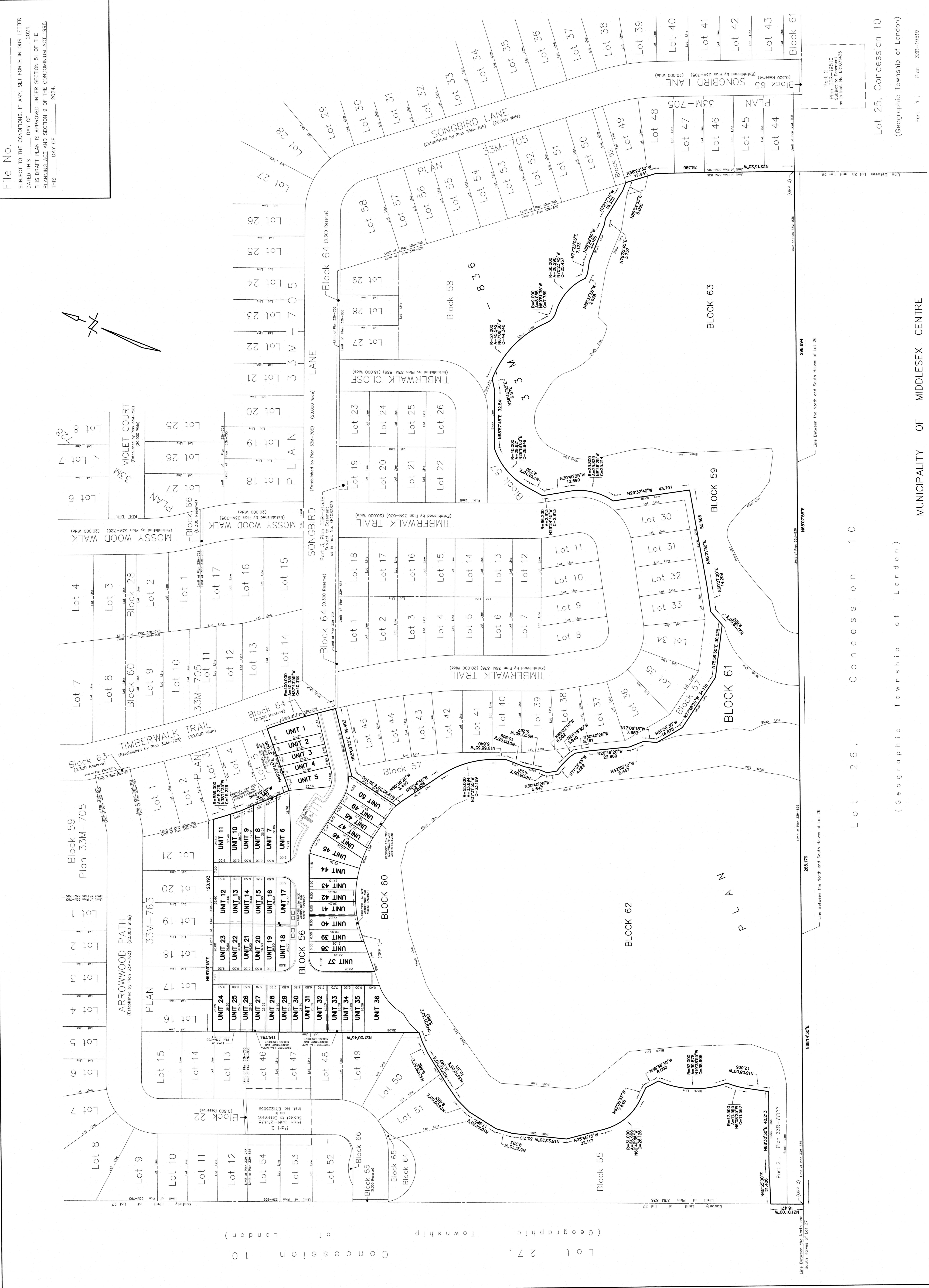
ZONING DESCRIPTIONS	REQUIREMENTS
TOTAL LOT AREA	94652 m ² - 946521 Hectares
TOTAL AREA BLOCK 56	137376 m ² - 137376 Hectares
MINIMUM LOT AREA	170 m ² (Per Unit)
MINIMUM LOT FRONTAGE	6 m (Per Unit)
MINIMUM LOT DEPTH	26.0 m - Unit 2
MINIMUM FRONT YARD SETBACK	6.0 m - Unit 1
MINIMUM SIDE YARD SETBACK	1.2 m - Unit 1
MINIMUM REAR YARD SETBACK	6.0 m - Unit 1
MINIMUM LOT COVERAGE	65% min. area
MINIMUM FLOOR AREA	65.0 m ²
MINIMUM BUILDING HEIGHT	12 m
MAXIMUM DENSITY	30 Units Per Hectare
VISITOR PARKING (1/10 Units)	5 Spaces

UTM GRID NOTES
 OBSERVATIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

POINT ID	NORTHING	EASTING
OMP 1	478048.416	460113.332
OMP 2	478048.416	460113.332
OMP 3	478048.416	460113.332

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

AGM
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS
 PLAN - SURVEY - ENGINEER
 DIGITAL FILE: L2314_A33P22_EC_049 | PLAN No: 9-L-6136
 DRAWN BY: NORTON | PLOT DATE: DEC 11, 2024
 CHECKED BY: R.T.W. | FILE No: 17-MDSF-05-1



Line Between the North and South Halves of Lot 26
 Line Between the North and South Halves of Lot 25
 Line Between the North and South Halves of Lot 28
 Line Between the North and South Halves of Lot 29
 Line Between the North and South Halves of Lot 30
 Line Between the North and South Halves of Lot 31
 Line Between the North and South Halves of Lot 32
 Line Between the North and South Halves of Lot 33
 Line Between the North and South Halves of Lot 34
 Line Between the North and South Halves of Lot 35
 Line Between the North and South Halves of Lot 36
 Line Between the North and South Halves of Lot 37
 Line Between the North and South Halves of Lot 38
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 Line Between the North and South Halves of Lot 61
 Line Between the North and South Halves of Lot 62
 Line Between the North and South Halves of Lot 63

Sifton
 SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1205 RIVERBEND, SOUTH
 LONDON, ONTARIO
 N6K 0G2