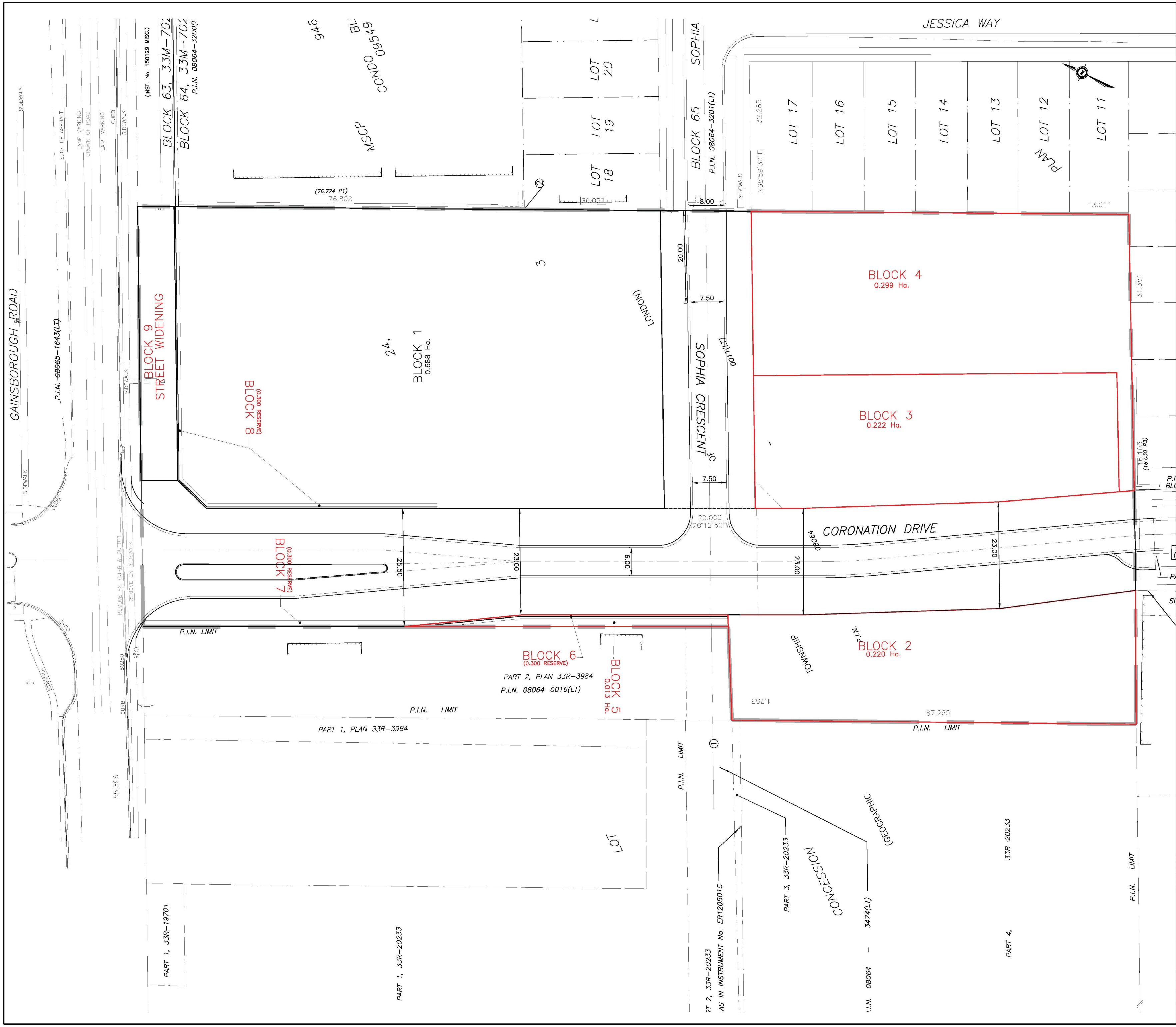

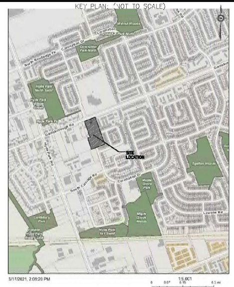

DRAFT PLAN OF SUBDIVISION
954 GAINSBOROUGH ROAD

LEGAL DESCRIPTION

PART OF LOT 24,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF LONDON)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE

ASIF SHEIKH
2774930 ONTARIO INC.
DATE

SURVEYOR'S CERTIFICATE

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

JAKE SURGENOR
ONTARIO LAND SURVEYOR
CALLON DIETZ INCORPORATED
DATE

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED_______ THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS____DAY OF ________20__.

REQUIREMENTS of SECTION 51(17) of the PLANNING ACT

(A) SEE PLAN (E) SEE PLAN (I) FINE GRAIN SANDS & SILTS
(B) SEE PLAN (F) SEE PLAN (J) SEE PLAN
(C) SEE PLAN (G) SEE PLAN (K) FULL MUNICIPAL SERVICES
(D) SEE PLAN (H) MUNICIPAL WATER (L) SEE PLAN

SCHEDULE OF LAND USE

LAND USE	AREA (IN Ha)	PERCENTAGE
HIGH DENSITY RESIDENTIAL – BLOCK 1	0.688	32.0
LOW DENSITY RESIDENTIAL (CLUSTER HOUSING) BLOCK 2, BLOCK 3 AND BLOCK 4	0.741	34.5
FUTURE ROAD ALLOWANCES BLOCK 5	0.013	0.6
0.3m RESERVE BLOCK 6, BLOCK 7, BLOCK 8	0.007	0.3
ROAD WIDENING BLOCK 9	0.047	2.2
ROAD ALLOWANCES CORONATION DRIVE, SOPHIA CRESCENT	0.6517	30.3
TOTAL AREA	**2.1486**	**100%**

954 GAINSBOROUGH ROAD

2774930 ONTARIO INC.

ENG PLUS
Engineers
Landscape Architects
and Building Designers

DRAWN BY: V.P.
PLANFILE No.: 954 GAINSBOROUGH ROAD
DISK No.:
SCALE: 1:250
DATE: APRIL 13, 2022
PROJECT No.: 20.221