



DRAFT PLAN OF SUBDIVISION
 File No. 39187009
 PART OF LOT 19, CONCESSION 2
 CITY OF LONDON
 COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE MBTW GROUP TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF LONDON FOR APPROVAL.

DATE: _____
 Sam Katz Developments Ltd.

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

DATE: _____
 MTE Ontario Land Surveyors Ltd.

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

- a) AS SHOWN
- b) AS SHOWN
- c) REFER TO KEY PLAN
- d) AS SHOWN
- e) AS SHOWN
- f) AS SHOWN
- g) AS SHOWN
- h) MUNICIPAL WATER SUPPLY
- i) CLAY, LOAM SOIL
- j) AS SHOWN
- k) MUNICIPAL SERVICES
- l) AS SHOWN

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

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

STATISTICS

PROPOSED LAND USE	BLOCK	UNITS	AREA (ha)
Rapid Transit Corridor	1	1,716	5.66ha
Neighbourhood (Remnant H.D.O.)	2	452	1.87ha
Neighbourhood	3	193	0.84ha
Neighbourhood	4	134	2.04ha
Neighbourhood	5	174	2.18ha
Neighbourhood	6	782	3.26ha
Neighbourhood (Remnant H.D.O.)	7	366	1.83ha
Park	9-10	-	6.09ha
Open Space	8, 11-15	-	7.80ha
Road Widening	16	-	0.23ha
1 Foot Reserve	17-20	-	0.02ha
TOTAL	20	3,817	31.82ha

ROADS	STREET	LENGTH	AREA (ha)
20m ROW	A & B	980m	2.00ha
23-24m ROW	Beaverbrook Avenue, Westfield Drive	1,340m	3.14ha
TOTAL		2,320m	5.14ha

TOTAL			36.96ha
Revision #	Description	Date	
1	Revised to reflect updated environmental features	March 3, 2020	
2	Revised to address City comments	July 15, 2021	
3	Revised to address City comments	February 14, 2023	
4	Revised Block 1 Unit Count	June 8, 2023	

Title: **Beaverbrook Draft Plan**

Scale: 1:1250
 NOTE: Elevations Shown hereon relate to Canadian Geodetic Datum
 Date: January 1999

Job #: EGP001
 Dwg#: DP3

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