

DRAFT PLAN OF SUBDIVISION  
 LOTS 67 TO 93 INCLUSIVE,  
 LOTS 97 TO 117 INCLUSIVE AND  
 PART OF LOT 94  
 REGISTERED PLAN M-1058  
 GEOGRAPHIC TOWNSHIP OF BLAFOUR  
 CITY OF GREATER SUDBURY  
 DISTRICT OF SUDBURY  
 SCALE 1:500  
 0 5 10 15 20 METRES  
 TULLOCH GEOMATICS INC., O.L.S.  
 2021

LEGEND:  
 ■ DENOTES FOUND MONUMENT  
 ○ DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22  
 □ DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61  
 ○ DENOTES IRON BAR 0.015 x 0.015 x 0.61  
 ○ DENOTES OBSERVED REFERENCE POINT  
 ○ DENOTES PROPERTY IDENTIFICATION NUMBER  
 ○ DENOTES MEASURED  
 ○ DENOTES SET  
 ○ DENOTES PLAN M-1058  
 ○ DENOTES PLAN 53R-13976  
 ○ DENOTES D.W. ENDLEMAN, O.L.S.  
 ○ DENOTES S.J. GOSSLING, O.L.S.  
 ○ DENOTES NO VISIBLE MARKINGS  
 ○ DENOTES HYDRO POLE  
 ○ DENOTES ANCHOR

OWNER:  
 BONAVENTURE DEVELOPMENT COMPANY LIMITED  
 100 RADISSON ST.  
 CHELMSFORD, ONTARIO  
 POM 1L0

OWNER'S CERTIFICATE:  
 I HEREBY CONSENT TO THE MANNER IN WHICH THE LAND SHOWN ON THIS PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE CITY OF GREATER SUDBURY.

JANUARY 11, 2022  
 DATE  
 RON BELANGER - PRESIDENT  
 BONAVENTURE DEVELOPMENTS Co. Ltd.

ONTARIO LAND SURVEYOR:  
 TULLOCH GEOMATICS INC.  
 1942 REGENT STREET, UNIT L  
 SUDBURY, ONTARIO  
 P3E 5V5

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

JANUARY 18, 2022  
 DATE  
 NICHOLAS J. MCPHADZEN O.L.S.

BEARING NOTE:  
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2011.0).

CONVERGENCE NOTE:  
 A CONVERGENCE (ROTATION) FACTOR OF 0'09"45" CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS M-1058 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

METRIC:  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCE NOTE:  
 GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999965.

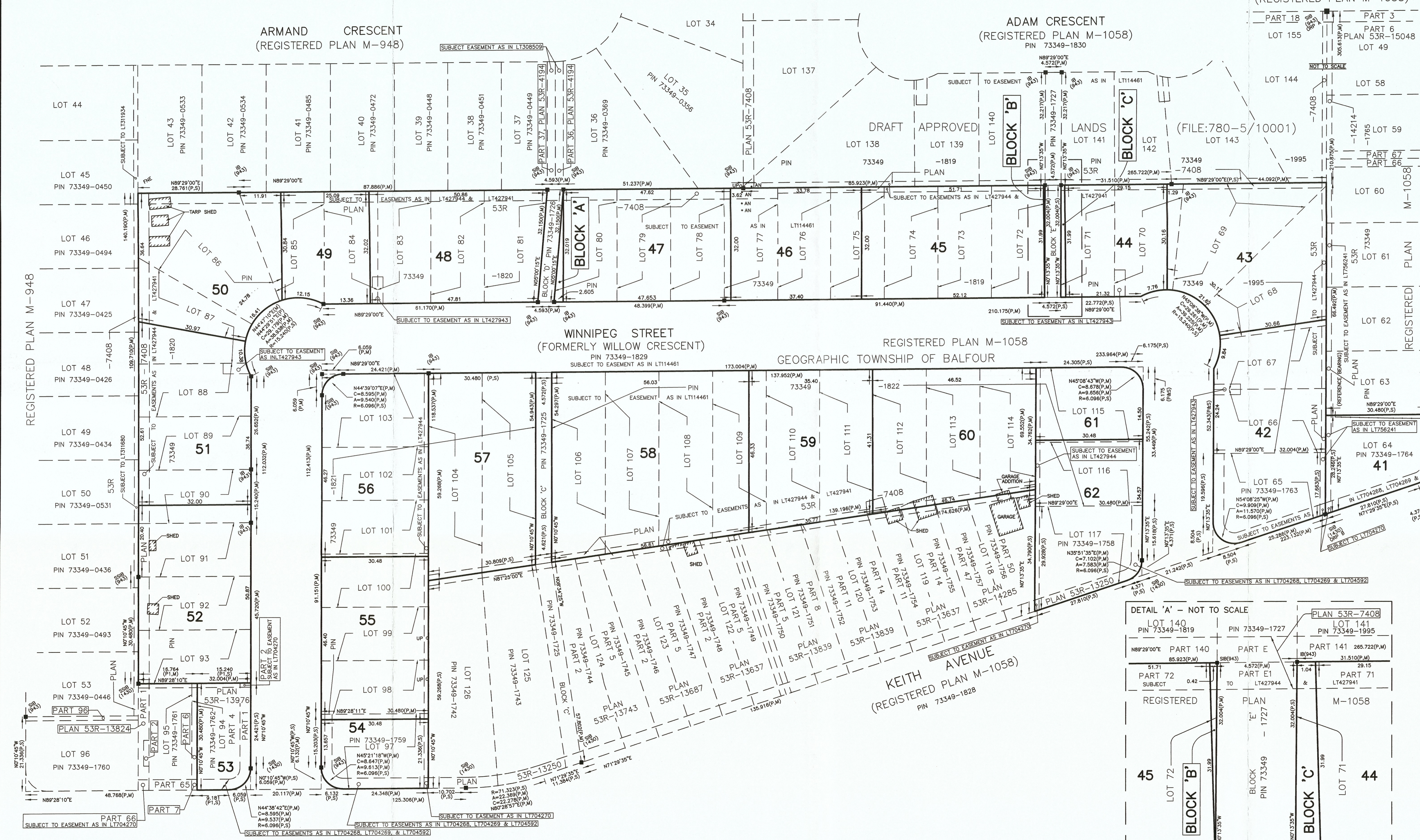
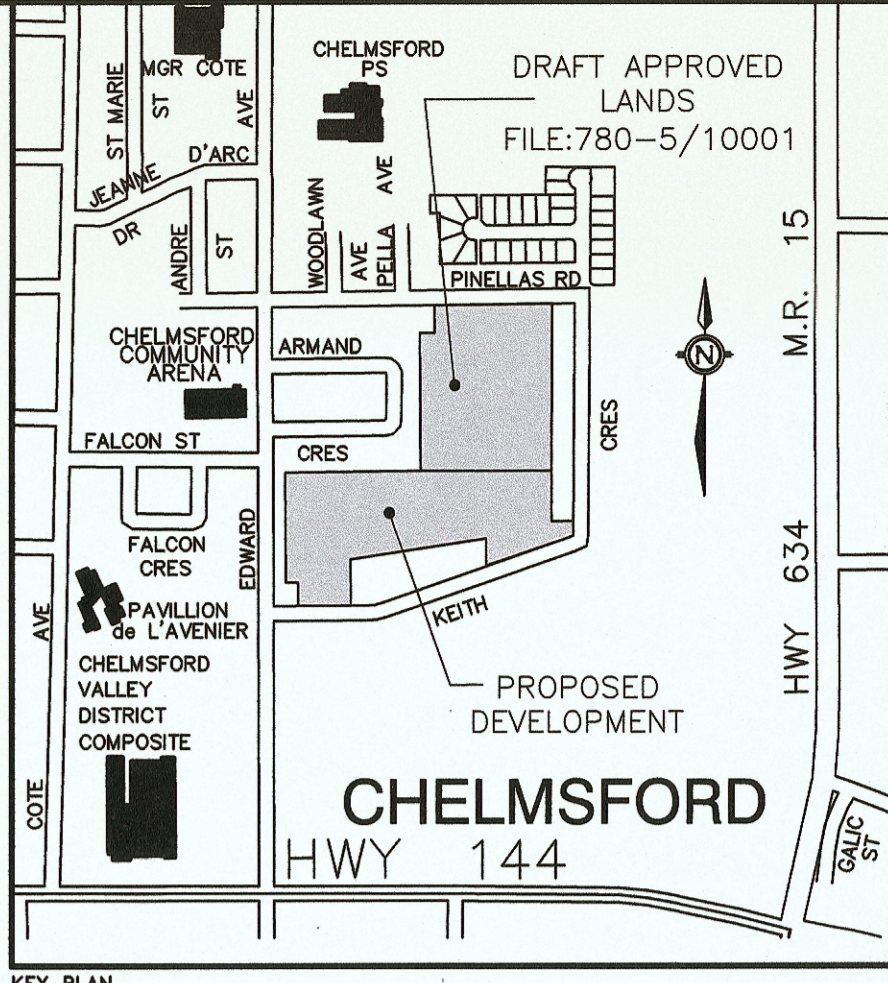
INTEGRATION COORDINATE TABLE

COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2011).

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF OREG 216/10.

OBSERVED REFERENCE POINTS	NORTHING	EASTING
ORP A	5158061.216	485677.634
ORP B	5157755.724	485676.390

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

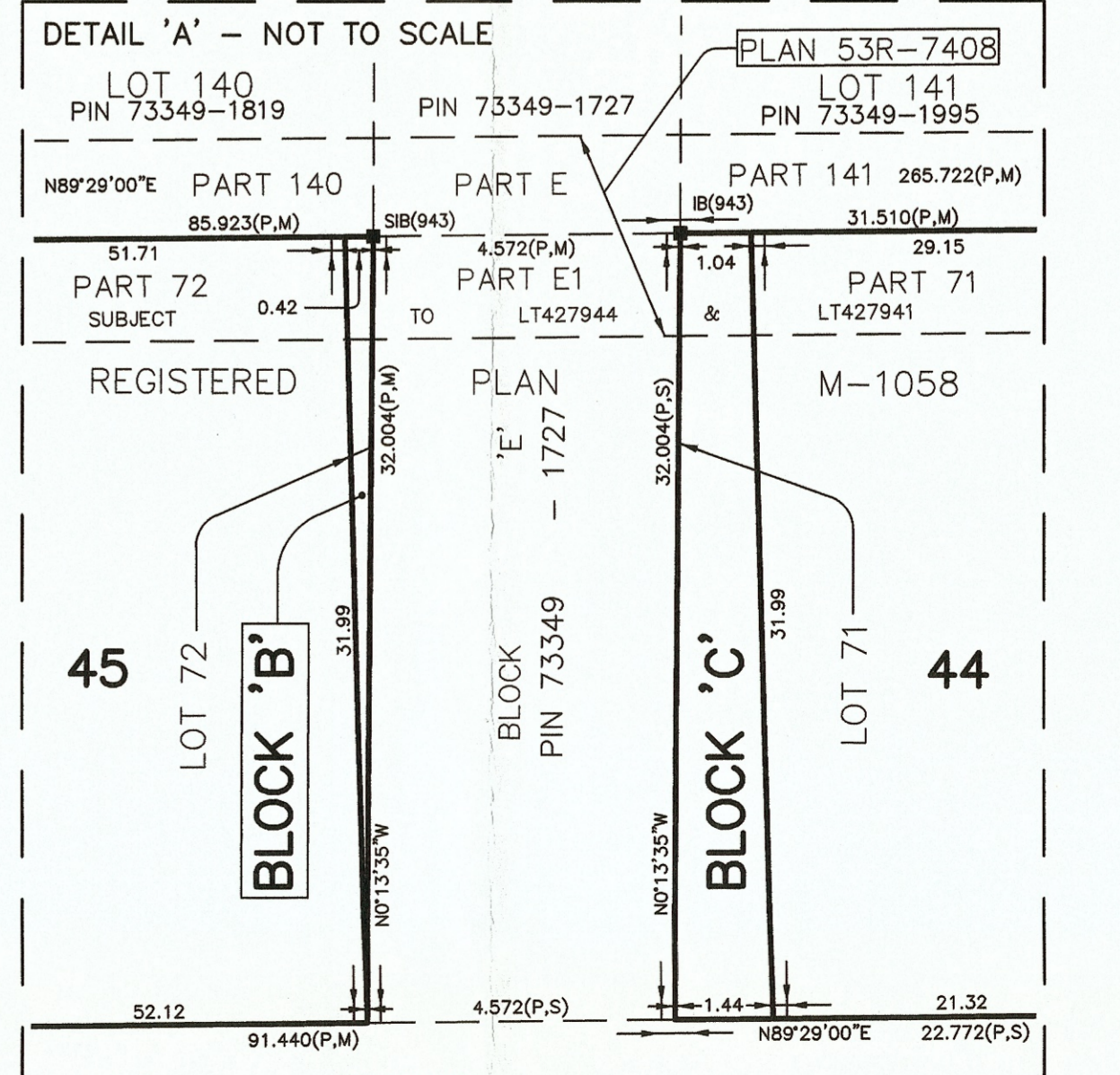


PIN SUMMARY

PIN	LOTS	PLAN
ALL OF PIN 73349-1784	ALL OF LOT 64	
ALL OF PIN 73349-1763	ALL OF LOT 65	
PART OF PIN 73349-1995	ALL OF LOTS 66-71 INCLUSIVE	
PART OF PIN 73349-1819	ALL OF LOTS 72-80 INCLUSIVE	
ALL OF PIN 73349-1820	81-93 INCLUSIVE	REGISTERED PLAN M-1058
ALL OF PIN 73349-1782	PART OF LOT 94	
ALL OF PIN 73349-1759	ALL OF LOTS 97-105 INCLUSIVE	
ALL OF PIN 73349-1821	98-105 INCLUSIVE	
ALL OF PIN 73349-1822	106-116 INCLUSIVE	
ALL OF PIN 73349-1758	ALL OF LOT 117	

ADDITIONAL INFORMATION:  
 AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT  
 AREA OF APPLICATION = ±4.04 HECTARES

A) BOUNDARIES ARE AS SHOWN  
 B) ROADS AND HIGHWAYS ARE AS SHOWN  
 C) KEY PLAN AS SHOWN  
 D) BLOCKS A, B, & C TO BE CONVEYED TO CITY OF GREATER SUDBURY  
 LOTS 41, 53, 54, 61 - R1-5  
 LOTS 42, 44, 48, 50 - R2-2  
 LOTS 45, 46, 47, 48, 51, 52, 55, 56 - R0, R2 - R3-3  
 E) ADJACENT LAND USES:  
 NORTH: RESIDENTIAL LANDS (R1-5)  
 SOUTH: RESIDENTIAL LANDS (R2-2)  
 EAST: RESIDENTIAL LANDS (R2-2)  
 WEST: RESIDENTIAL LANDS (R1-5)  
 F) LAYOUT AND DIMENSIONS OF PROPOSED LOTS AND BLOCKS ARE AS SHOWN  
 G) FEATURES ARE AS SHOWN  
 H) EXISTING MUNICIPAL POTABLE WATER SUPPLY IS AVAILABLE  
 I) PLAY SOILS WITH ROCK OUTCROPS - HEAVILY TRESSED TOPOGRAPHY IS NOT SHOWN  
 J) MUNICIPAL SERVICES AVAILABLE OR TO BE PROVIDED: STORM & SANITARY SEWER, MUNICIPAL WATER, POLICING, FIRE PROTECTION, AMBULANCE, ETC.  
 L) RESTRICTIVE COVENANTS AND EASEMENTS ARE AS SHOWN



PREPARED FOR  
**BONAVENTURE DEVELOPMENTS CO. LTD.**  
 PREPARED BY  
**TULLOCH**  
 1942 REGENT STREET SUDBURY, ONTARIO  
 UNIT L P3E 5V5 705-671-2295 FILE 175321  
 IN COOPERATION WITH  
**R.V. Anderson Associates Limited**  
 engineering · environment · infrastructure