

- LEGEND**
- SB DENOTES STANDARD IRON BAR
 - 1/4" DENOTES 1/4" IRON BAR
 - 1/2" DENOTES 1/2" IRON BAR
 - 3/4" DENOTES 3/4" IRON BAR
 - 1" DENOTES 1" IRON BAR
 - 1 1/2" DENOTES 1 1/2" IRON BAR
 - 2" DENOTES 2" IRON BAR
 - 3" DENOTES 3" IRON BAR
 - 4" DENOTES 4" IRON BAR
 - 6" DENOTES 6" IRON BAR
 - 8" DENOTES 8" IRON BAR
 - 10" DENOTES 10" IRON BAR
 - 12" DENOTES 12" IRON BAR
 - 14" DENOTES 14" IRON BAR
 - 16" DENOTES 16" IRON BAR
 - 18" DENOTES 18" IRON BAR
 - 20" DENOTES 20" IRON BAR
 - 24" DENOTES 24" IRON BAR
 - 30" DENOTES 30" IRON BAR
 - 36" DENOTES 36" IRON BAR
 - 42" DENOTES 42" IRON BAR
 - 48" DENOTES 48" IRON BAR
 - 54" DENOTES 54" IRON BAR
 - 60" DENOTES 60" IRON BAR
 - 66" DENOTES 66" IRON BAR
 - 72" DENOTES 72" IRON BAR
 - 78" DENOTES 78" IRON BAR
 - 84" DENOTES 84" IRON BAR
 - 90" DENOTES 90" IRON BAR
 - 96" DENOTES 96" IRON BAR
 - 102" DENOTES 102" IRON BAR
 - 108" DENOTES 108" IRON BAR
 - 114" DENOTES 114" IRON BAR
 - 120" DENOTES 120" IRON BAR
 - 126" DENOTES 126" IRON BAR
 - 132" DENOTES 132" IRON BAR
 - 138" DENOTES 138" IRON BAR
 - 144" DENOTES 144" IRON BAR
 - 150" DENOTES 150" IRON BAR
 - 156" DENOTES 156" IRON BAR
 - 162" DENOTES 162" IRON BAR
 - 168" DENOTES 168" IRON BAR
 - 174" DENOTES 174" IRON BAR
 - 180" DENOTES 180" IRON BAR
 - 186" DENOTES 186" IRON BAR
 - 192" DENOTES 192" IRON BAR
 - 198" DENOTES 198" IRON BAR
 - 204" DENOTES 204" IRON BAR
 - 210" DENOTES 210" IRON BAR
 - 216" DENOTES 216" IRON BAR
 - 222" DENOTES 222" IRON BAR
 - 228" DENOTES 228" IRON BAR
 - 234" DENOTES 234" IRON BAR
 - 240" DENOTES 240" IRON BAR
 - 246" DENOTES 246" IRON BAR
 - 252" DENOTES 252" IRON BAR
 - 258" DENOTES 258" IRON BAR
 - 264" DENOTES 264" IRON BAR
 - 270" DENOTES 270" IRON BAR
 - 276" DENOTES 276" IRON BAR
 - 282" DENOTES 282" IRON BAR
 - 288" DENOTES 288" IRON BAR
 - 294" DENOTES 294" IRON BAR
 - 300" DENOTES 300" IRON BAR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT.

- A. AS SHOWN
- B. AS SHOWN
- C. AS SHOWN
- D. N/A & R/1 INDUSTRIAL
- E. PARTLY UNDEVELOPED UNDER RURAL EAST GOLF COURSE SOUTH INDUSTRIAL WEST GOLF COURSE & UNDEVELOPED LAND
- F. AS SHOWN
- G. AS SHOWN
- H. MUNICIPAL WATER AVAILABLE
- I. SE 7Y SAND SOME MINOR ROCK OUTCROPS
- J. AS SHOWN
- K. MUNICIPAL SENIOR WATER POLICE FIRE DEPARTMENT, SCHOOLS, AND RECREATION GROUP
- L. AS SHOWN

NOTES

BEARINGS SHOWN HEREON ARE ASTROGNOMIC AND ARE REFERRED TO THE NORTHWESTY LIMIT OF LOT 26, REGISTERED NEELON S/S, SUBURB, HEREIN TO HAVE A BEARING OF NORTH 60° 00' 00" WEST.

EXISTING CONTIGUOUS ARE DEMONSTRATED FROM 1:2000 SCALE ON PHOTO AERIALS & FIELD SURVEY INFORMATION.

ALL INFORMATION RELATING TO THE LEGAL SURVEY WAS PROVIDED BY D.S. DORLAND LIMITED, DRAFTED LAND SURVEYOR.

SURVEYOR'S CERTIFICATE

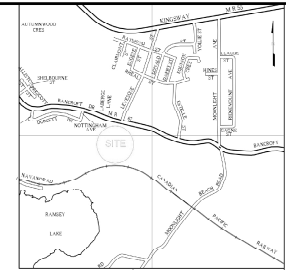
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THE BEARINGS AND DISTANCES THEREON SHOWN ON THIS PLAN ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: APRIL 20, 2021
 MICHAEL McDOWELL
 DRAFTED LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY CERTIFY TO THE MAGISTRATE IN WHICH THE LAND SHOWN ON THIS PLAN IS BEING SUBDIVIDED AS BEING THE PROPERTY OF THE CITY OF GREATER SUDBURY.

DATE: APRIL 20, 2021
 MICHAEL McDOWELL
 MICHAEL McDOWELL HOLDINGS INC.



LOCATION PLAN, SCALE 1:12,500

LEGAL DESCRIPTION

PLAN 53R - 14917
 PIN 73575-0407 (LT)

BEING
 PART OF
 LOTS 9 & 10
 CONCESSION 3
 TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

EXISTING ZONING	PROPOSED ZONING	DESCRIPTION	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
R1-5	R3-3	PART 1 & PART 4	3,150	35.00
R2-2	R3-3	PART 2 & PART 5	2,850	32.00
R3-3	R3-3	LOT 9 & LOT 10	6,000	68.00
		TOTAL:	9,000	100.00

ZONING

PROPOSED ZONING	LOT NO.	AREA (SQ. METERS)	DENSITY (PERCENTAGE)
R3-3	LOT 9 & LOT 10	6,000	35.00
TOTAL:		6,000	35.00

LAND USE

PROPOSED LAND USE	LOT NO.	AREA (SQ. METERS)	DENSITY (PERCENTAGE)
R3-3	LOT 9 & LOT 10	6,000	35.00
TOTAL:		6,000	35.00

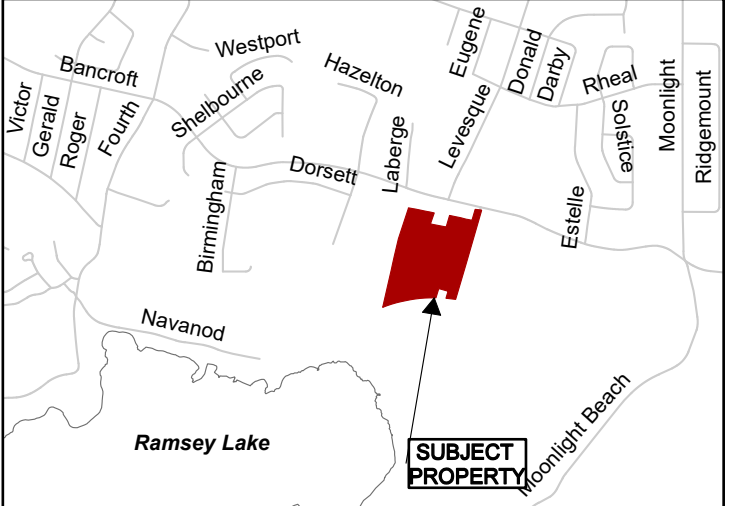
DRAFT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

TOWNSHIP OF NEELON, Michael McDowell Holdings Inc.

Scale: 1:50 Date: APRIL 20, 2021 Job No: Drawing No: 1

S. A. Kirchhefer Limited
 Consulting Engineer and Planner
 Sudbury, Ontario



Subject Property being
 PIN 73575-0407,
 Parcel 39581,
 Parts 1-4, Plan 53R-14917,
 Lots 9 & 10, Concession 3,
 Township of Neelon,
 0 Bancroft Drive, Sudbury,
 City of Greater Sudbury

Growth and Infrastructure Department

NTS
 Sketch 1

780-6/21001
 Date: 2021 09 22