

DRAFT PLAN OF SUBDIVISION
 LOTS 64 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.
 2020

OWNER:
 BONAVENTURE DEVELOPMENT COMPANY LIMITED
 100 RABISSON ST
 CHELMSFORD, ONTARIO
 P6M 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.
 DATE: *June 2, 2020* RON BELANGER - PRESIDENT
 BONAVENTURE DEVELOPMENTS (CO. LTD.)

ONTARIO LAND SURVEYOR:
 TERRY DEL BOSCO, O.L.S.
 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.
 DATE: *June 2, 2020* TERRY DEL BOSCO, O.L.S.

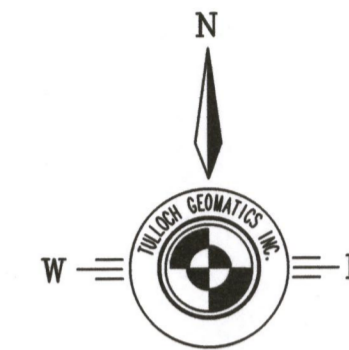
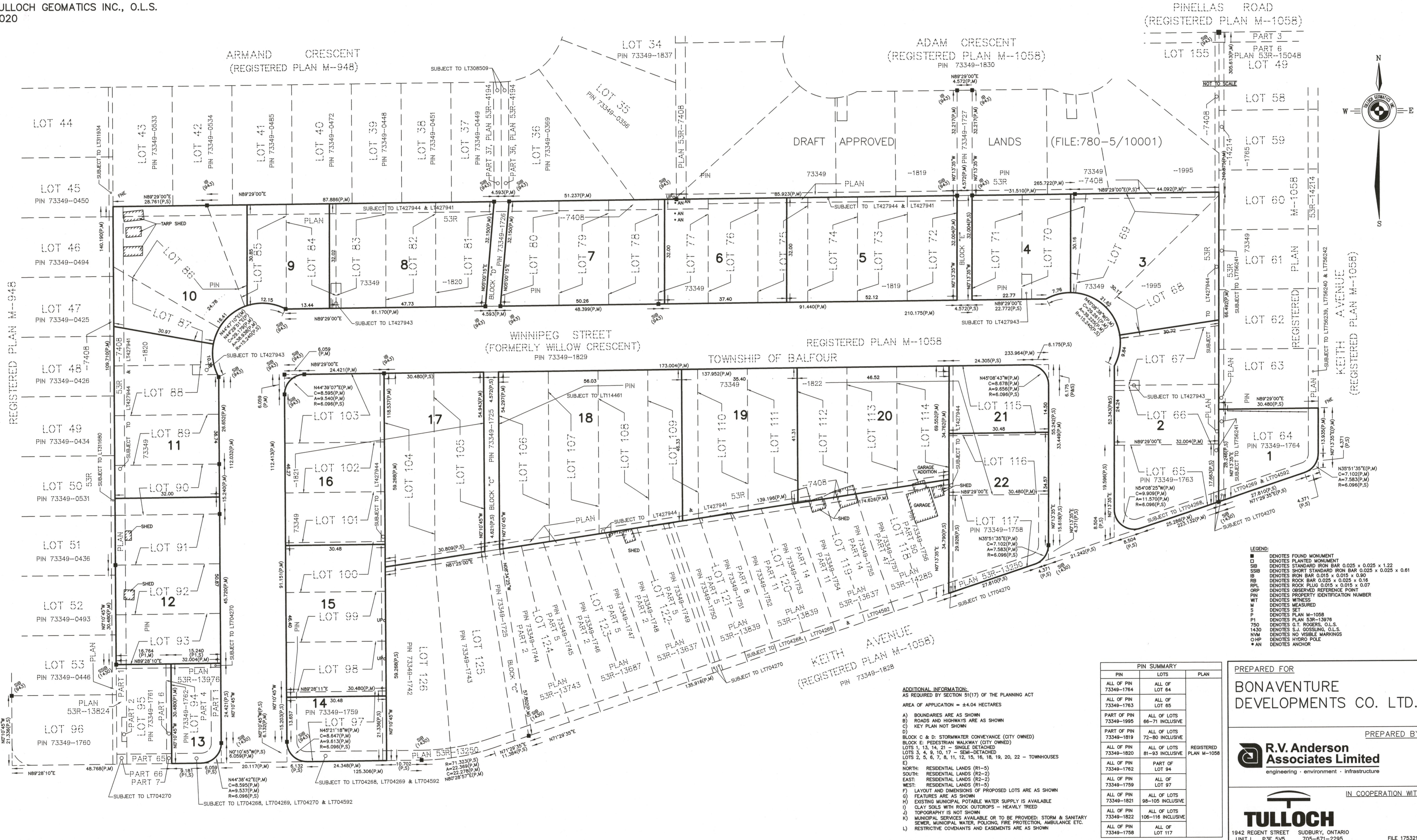
BEARING NOTE:
 BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS
 027161034 & 027161036 AND ARE REFERRED TO UTM ZONE 17 (81° WEST
 LONGITUDE) NAD83 (CSRS) (2010).

CONVERGENCE NOTE:
 A CONVERGENCE (ROTATION) FACTOR OF 0'09'45" CLOCKWISE HAS BEEN
 APPLIED TO THE ASTROMETRIC 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:
 DISTANCE SHOWN HEREON CAN BE CONVERTED TO UTM GRID
 DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999565.

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(CRS) (2010).			
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF OREG 216/10.			
SPECIFIED CONTROL POINTS	NORTHING	EASTING	
027161034	5157292.171	484441.315	
027161036	5158377.052	486051.497	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			



- LEGEND:
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SSB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.91
 - IB DENOTES IRON BAR 0.015 x 0.015 x 0.90
 - RB DENOTES ROCK BAR 0.025 x 0.025 x 0.16
 - RPL DENOTES ROCK PLUG 0.015 x 0.015 x 0.07
 - ORP DENOTES OBSERVED REFERENCE POINT
 - PN DENOTES PROPERTY IDENTIFICATION NUMBER
 - WT DENOTES WITNESS
 - MS DENOTES MEASURED
 - S DENOTES SET
 - P DENOTES PLAN M-1058
 - P1 DENOTES PLAN 53R-13976
 - 750 DENOTES G.T. ROGERS, O.L.S.
 - 1430 DENOTES S.J. GOSSLING, O.L.S.
 - N/M DENOTES NO VISIBLE MARKINGS
 - OHP DENOTES HYDRO POLE
 - AN DENOTES ANCHOR

PIN SUMMARY		
PIN	LOTS	PLAN
ALL OF PIN 73349-1764	ALL OF LOT 64	
ALL OF PIN 73349-1763	ALL OF LOT 65	
PART OF PIN 73349-1819	ALL OF LOTS 66-71 INCLUSIVE	
PART OF PIN 73349-1819	ALL OF LOTS 72-80 INCLUSIVE	
ALL OF PIN 73349-1820	ALL OF LOTS 81-83 INCLUSIVE	REGISTERED PLAN M-1058
ALL OF PIN 73349-1762	PART OF LOT 84	
ALL OF PIN 73349-1759	ALL OF LOT 97	
ALL OF PIN 73349-1821	ALL OF LOTS 98-105 INCLUSIVE	
ALL OF PIN 73349-1822	ALL OF LOTS 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 NOT SHOWN
 D)
 E) BLOCK C & D: STORMWATER CONVEYANCE (CITY OWNED)
 BLOCK E: PEDESTRIAN WALKWAY (CITY OWNED)
 LOTS 1, 13, 14, 21 - SINGLE DETACHED
 LOTS 3, 4, 8, 10, 17 - SEMI-DETACHED
 LOTS 2, 5, 6, 7, 8, 11, 12, 15, 16, 18, 19, 20, 22 - TOWNHOUSES

F) LAYOUT AND DIMENSIONS OF PROPOSED LOTS ARE AS SHOWN
 G) FEATURES ARE AS SHOWN
 H) EXISTING MUNICIPAL POTABLE WATER SUPPLY IS AVAILABLE
 I) CLAY SOILS WITH ROCK OUTCROPS - HEAVILY TREED
 J) TOPOGRAPHY IS NOT SHOWN
 K) 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
R.V. Anderson Associates Limited
 engineering · environment · infrastructure

IN COOPERATION WITH
TULLOCH
 1942 REGENT STREET SUDBURY, ONTARIO
 UNIT L P3E 5V5 705-671-2295 FILE 175321