

**DRAFT PLAN OF SUBDIVISION  
PART OF LOT 1, CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF HANMER  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TULLOCH GEOMATICS INC., O.L.S.  
2022**

SCALE 1:500

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 1219mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

**BEARING NOTE:**  
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° LONGITUDE), NAD83(CRS) (2011.0), AND HAVE A BEARING OF 99°39'00" AS SHOWN HEREON.

**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 BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999560.

**CONVERGENCE NOTE:**  
FOR BEARING COMPARISONS, NO CONVERGENCE (ROTATION) FACTOR HAS BEEN APPLIED TO THE UTM GRID BEARINGS OF UNDERLYING PLANS P AND P1.

**ADDITIONAL INFORMATION:**  
AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT:  
AREA OF APPLICATION = 4.826 HECTARES

- A) BOUNDARIES - AS SHOWN
- B) ROADS AND HIGHWAYS - AS SHOWN
- C) KEY PLAN - AS SHOWN
- D) THE PURPOSE FOR THE PROPOSED LOTS:  
LOTS 1 TO 36 (INCLUSIVE) - R1-5 - LOW DENSITY RESIDENTIAL ONE ZONE  
EXISTING USE (ABUTTING LANDS):  
NORTH - FUTURE DEVELOPMENT (FD06)  
SOUTH - MEDIUM DENSITY RESIDENTIAL LANDS (R2)  
EAST - MEDIUM DENSITY RESIDENTIAL ONE (R1-5), LOW DENSITY RESIDENTIAL TWO (R2-1 & R2-2)  
WEST - MEDIUM DENSITY RESIDENTIAL (R3.D12)
- E) LAYOUT AND DIMENSIONS OF PROPOSED LOTS - AS SHOWN
- F) FEATURES - AS SHOWN
- G) EXISTING MUNICIPAL POTABLE WATER SUPPLY IS AVAILABLE  
NATURE AND POROSITY OF SOIL - SURFICIAL LAYERS OF ORGANICS UNDERLAIN BY A LAYER OF SANDS WITH VARIABLE SALT CONTENT.
- H) TOPOGRAPHY IS NOT SHOWN
- I) MUNICIPAL SERVICES AVAILABLE OR TO BE PROVIDED:  
STORM & SANITARY SEWER, MUNICIPAL WATER, POLICING, FIRE PROTECTION, AMBULANCE ETC.
- J) RESTRICTIVE COVENANTS - NONE
- K) EASEMENTS - SUBJECT TO EASEMENT AS IN LT129163  
UTILITY POLE, ANCHORS AND OVERHEAD WIRES ON PROPERTY

- LEGEND**
- DENOTES FOUND MONUMENT
  - DENOTES PLANTED MONUMENT
  - DENOTES IRON BAR 0.016 x 0.016 x 0.61
  - 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 ROUND IRON BAR
  - M DENOTES MEASURED
  - SET DENOTES SET
  - P1 DENOTES PLAN 53R-21413
  - P2 DENOTES REGISTERED PLAN 53M-1406
  - P3 DENOTES PLAN 53R-6527
  - P4 DENOTES REGISTERED PLAN M-453
  - 1018 DENOTES J.J. NEWLANDS, O.L.S.
  - 1037 DENOTES S.L. LAKE, O.L.S.
  - 1038 DENOTES J.J. NEWLANDS, O.L.S.
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  - 1100 DENOTES S.L. LAKE, O.L.S.

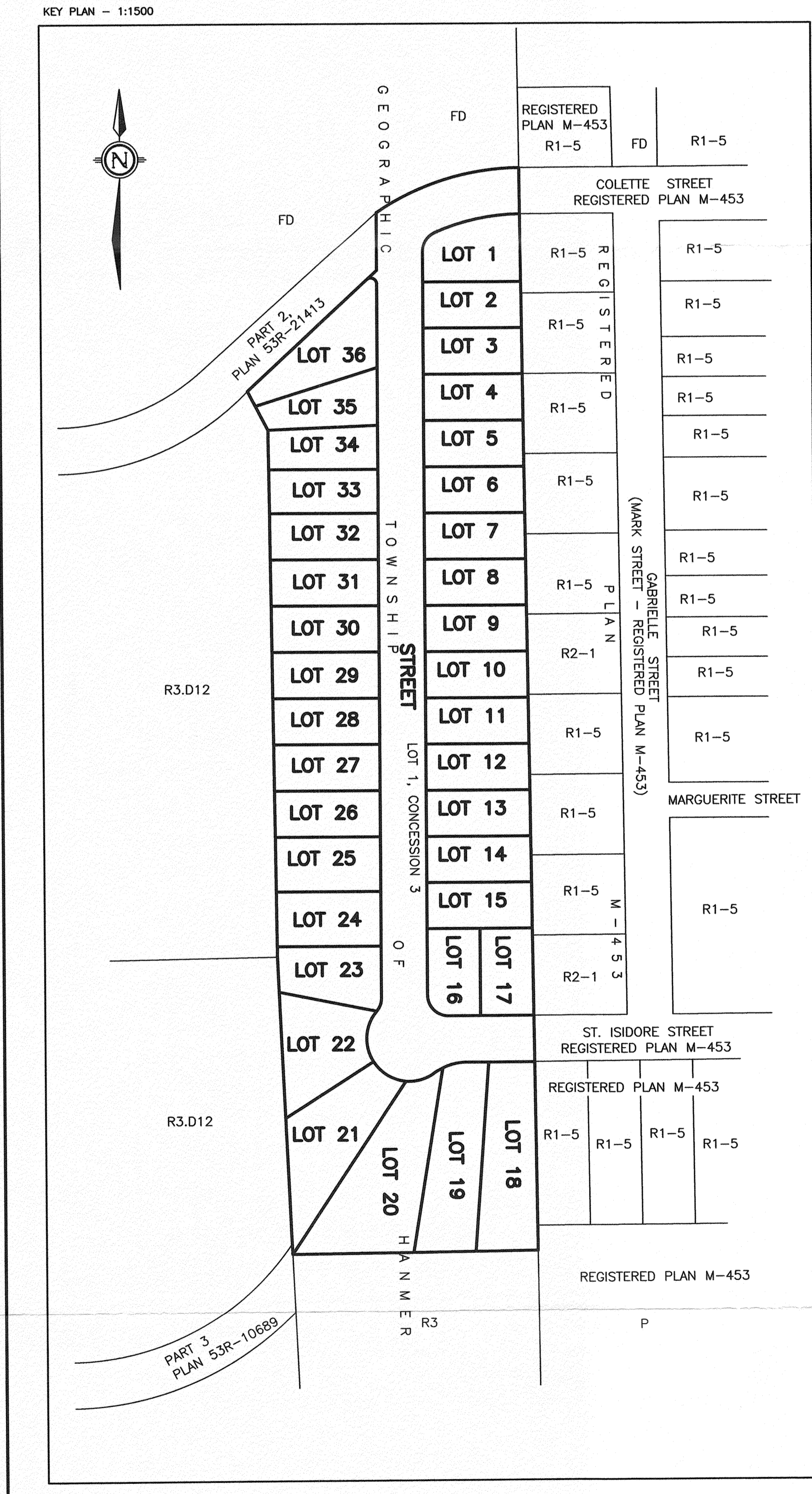
**INTEGRATION COORDINATE TABLE**

COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN) AND ARE REFERRED UTM ZONE 17(81°00'00" LONGITUDE) NAD83(CRS) (2011.0)

COORDINATE VALUES ARE TO UTM GRID ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.R.S. 216(10)

POINT ID	NORTHING	EASTING
OPP A	516973.25	503817.88
OPP B	516972.38	503812.83

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



**OWNER:**  
2576709 ONTARIO LIMITED

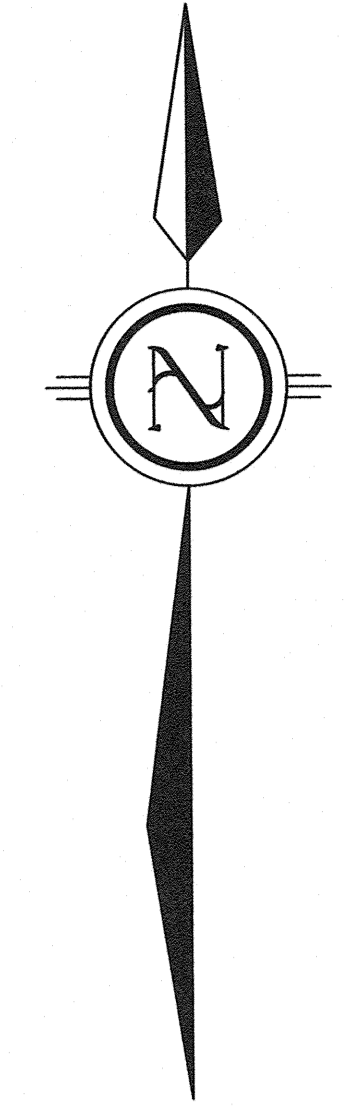
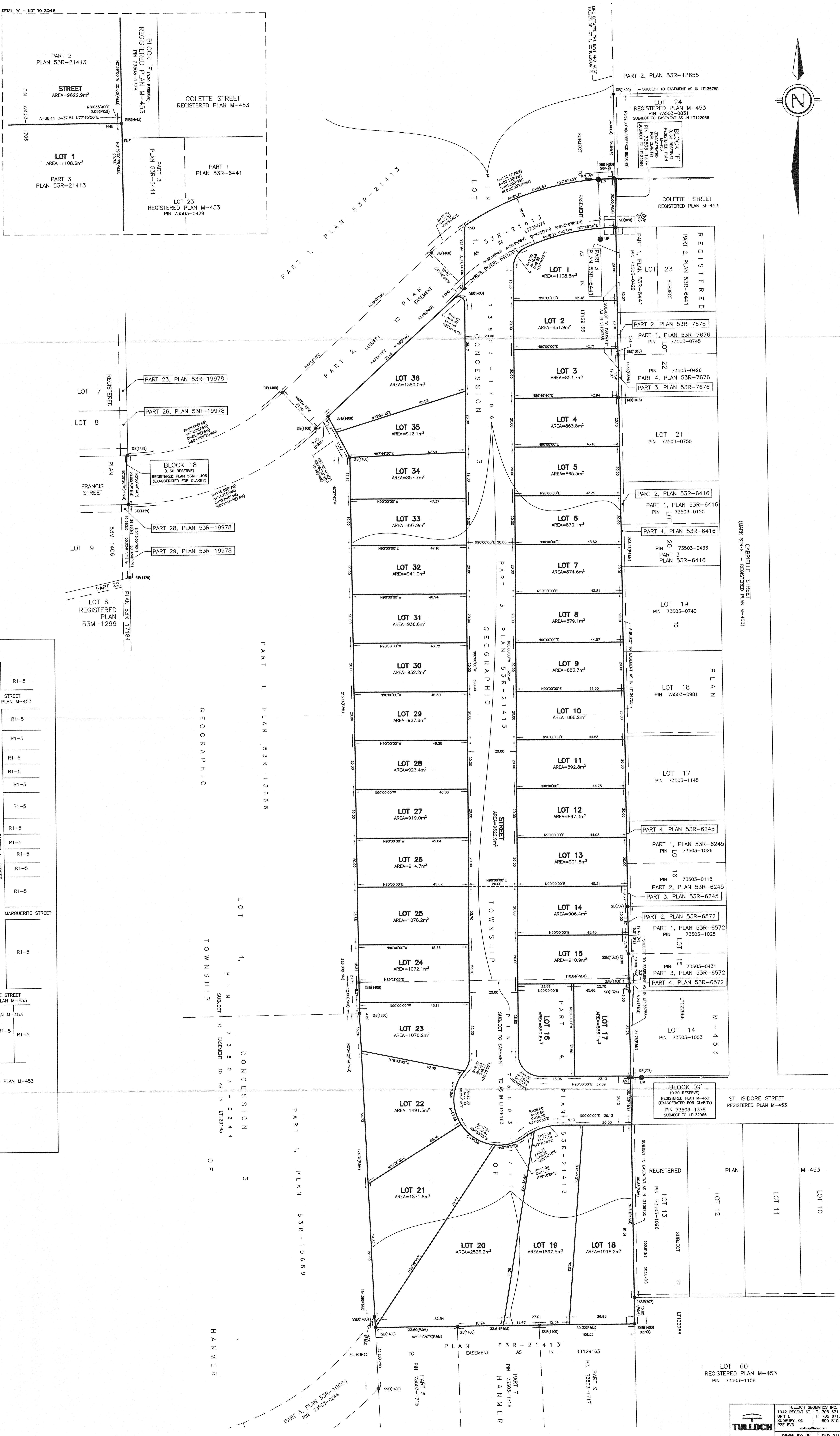
**OWNER'S CERTIFICATE:**  
I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN APPROVAL AND BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE TULLOCH GEOMATICS INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

*[Signature]*  
DATE: 25/10/2022  
2576709 ONTARIO LIMITED  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**ONTARIO LAND SURVEYOR:**  
TULLOCH GEOMATICS INC.  
1942 REGENT STREET, UNIT L  
SUDBURY, ONTARIO  
P0C 5V6

**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.  
THIS SURVEY WAS COMPLETED ON THE 28TH DAY OF NOVEMBER, 2022.

DECEMBER 15, 2022  
*[Signature]*  
THOMAS J. CORTENS  
ONTARIO LAND SURVEYOR



(MARK STREET - REGISTERED PLAN M-453)

ST. ISIDORE STREET  
REGISTERED PLAN M-453

**TULLOCH**  
TULLOCH GEOMATICS INC.  
1942 REGENT ST. T. 705 871 2295  
UNIT SUDBURY, ON F. 705 871 9477  
P0C 5V6  
DRAWN BY: UK FILE: 211886