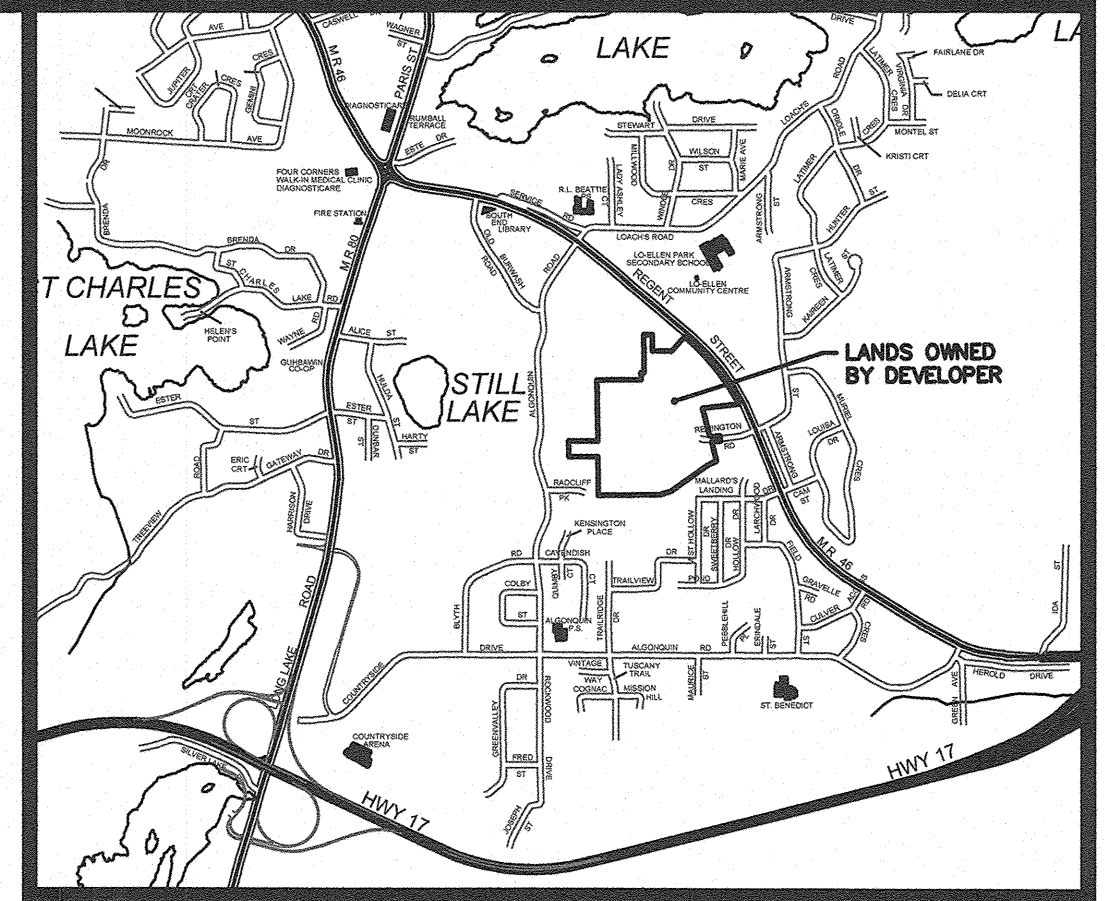




LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
RB	DENOTES	ROCK BAR
RPL	DENOTES	ROCK PLUG
CC	DENOTES	CUT CROSS
M	DENOTES	MEASURED
S	DENOTES	SET
WIT	DENOTES	WITNESS MONUMENT
P.I.N.	DENOTES	PROPERTY IDENTIFICATION NUMBER
707	DENOTES	LANE & LANE, O.L.S.
943	DENOTES	D. W. ENDELMAN, O.L.S.
961	DENOTES	R. G. HOLDER, O.L.S.
1230	DENOTES	D. R. BRUCE, O.L.S.
1400	DENOTES	D. S. DORLAND, O.L.S.
1542	DENOTES	J. ANNE COLE, O.L.S.
1655	DENOTES	TERRY DEL BOSCO, O.L.S.
P	DENOTES	REGISTERED PLAN 34-5
P2	DENOTES	PLAN OF SURVEY BY ENDELMAN HOLDER GOSSLING, O.L.S. DATED FEBRUARY 9, 1989
P3	DENOTES	REGISTERED PLAN M-131
P4	DENOTES	PLAN 53R-11140
P5	DENOTES	PLAN SR-964
CGS	DENOTES	CITY OF GREATER SUDBURY CONTROL MONUMENT



KEY PLAN N.T.S.

DRAFT PLAN
 OF PROPOSED SUBDIVISION OF
 PIN 73478-1049, PIN 73475-1506, PIN 73478-1179,
 PIN 73475-1240, PIN 73475-0518
PART OF LOTS 4 & 5 CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY
 SCALE 1:1500

OWNER
 DALRON CONSTRUCTION LIMITED
 RON ARNOLD, PRESIDENT
 130 ELM STREET
 SUDBURY, ONTARIO
 P3C 1T6

OWNER'S CERTIFICATE
 I HEREBY APPROVE OF 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 _____ KRISTI ARNOLD - DALRON CONSTRUCTION LIMITED


PREPARED BY
 R.V. ANDERSON ASSOCIATES LIMITED
 436 WESTMOUNT AVENUE
 SUDBURY, ONTARIO
 P3A 5Z8

ONTARIO LAND SURVEYOR
 TULLOCH GEOMATICS INC.
 1942 REGENT STREET A
 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 _____ TERRY DEL BOSCO, ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION
 AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT
 A) AS SHOWN
 B) AS SHOWN
 C) AS SHOWN
 D) LOT 1: MULTI-RESIDENTIAL (R3)
 LOT 2: STORMWATER MANAGEMENT
 LOTS 3 AND 4: LIGHT INDUSTRIAL (M2)
 E) NORTH - COMMERCIAL, LIGHT INDUSTRIAL
 SOUTH - MEDIUM DENSITY (R3-1), LOW DENSITY RESIDENTIAL
 TWO (R2-2), PARKLAND & FUTURE DEVELOPMENT
 EAST - MIXED LIGHT INDUSTRIAL/SERVICE COMMERCIAL (M1),
 GENERAL COMMERCIAL (C2)
 WEST - MEDIUM DENSITY (R3-1), LOW DENSITY RESIDENTIAL
 TWO (R2-2), INSTITUTIONAL (I) & FUTURE DEVELOPMENT
 F) DIMENSIONS OF PROPOSED PROPERTIES AS SHOWN
 G) ARTIFICIAL FEATURES AS SHOWN
 H) WATER FROM EXISTING MUNICIPAL SUPPLY
 I) GENERALLY SHALLOW OVERBURDEN OVER BEDROCK
 J) CONTOURS AS SHOWN
 K) MUNICIPAL SERVICES TO BE AVAILABLE, INCLUDES WATER, SEWER, HYDRO,
 BELL, GAS, GARBAGE COLLECTION, POLICE, FIRE, AMBULANCE
 L) AS SHOWN
 NOTE: RADIAL DISTANCES AT 6m SETBACK ARE CHORD DISTANCES,
 UNLESS OTHERWISE NOTED.
 AREA OF APPLICATION = 20.69 ha.



1942 REGENT STREET SUDBURY, ONTARIO
 705-671-2295
 PREPARED BY TDB



R.V. ANDERSON ASSOCIATES LIMITED
 Innovative solutions for complex challenges

RVA PROJECT # 236856 DATE: OCT 4, 2023

