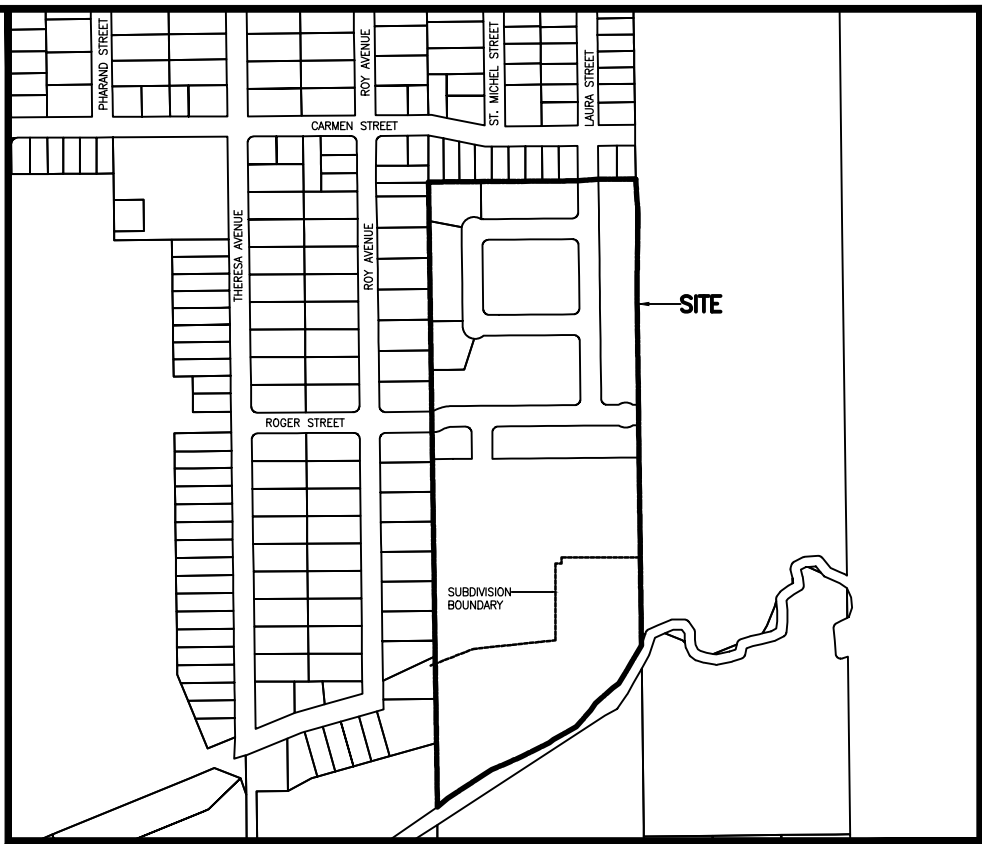
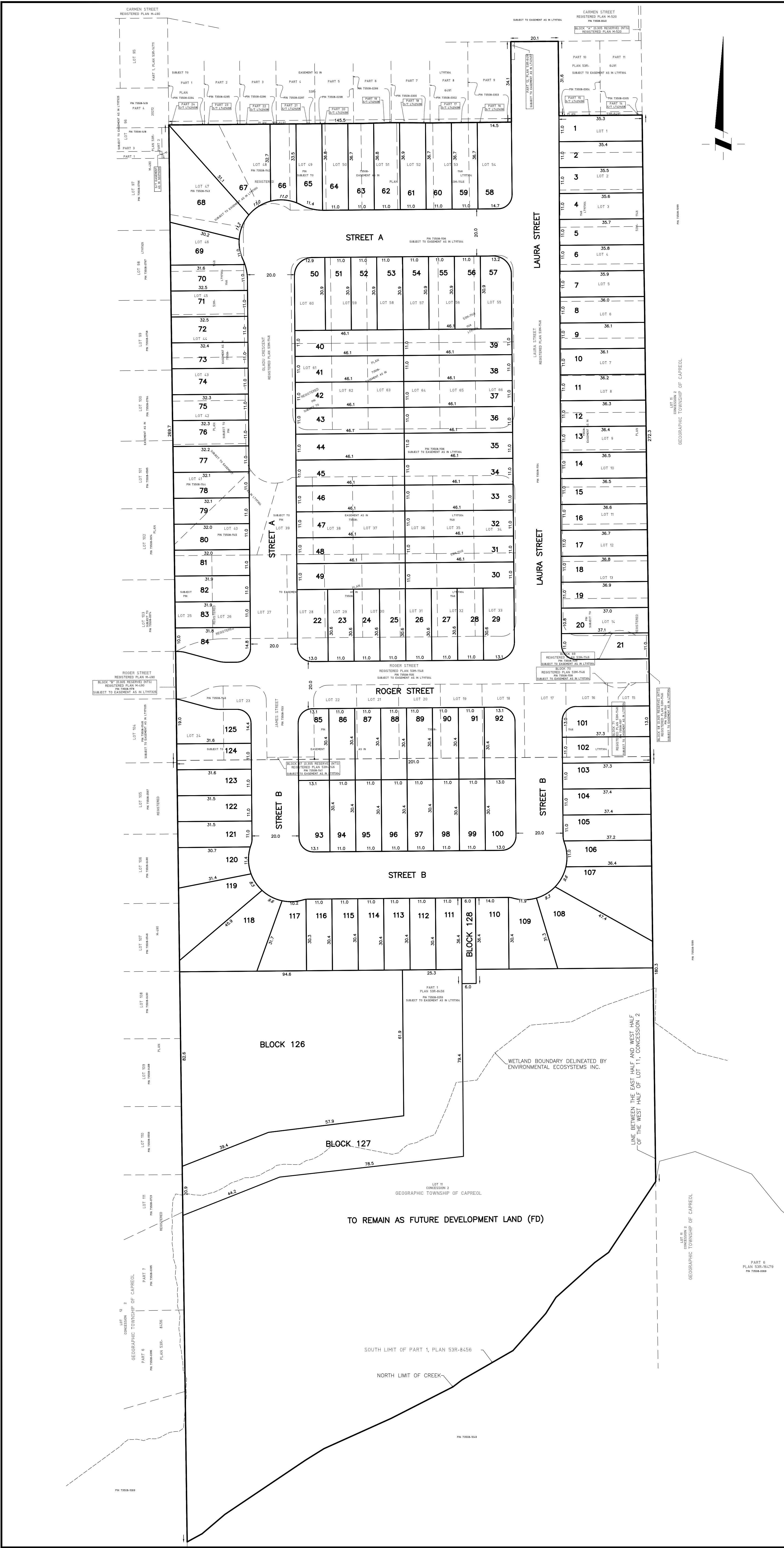




DRAFT PLAN OF SUBDIVISION
LOTS 1 TO 66
REGISTERED PLAN 53M-1146
AND PART OF LOT 11
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF CAPREOL)

CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
Scale 1:750

Avant Garde Geomatics Ltd.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LAND USE
AREA OF LOTS = 5.25 (12.97) Hectares (Acres)
AREA OF ROADS = 2.03 (5.01) Hectares (Acres)
AREA OF BLOCKS = 1.17 (2.89) Hectares (Acres)
TOTAL AREA OF SUBDIVISION = 8.45 Hectares

- NOTES**
1. THE BOUNDARY INFORMATION IS COMPILED FROM SKETCH BY TULLOCH GEOMATICS INC., AND ARE VERIFIED BY FIELD MEASUREMENTS
 2. THE PROPOSED LOT FABRIC IS CONTINGENT ON THE TRANSFER TO THE OWNER OF THE PROPERTIES DEDICATED IN 1981 FOR ROADS AND PARK PURPOSES FOR THE DEEMED PLAN OF SUBDIVISION 53M-1146, AS THE CURRENT OWNER OF THE LANDS SEEKS TO REVISE, EXPAND AND MODERNIZE THE LOT FABRIC ON THE LANDS, RESOLUTION PL2024-99 WAS RATIFIED BY CITY OF GREATER SUDBURY COUNCIL ON JUNE 25TH 2024, APPROVING THE ROAD CLOSURE AND DECLARATION OF SURPLUS LAND FOR THE ROADS FOR SALE TO THE OWNER, AND OFFER OF THE PARK PURPOSES LOTS FOR SALE TO THE OWNER.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

- (A)-AS SHOWN ON DRAFT PLAN
(B)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-LOTS 1-125: R1-7 "LOW-DENSITY RESIDENTIAL ONE" SINGLE-FAMILY DETACHED HOUSES
BLOCK 126: OSC "OPEN SPACE CONSERVATION" FOR STORMWATER MANAGEMENT
BLOCK 127: OSC "OPEN SPACE CONSERVATION" FOR LINEAR TRAILS AND PARK
BLOCK 128: OSC "OPEN SPACE CONSERVATION" ACCESS TO SWM AND LINEAR TRAILS
(E)-AS SHOWN ON DRAFT PLAN
(F)-NORTH - LOW DENSITY RESIDENTIAL ONE (R1-5)
SOUTH - FUTURE DEVELOPMENT (FD)
EAST - FUTURE DEVELOPMENT (FD)
WEST - LOW DENSITY RESIDENTIAL ONE (R1-5)
(G)-AS SHOWN ON DRAFT PLAN
(H)-MUNICIPAL WATER SUPPLY CAPACITY AVAILABILITY FOR THE PROPOSED DEVELOPMENT WAS CONFIRMED WITH THE CITY OF GREATER SUDBURY ON MAY 10TH 2024. WASTEWATER SUPPLY CAPACITY FOR THE PROPOSED DEVELOPMENT IS EXPECTED TO BECOME AVAILABLE PENDING MUNICIPAL SPRUCE STREET LIFT STATION UPGRADES PLANNED FOR 2024.
(I)-THE SUBSURFACE CONDITIONS WITHIN THE SITE GENERALLY CONSISTED OF TOPSOIL OVERLYING NATIVE COHESIONLESS SOILS, CONSISTING OF A SAND WITH TRACE SILT AND TRACE GRAVEL
(J)-TOPOGRAPHY IS NOT SHOWN.
(K)-ALL MUNICIPAL SERVICES AVAILABLE
(L)-AS SHOWN ON DRAFT PLAN

PREPARED BY:
SHIELD CONSULTING ENGINEERS & ARCHITECTURE
130 PARIS STREET
SUDBURY, ON P3E 3E1

ONTARIO LAND SURVEYOR:
AVANT GARDE GEOMATICS INC.
600 PINE CONE ROAD,
SKEAD, ON, P0M 2Y0

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE AVANT GARDE GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

DATE
SHARIFUL ISLAM, PRESIDENT
1000564075 ONTARIO CORPORATION
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

JULY 10, 2024
DATE
JAZER NOMAN
ONTARIO LAND SURVEYOR



Avant Garde Geomatics Inc.
ONTARIO LAND SURVEYORS
aggeo.ca

DRAWN: JN CHECKED: JN DATE: 07/10/2024 PROJECT No.: SS24013