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.
2021

LEGEND:

■	DENOTES FOUND MONUMENT
SIB	DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
SSIB	DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
IB	DENOTES IRON BAR 0.015 x 0.015 x 0.61
ORP	DENOTES OBSERVED REFERENCE POINT
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
M	DENOTES MEASURED
S	DENOTES SET
P	DENOTES PLAN M-1058
P1	DENOTES PLAN 53R-13976
943	DENOTES D.W. ENDELEMAN, O.L.S.
1430	DENOTES S.J. GOSSLING, O.L.S.
NVM	DENOTES NO VISIBLE MARKINGS
O HP	DENOTES HYDRO POLE
✱ AN	DENOTES ANCHOR

OWNER:
BONAVENTURE DEVELOPMENT COMPANY LIMITED
100 RADISSON ST.
CHELMSFORD, ONTARIO
P0M 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.

JANUARY 19, 2022
DATE

RON BELANGER – PRESIDENT
BONAVENTURE DEVELOPMENTS Co. Ltd.

ONTARIO LAND SURVEYOR:
TULLOCH GEOMATICS INC.
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.

JANUARY 18, 2022
DATE

NICHOLAS J. MCFADZEN O.L.S.

BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

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

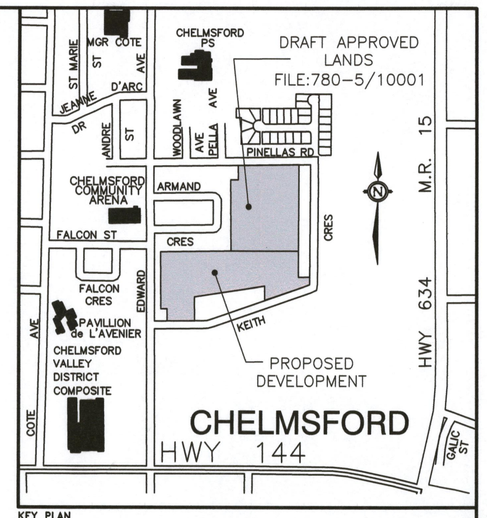
INTEGRATION COORDINATE TABLE

COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).

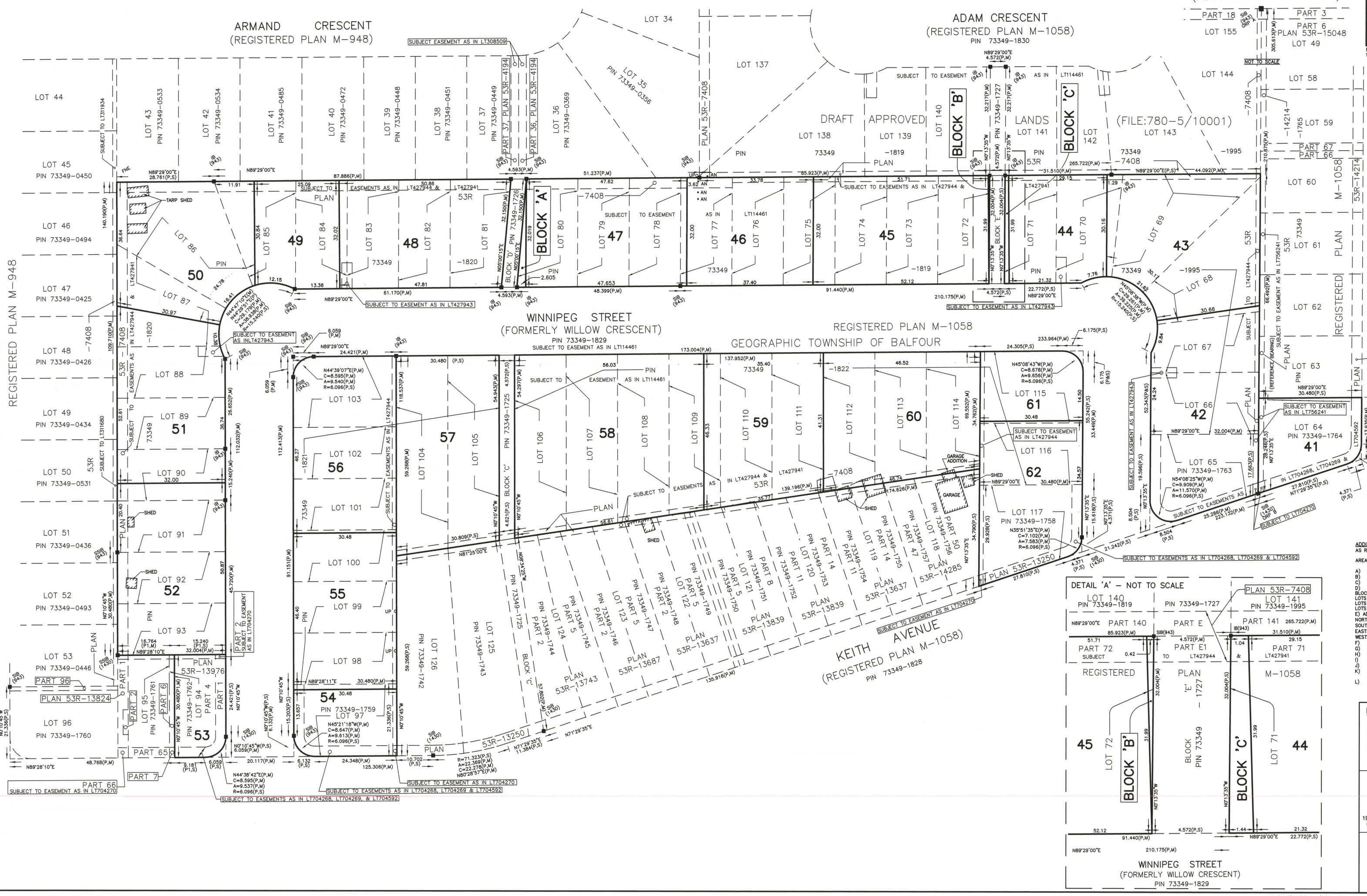
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

OBSERVED REFERENCE POINTS	NORTHING	EASTING
ORP A	5158061.216	485677.634
ORP B	5157755.724	485676.390

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



KEY PLAN
1:10,000



PIN SUMMARY		
PIN	LOTS	PLAN
ALL OF PIN 73349-1764	ALL OF LOT 64	REGISTERED PLAN M-1058
ALL OF PIN 73349-1763	ALL OF LOT 65	
PART OF PIN 73349-1995	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 81-93 INCLUSIVE	
ALL OF PIN 73349-1762	PART OF LOT 94	
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 AS SHOWN
D) BLOCKS A,B, & C: TO BE CONVEYED TO CITY OF GREATER SUDBURY
LOTS 41, 53, 54, 61 – R1–5
LOTS 43, 44, 46, 50, – R2–2
LOTS 42, 45, 48, 47, 48, 51, 52, 55, 56 – 60, 62 – R3–3
E) ADJACENT LAND USES:
NORTH: RESIDENTIAL LANDS (R1–5)
SOUTH: RESIDENTIAL LANDS (R2–2)
EAST: RESIDENTIAL LANDS (R2–2)
WEST: RESIDENTIAL LANDS (R1–5)
F) LAYOUT AND DIMENSIONS OF PROPOSED LOTS AND BLOCKS 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

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

IN CORPORATION WITH

R.V. Anderson Associates Limited
engineering · environment · infrastructure

ACAD FILE:J:\2017 Projects\175321 Planning.Rezoning.Pinello.Keith Avenue.Belanger\175321 Draft Plan July 2019\175321 Draft Plan July 2019\.dwg