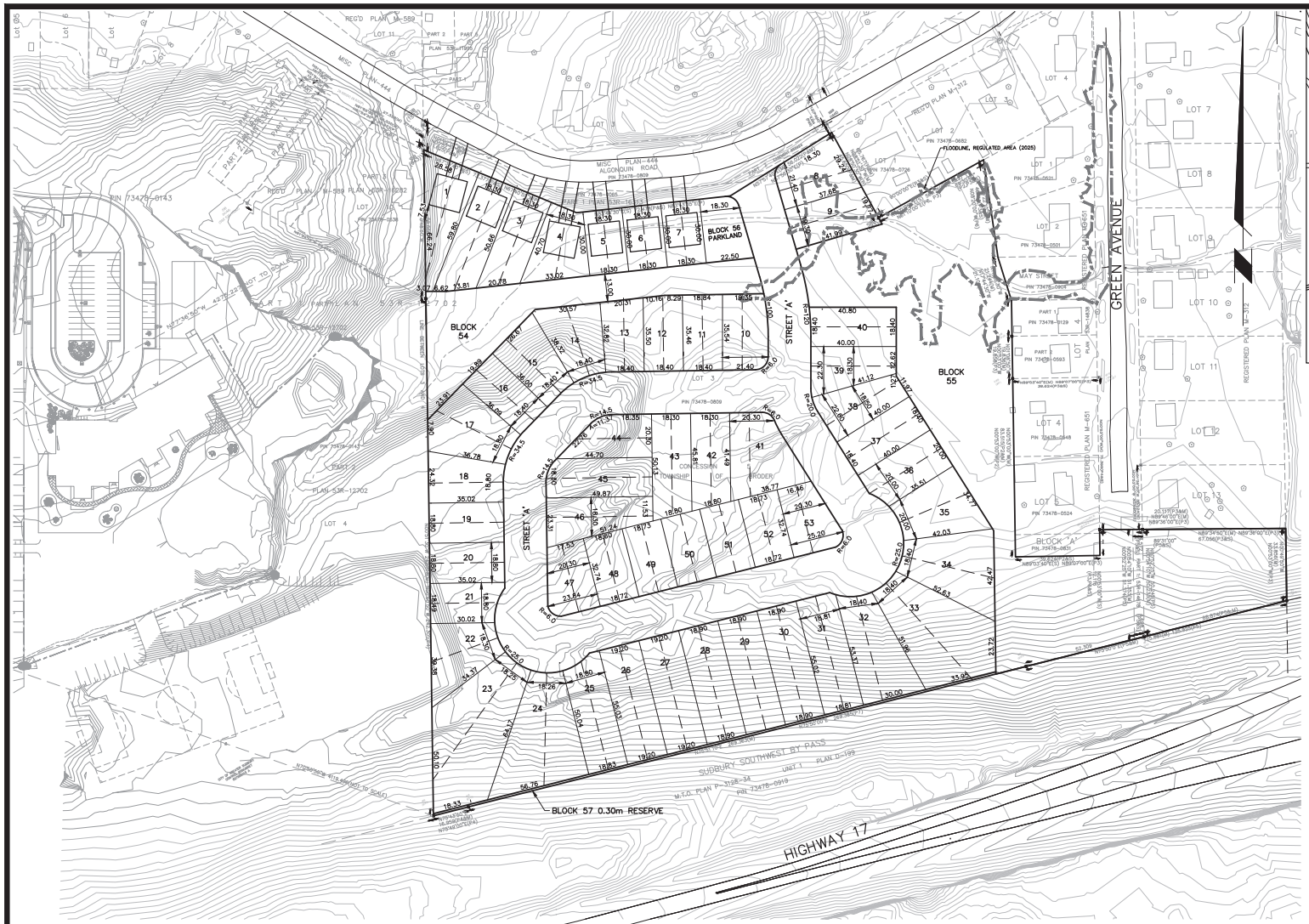

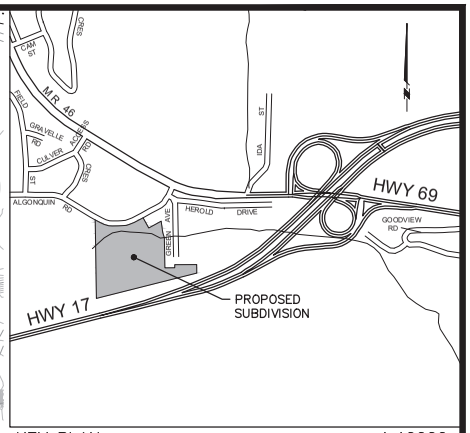

KEY PLAN 1:10000

DRAFT PLAN

OF PROPOSED SUBDIVISION OF
P.I.N. 73478-0809
PART OF LOT 3 CONCESSION 5
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY

SCALE 1 : 1000

0 15 30 45 60m

METRIC

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

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 RON 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 O.L.S.

ADDITIONAL INFORMATION

AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

A) AS SHOWN
B) AS SHOWN
C) AS SHOWN
D) LOTS 1–53: R2–2
BLOCK 54: & 55: PARK/CONSERVATION/DRAINAGE (AREA 1.81ha)
BLOCK 56: CITY PARKLAND
E) NORTH – R1–5
SOUTH – RURAL
EAST – R1–5, M3 (HEAVY INDUSTRIAL)
WEST – R1–5, INSTITUTIONAL
F) DIMENSIONS OF PROPOSED PROPERTIES AS SHOWN
G) ARTIFICIAL FEATURES AS SHOWN
H) WATER FROM EXISTING MUNICIPAL SUPPLY
I) GENERALLY SHALLOW OVERBURDEN OVER BEDROCK/RECENT FILL PLACEMENT
J) CONTOURS AS SHOWN, THE LOW LYING NORTH AREA HAS BEEN FILLED
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 = 7.70 ha.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	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. ENDLEMAN, 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–S
P2	DENOTES	PLAN OF SURVEY BY ENDLEMAN 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

TULLOCH
1942 REGENT STREET UNIT L P3E 5V5 SUDBURY, ONTARIO 705-671-2295
PREPARED BY TDB

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

RVA PROJECT # 142995 DATE: NOVEMBER 8, 2021