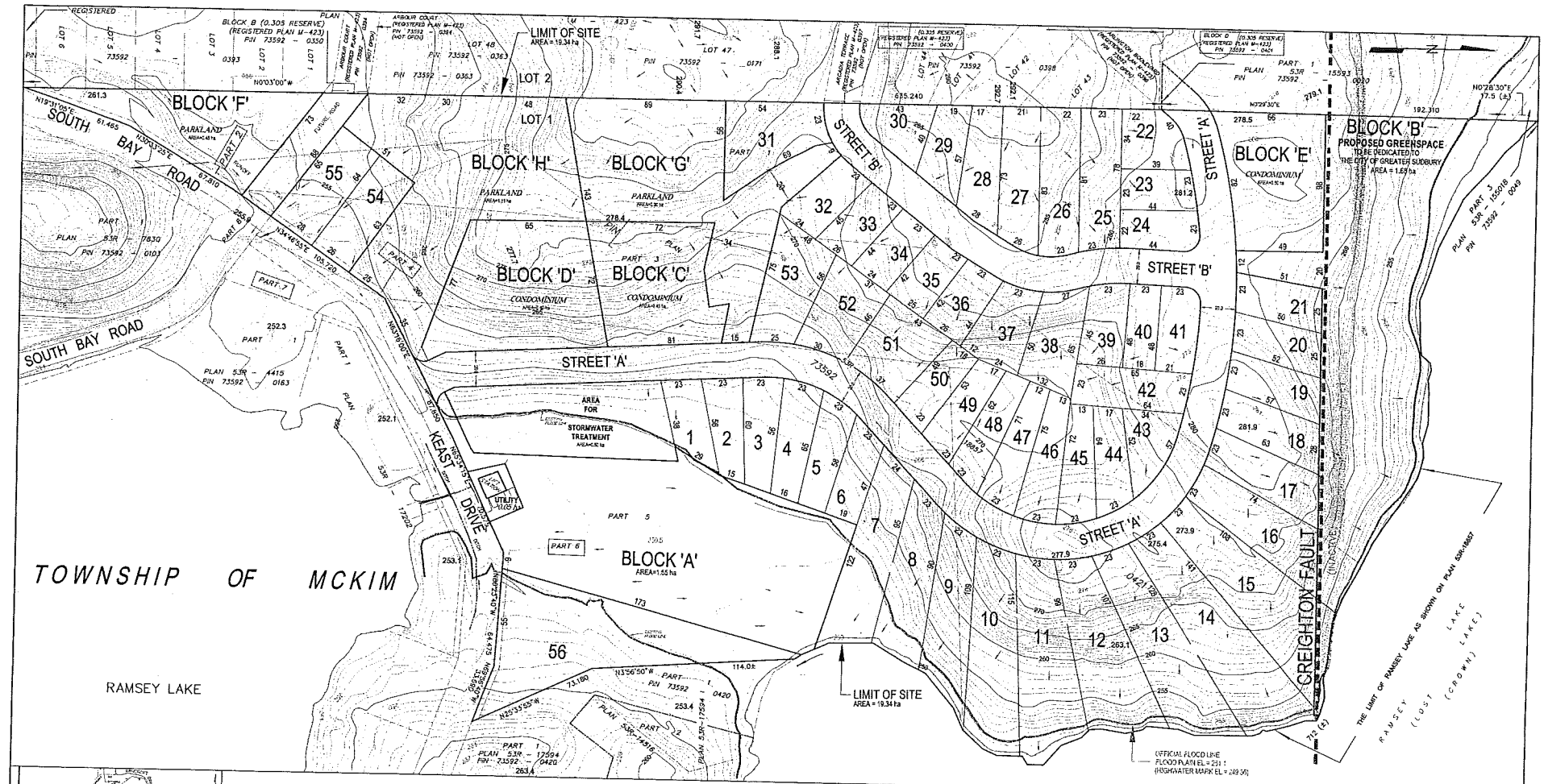

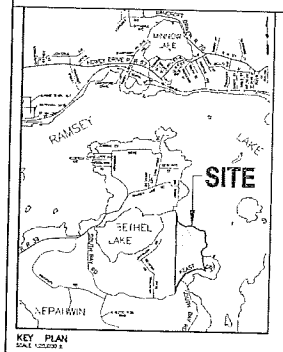

KEY PLAN
SCALE 1:25,000

DRAFT PLAN OF PROPOSED SUBDIVISION
(COMPREHENSIVE PLANNED UNIT DEVELOPMENT)
PART OF
PIN 73592–0421
BEING
PARTS 1 TO 6 (INCLUSIVE)
PLAN 53R–18857
PART OF
LOT 1, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

a) AS SHOWN
b) AS SHOWN
c) AS SHOWN
d) LOTS 1 to 69
e) AS SHOWN
f) AS SHOWN
g) AS SHOWN
h) MUNICIPAL WATER AVAILABLE
i) SILTY SAND, ROCK OUTCROPS
j) AS SHOWN
k) MUNICIPAL SEWER, WATER, POLICE, FIRE DEPARTMENT, SCHOOLS
l) NONE

LEGEND

SSB	DENOTES STANDARD IRON BAR
SSW	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLANTED IRON BAR
●	DENOTES IRON PIPE
⊡	DENOTES MONUMENT FOUND
⊡	DENOTES MONUMENT PLANTED
⊡	DENOTES WITNESS MONUMENT
OU	DENOTES OFFSET JUNCTION
S.E.S.	DENOTES SUBDIVISION EASEMENT SECTION
M	DENOTES MEASURED
S	DENOTES SET

SURVEYOR'S CERTIFICATE

I HEREBY 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.

March 27, 2015
DATE

STEVE J. BOUCHER
BOARD LAND SURVEYOR

OWNER'S CERTIFICATE

I, NORM C. EADY, PRESIDENT OF 1721074 ONTARIO LIMITED BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE S. A. KIRCHHEFER LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE

OWNER I HAVE THE AUTHORITY TO BIND THE CORPORATION
(PRESIDENT)

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

PROPOSED DENSITY

PROPOSED USE	LOCATION	UNITS	AREA ha	DENSITY UNITS/ha
LOW DENSITY SINGLE FAMILY RESIDENTIAL (R)	LOT 1 TO LOT 69	69	8.63	7.99
CONDOMINIUM	BLOCK 'C'	48	0.47	102.13
CONDOMINIUM	BLOCK 'D'	48	0.50	96.00
CONDOMINIUM	BLOCK 'E'	25	0.32	78.13
	TOTAL:	191		

A REVISED DENSITY = 191/(8.63 + 0.50 + 0.32) = 20.58 UNITS/ha

PROPOSED LAND USE DISTRIBUTION

SITE AREA	ZONING		DESCRIPTION	AREA ha	% OF SITE
	PROPOSED				
19.34 ha	LOW DENSITY SINGLE FAMILY RESIDENTIAL (R)		LOT 1 TO LOT 6	0.486	
			LOT 7 TO LOT 21	0.744	
			LOT 22 TO LOT 31	0.744	
			LOT 32 TO LOT 53	1.116	
			LOT 54 TO LOT 69	0.930	
			LOT 70 TO LOT 73	0.248	
			LOT 74	0.248	
			TOTAL:	4.466	23.1
	ROADS			1.46	
			FUTURE	0.04	
			TOTAL:	1.50	7.8
	PARKLAND		BLOCK 'F'	0.20	1.0
			BLOCK 'G'	0.30	1.6
			BLOCK 'H'	0.30	1.6
			BLOCK 'I'	0.75	3.9
			BLOCK 'J'	0.75	3.9
			BLOCK 'K'	0.48	2.5
			TOTAL:	2.78	14.4
	CONDOMINIUM		BLOCK 'C'	0.47	2.4
			BLOCK 'D'	0.50	2.6
			BLOCK 'E'	0.32	1.7
			TOTAL:	1.29	6.7
	LIMITS PLAN			0.01	
			TOTAL:	19.34	100.0
				LIMITS PLAN	0.01
				TOTAL:	19.33

REVISIONS

DATE	BY	

UNIVERSITY PARK DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT
KEAST DRIVE, SUDBURY, ON.

S. A. Kirchhefer Limited
Consulting Engineer and Planner

DRAWN BY S.A.K. | DATE | CHECKED BY | SCALE 1:50 | DRAWING No. 1