KEY PLAN
SCALE 1:10 000

LEGEND

- R1-5 (22 Lots)
- R1-5 (For Future Single Lot)
- Open Space Conservation (OSC)
- Park (P)

OLS BOUNDARY INFORMATION

No	ISSUE / REVISION	DD/MM/YY

This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.

VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:750 (METRIC UNITS)

CLIENT: Dalron

PREPARED BY: J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS www.jlrichards.ca

BOUNDARY CERTIFICATION BY: TULLOCH 1942 REGENT STREET UNIT L P3E 5V5 SUDBURY, ONTARIO 705-671-2295 FILE 175501

NORTH

PROJECT: CITY OF GREATER SUDBURY

DRAWING: DRAFT PLAN OF SUBDIVISION PARKVIEW DRIVE EXTENSION GARSON, ONTARIO

DESIGN: DAN WUNSCH	
DRAWN: DKW	DRAWING #:
CHECKED: SPD	1
JLR #: 27328	

PLOT DATE: February 27, 2017 11:36:00 AM

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 6 & 7
CONCESSION 2
PART OF PIN 73495-0581 &
PART OF PIN 73495-1307
GEOGRAPHIC TOWNSHIP OF GARSON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

AGENT

DALRON CONSTRUCTION LIMITED 130 ELM STREET
SUDBURY, ONTARIO P3C 1T6

AGENTS 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.

Feb 27/2017
DATE

RON ARNOLD – PRESIDENT
DALRON CONSTRUCTION LTD.

ONTARIO LAND SURVEYOR

TERRY DELBOSCO O.L.S. 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.

Feb 27, 2017
DATE

TERRY DELBOSCO O.L.S.

ADDITIONAL INFORMATION

AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT
AREA OF APPLICATION = 3.153± HECTARES

A) BOUNDARIES ARE AS SHOWN
B) ROADS AND HIGHWAYS ARE AS SHOWN
C) KEY PLAN AS SHOWN
D) LOTS 1–22: R1–5 SINGLE FAMILY RESIDENTIAL
BLOCK 23: SWM ACCESS & POND, DRAINAGE COURSE & OVERLAND FLOW PATH. BLOCK 24: ENCROACHMENT DEDICATION TO PARKS & WALKWAY BLOCK
E) NORTH: UNDEVELOPED LANDS & CITY OF GREATER SUDBURY SANITARY TRUNK SEWER MAIN & EASEMENT. LAND OWNED BY PROPONENT.
SOUTH: SCHOOL & LAND OWNED BY PROPONENT.
WEST: EXISTING SINGLE FAMILY RESIDENTIAL HOMES.
EAST: MUNICIPAL PARKLAND
F) LAYOUT AND DIMENSIONS OF PROPOSED LOTS ARE AS SHOWN
G) NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN
H) EXISTING MUNICIPAL POTABLE WATER SUPPLY IS AVAILABLE.
I) SILTY SANDY SOILS – TREED WITH OPEN AREAS
J) TOPOGRAPHY IS AS 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

File Location: L:\275\027328 - Dalron Vale Property Reviews\JLR DWG\Draft Plan\2017-02-21 REVISED Parkview Draft Plan First.dwg