PROPERTY SALE INFORMATION

(Please Note: This is Not a Tender)

Disclaimer The information provided below is intended solely to assist prospective purchasers in conducting their own due diligence prior to submitting an offer. The Vendor makes no representations or warranties of any kind, express or implied, with respect to the property and assumes no liability for the accuracy or completeness of the information provided. Any reliance placed on this information is at the purchaser's sole risk. Prospective purchasers are strongly encouraged to conduct their own independent investigations to determine the suitability of the property for their intended use prior to submitting an offer. All applicable utility providers should be contacted directly to confirm the availability of services, requirements for connection or extension of services, necessary approvals, associated costs, and all other relevant matters.

General Information

- **Municipal Address:** No municipal address is currently assigned to this **vacant industrial land parcel west of Belisle Drive, Val Caron**
- **Legal Description:** Surface rights only, part of PIN 73501-2164(LT), being **Part 1 on Plan 53R-22414**, part of Lot 9, Concession 5, Township of Blezard, City of Greater Sudbury.
- **Site Area:** 4.11 acres (1.663 ha)
- **Property Type:** Vacant Industrial Land Parcel in the Valley East Industrial Park
- **Zoning:** M1 Mixed Light Industrial/Service Commercial
- **Official Plan:** General Industrial
- **Asking Price:** $1,350,000 (plus HST)

Property Information

- The property is located within the Valley East Industrial Park and represents a development opportunity within an established industrial area.
- Municipal water and sanitary sewer services are anticipated to be available at the lot line by December 31, 2026, upon completion of the City's Belisle Drive servicing project. The servicing contract has been awarded and sufficient funding has been allocated for completion of the work. Purchasers are responsible for independently verifying servicing availability, capacity, connection requirements, approvals, timelines, and associated costs.
- The property is being sold **'as is, where is'**. The Vendor makes no representations or warranties regarding the condition of the property.
- Purchasers are responsible for confirming the availability of building permits and all approvals required for their intended use.
- An Official Plan amendment and/or Zoning By-law Amendment may be required depending on the proposed use. Purchasers should consult their own advisors and the City's Development Approvals Section.

Utilities

- **Hydro:** Purchasers should contact Hydro One Networks Inc. (or applicable electrical utility provider) to confirm service availability, connection requirements, capacity, and associated costs.
- **Gas:** Purchasers should contact Enbridge Gas Inc. to confirm service availability, connection requirements, capacity, and associated costs.

Additional Information

- **Taxes:** The property is not currently assessed for real property taxation purposes. Property assessment will be determined by MPAC following transfer of ownership, in accordance with timelines established by MPAC.
- **Lot Grading Plan:** May be required as a condition of building permit issuance.
- **Development Charges:** There is a Development Charges By-law in effect for the City of Greater Sudbury and development charges may apply to development on the property. Purchasers are responsible for determining the applicability and amount of any Development Charges for their proposed development and should contact the City of Greater Sudbury regarding Development Charges at developmentcharges@greatersudbury.ca

Purchaser Due Diligence

Purchasers are responsible for conducting their own investigations with respect to zoning, permitted uses, servicing, environmental conditions, drainage, geotechnical conditions, access, development potential, and any other matters relating to the property.

With respect to any required applications to the City relating to the property, the Purchaser is advised that the execution of an Agreement of Purchase and Sale by the City for the Property shall not in any way or manner fetter the discretion or authority of the municipal council as an approval authority or provide any advantageous planning consideration or treatment under the *Planning Act*, R.S.O. 1990, c. P.13 or the *Municipal Act, 2001*, S.O. 2001, c. 25 regarding the approval and regulation of land development and land use with respect to the property being sold.

Offer Submission

To submit an offer, the purchaser must complete and sign the provided form of **Agreement of Purchase and Sale** and submit it with the required deposit, as set out in the Agreement of Purchase and Sale, payable to City of Greater Sudbury. The Council Approval Date, Completion Date, and Purchaser's Condition Date in the Agreement of Purchase and Sale will be completed in consultation with the City's Real Estate Section.

In Person:
Tom Davies Square – One Stop Services
200 Brady Street
Sudbury ON
Attn: Real Estate Section

By Mail:
City of Greater Sudbury – Real Estate Section
PO Box 5000, Stn A
200 Brady Street
Sudbury ON P3A 5P3
Attn: Tanya Rossmann-Gibson, Property Administrator

Contact Information

For inquiries relating to the sale of land, please contact:

City of Greater Sudbury – Real Estate Section
(705) 674-4455 ext. 4373
realestate@greatersudbury.ca

For inquiries relating to Economic Development opportunities, please contact:

City of Greater Sudbury – Economic Development Division
(705) 674-4455 ext. 5609
invest@greatersudbury.ca

Agreement of Purchase and Sale

Purchaser(s): _____ (the "Purchaser")

Agrees to purchase from

Vendor: **City of Greater Sudbury** (the "City")

the following
Real Property: **Vacant industrial land parcel <u>West</u> of Belisle Drive, Val Caron, to which no municipal address is assigned**

being described as: Surface rights only, part of PIN 73501-2164(LT), being Part 1 on Plan 53R-22414, part of Lot 9, Concession 5, Township of Blezard, City of Greater Sudbury (the "Property")

in an 'as is, where is' condition

for a **Purchase Price** of _____ 00/100 Dollars (CDN $_____.00)
Together with Harmonized Sales Tax thereon.

Deposit: The Purchaser submits with this offer -------- **Ten Thousand** -------- 00/100 Dollars (**CDN <u>$ 10,000.00</u>**) by certified cheque payable to City of Greater Sudbury to be credited toward the Purchase Price on closing of this transaction, or returned to the Purchaser without interest or deduction, if the transaction fails to close through no fault of the Purchaser, but otherwise forfeited to the City and the Purchaser shall have no further claim thereon. The Purchaser agrees to pay to the City on closing, the balance of the Purchase Price by certified cheque or bank draft, subject to adjustments provided for in this agreement.

1. **HST in Addition to Purchase Price:** The Purchaser agrees to pay to the City on closing, in addition to the Purchase Price any applicable Harmonized Sales Tax on the Purchase Price, or in the alternative, shall deliver on closing evidence satisfactory to the City's solicitor that the Purchaser is an HST registrant, and an Undertaking to Remit the HST and to Indemnify the City for failure to do so, prepared in the City's standard form. The Purchaser authorizes the City to verify with the Canada Revenue Agency, the Purchaser's HST registration status and the Purchaser's HST registration number. The Purchaser agrees to provide to the City any further written authorizations or directions that may be required, in order for the City to obtain this information.

2. **Purchaser's Conditions:** This Agreement is conditional upon compliance with or waiver of each of the conditions set out in Schedule 'A' for the benefit of the Purchaser, on or before the date specified in Schedule 'A' or such other date as may be agreed to by the parties, failing which and provided always that the Purchaser has acted in good faith, this Agreement shall be null and void and the Purchaser's deposit returned to the Purchaser without interest or deduction and City shall not be liable for any costs or damages. The Purchaser's only right and remedy shall be such right of termination.

3. **Condition – Council Approval:** The Purchaser acknowledges and understands that any execution of this Agreement by the City Solicitor and Clerk on behalf of the City is expressly conditional upon the approval of the terms of the Agreement by Council for the City of Greater Sudbury and does not bind the City unless the within Agreement is approved by Council on or before 11:59 p.m. on **<u>the day of , 202 </u>**. If this condition is not satisfied by the date specified, this Agreement shall be at an end, the Purchaser's deposit shall be returned to it without interest or deduction and neither party shall have any further obligation to the other respecting this Agreement.

4. **As Is/ Where Is:** It is a condition of the closing that the Purchaser accept the Property in an as is / where is condition. The Purchaser understands and agrees that any information package provided by the City, any comments made by the City's staff and any plans or drawings that may have been provided by the City or the City's

staff are for the purpose of assisting the Purchaser to make its own enquiries. The City makes no representations or warranties about and takes no responsibility for the accuracy or completeness of information provided for the assistance of the Purchaser except as expressly provided herein. Without limiting the generality of the foregoing, the City makes no representation or warranty of any kind, either express or implied as to the condition of the soil, subsoil, ground and surface water or any other environmental matter. The Purchaser further acknowledges that it has not relied upon any information, representation, statement or warranty of the City or its employees, agents, or consultants, whether written or oral, except as expressly set out in this Agreement. The Purchaser agrees not to make any claim or proceeding against the City relating to the environmental condition of the Property, whether known or unknown as of the Closing Date.

5. **Purchaser Due Diligence**: The Purchaser shall satisfy itself as to all matters relating to the Property, including but not limited to zoning, permitted uses, building permit availability, environmental compliance, access, servicing availability, utility capacity, and all costs associated with developing the Property. The City shall not be responsible for any such investigations or conclusions reached by the Purchaser. The Purchaser acknowledges that all approvals, permits, servicing extensions or upgrades are not guaranteed and may be denied by the City or external agencies without recourse.

The Purchaser acknowledges that the execution of this Agreement by the City shall not in any way or manner fetter the discretion or authority of the municipal council as an approval authority or provide any advantageous planning consideration or treatment under the *Planning Act*, R.S.O. 1990, c. P.13 or the *Municipal Act, 2001*, S.O. 2001, c. 25 regarding the approval and regulation of land development and land use with respect to the Property.

6. **Zoning and Official Plan**: The Purchaser acknowledges that the Property is zoned M1 Mixed Light Industrial/Service Commercial and designated General Industrial in the City's Official Plan. The Purchaser is solely responsible for determining whether its proposed use is permitted and acknowledges that rezoning and/or Official Plan amendments may be required. The City provides no assurance such approvals will be granted.

7. **Servicing and Utility Disclaimer**: (1) The Purchaser further acknowledges that hydro and natural gas services may be available nearby, but the City does not warrant the availability, location, capacity, or suitability of any utilities. The Purchaser shall be responsible to confirm all servicing requirements, connection approvals, easement requirements, and related costs directly with the appropriate utility providers. The Purchaser further acknowledges that any servicing extensions, upgrades, or installations are entirely at the Purchaser's sole cost and risk and may require approvals that are not guaranteed.

(2) The Purchaser acknowledges that municipal water and sanitary sewer services being constructed as part of the City's Belisle Drive servicing project are anticipated but not guaranteed to be available at the lot line by **December 31, 2026**. The servicing contract has been awarded, and sufficient funding has been allocated for completion of the work. Purchasers are responsible for independently verifying servicing availability, capacity, connection requirements, approvals, timelines, and associated costs.

8. **Accept Title - General:** (1) It is a condition of closing that the Purchaser accept title to the Property subject to such registered restrictions or covenants that run with the land and any easements in standard form, to which title is subject or as the City may reserve on closing for municipal purposes or grant on closing for the purpose of any public utility or other service, and that the Purchaser agrees to assume any local improvement levies assessed against the Property. The Purchaser shall enter into an agreement with the City in replacement for any agreement currently registered on title to the Property which has merged by virtue of the agreement being entered into with the City prior to the City becoming owner of the Property, which agreement shall be registered on closing at the City's expense, in priority to any mortgage or other encumbrance.

(2) The Purchaser understands and agrees that they are acquiring Surface Rights Only to the Property.

9. **Taxes:** The Purchaser acknowledges being advised and understands that although the Property is not currently subject to real property taxes, it will become subject to real property taxes upon the acquisition of the Property by the Purchaser. The Purchaser agrees to assume any local improvement levies assessed against the Property.

10. **Development Charges:** The Purchaser acknowledges being advised that there is a Development Charges By-law in effect for the City of Greater Sudbury and development charges may apply upon development of the Property. The Purchaser is responsible to inform itself and for payment of any applicable development charges when assessed.

11. **Irrevocability:** This Agreement shall be irrevocable by the Purchaser until 4:30 p.m. on the day following the granting of any necessary approvals as identified in section 3 of this Agreement, after which time, if not accepted, this Agreement shall be null and void and the deposit shall be returned to the Purchaser in full without interest.

12. **Completion Date**: This Agreement shall be completed by no later than 6:00 p.m. on **the day of , 202** , or such other date as may be agreed to by the parties in writing. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.

13. **Title Search**: Purchaser shall be allowed until 6:00 p.m. on the 5th day before closing (Requisition Date) to examine the title to the Property at its own expense and to satisfy itself there are no outstanding work orders or deficiency notices affecting the Property. For the purposes of this section a business day shall be Monday to Friday inclusive except for statutory or civic holidays.

14. **Future Use**: The Purchaser acknowledges and agrees that the City has made no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful.

15. **Title**: Provided that the title to the Property is good and free from all encumbrances except as aforesaid and except for any registered restrictions or covenants that run with the land providing that such are complied with and except for any easements to public utilities, and mining-related emissions easement. If within the time allowed for examining the title any valid objection to title, which City is unable or unwilling to remove, remedy or satisfy and which Purchaser will not waive, notwithstanding any intermediate act or negotiations in respect of such objections, this Agreement shall be at an end and all monies theretofore paid shall be returned without interest or deduction and City shall not be liable for any costs or damages. The Purchaser's only right and remedy shall be such right of termination. Save as to any valid objection so made by such day and except for any objection going to the root of the title the Purchaser shall be conclusively deemed to have accepted City's title to the Property.

16. **Electronic Registration and DRA**: Where the transaction will be completed by electronic registration pursuant to Part III of the *Land Registration Reform Act*, (Ontario), and any amendments thereto, each of the parties shall retain a lawyer to act on its behalf. The Property Owner and the City acknowledge and agree that the exchange of closing funds, non-registerable documents and other items (the "Requisite Deliveries") and the release thereof to the Property Owner and the City will: (a) not occur at the same time as the registration of the Transfer (and any other documents intended to be registered in connection with the Closing); and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and to release same except in accordance with the terms of a document registration agreement between the said lawyers (the "DRA"), the form of which is as recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of the Requisite Deliveries will occur at Tom Davies Square, 200 Brady Street, Sudbury, ON or such other location agreeable to both lawyers.

17. **Documents**: The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of City.

18. **Inspection**: Purchaser acknowledges having had the opportunity to inspect the Property and understands that upon acceptance of this Agreement there shall be a binding agreement of purchase and sale between Purchaser and City.

19. **Planning Act**: This Agreement is subject to compliance with the *Planning Act*, R.S.O. 1990, c. P.13. The Purchaser shall not call upon the City and neither the City nor the City's solicitor shall be required to complete Planning Act Statements in the electronic Transfer/Deed of Land. The Purchaser acknowledges that pursuant to the Planning Act, the City can convey without requirement for consent.

20. **Document Preparation**: The Transfer / Deed shall save for the Land Transfer Tax Affidavit be prepared in registerable form at the expense of the City. All registration costs and other costs associated with effecting the transfer pursuant to this agreement shall be borne by the Purchaser.

21. **Time Limits**: Time shall in all respects be of the essence herein provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by City and Purchaser or by their respective solicitors who may be specifically authorized in that regard.

22. **Solicitors as Agents**: Any notice, approval, waiver, agreement, instrument, document or communication permitted required or contemplated in this Agreement may be given or delivered and accepted or received by the City's solicitor on behalf of the City and by the Purchaser's solicitor and on behalf of the Purchaser and any tender of documents may be made upon the Purchaser's solicitor and the City's solicitor, as the case may be.

23. **Tender**: Notwithstanding anything contained in this Agreement or in the DRA to the contrary, it is expressly understood and agreed by the parties to this Agreement that an effective tender shall be deemed to have been validly made by either party (in this paragraph called the "Tendering Party") upon the other party (in this paragraph called the "Receiving Party") when the solicitor for the Tendering Party has: (a) delivered all applicable documents, and funds to the Receiving Party's solicitor in accordance with the provisions of the DRA, as modified in this Agreement; (b) advised the solicitor for the Receiving Party, in writing, that the Tendering Party is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and (c) completed all steps required by the Teraview Electronic Registration System to complete the transaction that can be performed or undertaken by the Tendering Party's solicitor without the cooperation or participation of the Receiving Party's solicitor and specifically when the Tendering Party's solicitor has electronically "signed" the Transfer for completeness and granted "access" to the Receiving Party's solicitor (but without the Tendering Party's solicitor releasing it for registration by the Receiving Party's solicitor), without the necessity of personally attending upon the Receiving Party or the Receiving Party's solicitor with the documents and/or funds, and without any requirement to have an independent witness evidencing the foregoing.

24. **Agreement In Writing**: If there is conflict or discrepancy between any provisions added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto shall constitute the entire Agreement between Purchaser and City. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

25. **Successors and Assigns**: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

26. **Assignment:** This agreement shall not be assigned by the Purchaser without prior written consent of the City, which consent may be refused, or given subject to conditions, including the condition that any assignee covenant in writing in favour of the City to assume and perform all the obligations of the Purchaser hereunder. The Purchaser shall not be released from its liabilities and obligations hereunder in the event of any assignment.

27. **Real Estate Commission:** The Purchaser shall be responsible for any commission to any real estate agent retained by them and payable as the result of this Agreement. The City represents and warrants that it has not retained any real estate agent in regard to this Property.

28. **Statutory Declaration:** The City shall not be obligated to provide its statutory declaration sworn or otherwise, or any other written statement as to its status as a Canadian resident for the purposes of s. 116 of the *Income Tax Act*.

29. **Closing Deliverables:** (1) The City covenants that it will deliver to the Purchaser on or before closing, each of the following:

(a) an electronic Transfer, duly signed and released for registration;

(b) a statement of adjustments;
(c) an undertaking to re-adjust the statement of adjustments, if necessary, upon written demand;
(d) a direction regarding payment of funds; and
(e) such other documents as the Purchaser or its solicitors may reasonably require in order to implement the intent of this Agreement.

(2) The Purchaser covenants that it will deliver to the City on or before closing each of the following:
(a) a certified cheque for the balance of the Purchase Price applicable to the Property being sold by the City;
(b) an undertaking to re-adjust the statement of adjustments, if necessary, upon written demand;
(c) where the Purchaser is an HST registrant, and self-assessing HST, an undertaking to remit any applicable HST and to indemnify the City for failure to do so, prepared in the City's standard form;
(d) a Bring Forward Certificate, if requested; and
(e) such other documents as the City or the City's solicitor may reasonably require in order to implement the intent of this Agreement.

30. **Gender & Number:** In this agreement the use of the singular number includes the plural and vice versa and the use of any gender includes all genders.

31. **Currency:** All sums of money which are referred to in this Agreement are expressed in lawful money of Canada, unless otherwise specified.

32. **Further Assurances:** Each of the parties shall, from time-to-time hereafter and upon any reasonable request of the other, execute, deliver and make or cause to be made all such further acts, deeds, assurances and things as may be required or necessary to more effectually implement and carry out the true intent and meaning of this Agreement.

33. **Waiver:** No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision (whether or not similar) nor shall any waiver constitute a continuing waiver unless otherwise expressed or provided.

34. **Severability:** If any covenant, obligation, agreement or part thereof (or the application thereof) to any person, party or circumstance, to any extent, shall be invalid or unenforceable, the remainder of this Agreement (or the application of such covenant, obligation, agreement or part thereof) to any person, party or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby. Each covenant, obligation and agreement in this Agreement shall be separately valid and enforceable to the fullest extent permitted by law.

35. **Governing Law:** This Agreement shall be construed in accordance with the laws of Canada and in the province of Ontario and enforced in the court system of Ontario.

36. **Counterparts and PDF Delivery:** For convenience, this Agreement may be executed and delivered in counterparts by facsimile or by email transmission of the executed Agreement scanned in a Portable Document Format (PDF file) to the extent such electronic execution is permitted under Ontario's *Electronic Commerce Act, 2000*, S.O. 2000, c. 17. Each instrument when executed in counterpart, scanned and delivered shall be deemed an original and collectively all such instruments shall constitute the Agreement to be valid and binding upon the Parties. Any Party executing this Agreement and transmitting it via facsimile or email using PDF shall immediately upon request provide an originally signed counterpart of this Agreement, provided however, that any failure to provide such originally signed counterpart shall not constitute a breach of this Agreement.

Corporate Signing Clause:

In Witness whereof the Purchaser has signed this Agreement by its duly authorized signing officers in that regard.
DATED at Sudbury, this _____ day of _____, 2026.

_____
Per:

_____

_____
(Print name, title)

_____

_____
(Print name, title)
I/We have authority to bind the corporation.

Individual(s) Signing Clause:

In Witness whereof the Purchaser has signed this Agreement
Dated at Sudbury this _____ day of _____, 2026__, in the presence of

_____ _____ (LS) Date: _____
Witness Name: Purchaser Name:

_____ _____ (LS) Date: _____
Witness Name: Purchaser Name:

In Witness whereof the City has signed this Agreement by its duly authorized signing officers in that regard.
Dated at Sudbury, this _____ day of _____, 2026.

City of Greater Sudbury
Per:

_____
Eric Labelle
City Solicitor and Clerk

Acceptance conditional upon approval by Council for the City of Greater Sudbury as specified in the Agreement.

Address For Service

City's Address for Service: 200 Brady Street, Box 5000, Stn. A, Sudbury ON P3A 5P3
Attention: Real Estate Section
Tel No: (705) 674-4455 ext. 4373
Email: realestate@greatersudbury.ca

City's Lawyer: Legal Services
Tel No.: (705) 671-2489
Email: legal_services@greatersudbury.ca

Purchaser's Information
Address:_____
Tel. No.:_____
Email: _____

Purchaser's Lawyer Information
Name:_____
Address:_____
Tel. No.:_____
Email:_____

Schedule 'A'

This Schedule is attached to and forms part of the attached Agreement of Purchase and Sale between:

Purchaser(s) _____
and
Vendor (the "City") **City of Greater Sudbury**

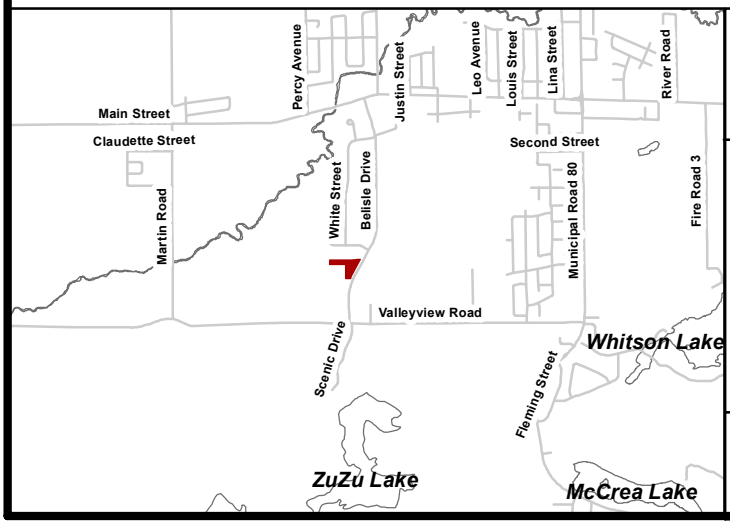
for the purchase and sale of real property, **vacant industrial land parcel West of Belisle Drive, Val Caron, to which no municipal address is assigned**

being described as: Surface rights only, part of PIN 73501-2164(LT), being Part 1 on Plan 53R-22414, part of Lot 9, Concession 5, Township of Blezard, City of Greater Sudbury

This offer is conditional upon the Purchaser complying with or delivering to the City, a written waiver of each the following conditions, as the case may be, on or before 11:59 p.m. on **the day of , 202 ,** or such other date as may be agreed to by the parties from time to time, failing which this Agreement shall be null and void. Provided the Purchaser has acted in good faith and in a timely manner to secure compliance with or satisfy themselves with respect to each of the conditions, the deposit shall be returned to the Purchaser without interest or deduction.

(If Applicable, Purchaser insert conditions)





City Owned Land - Belisle Drive VEIP

N

Part PIN 73501-2164(LT),
Part 1 on Plan 53R-22414,
Lot 9, Concession 5, Township of Blezard,
City of Greater Sudbury

NTS

Date: 2026 06 10

PLAN OF SURVEY OF
PART OF LOT 9, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

TULLOCH GEOMATICS INC.
2026

10m 0 10 50m

SCALE 1 : 1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 9	5	PART OF PIN 73501–2164	1.663 ha
2				2.075 ha

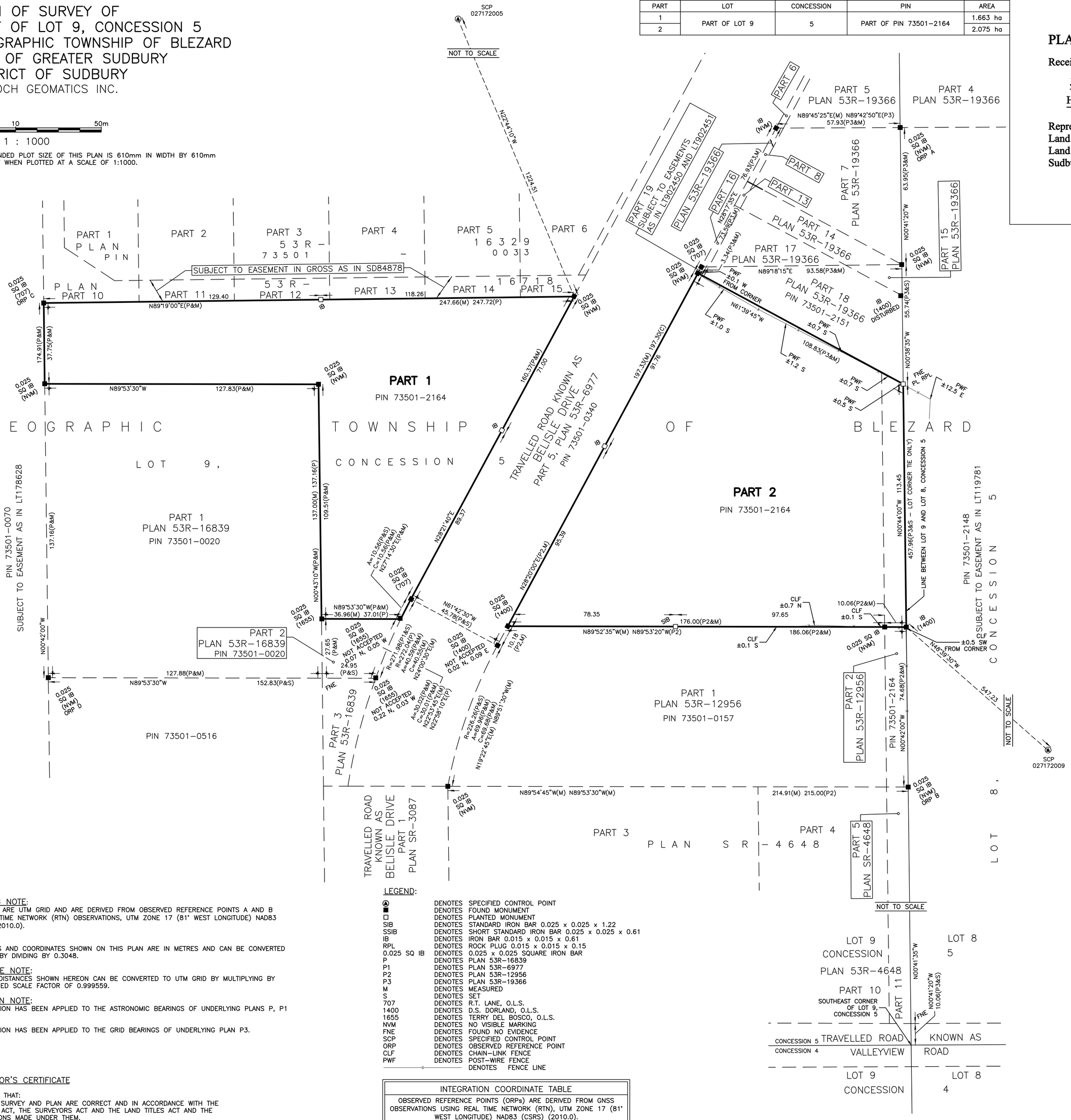
PLAN 53R-22414

Received and deposited

June 5th, 2026

Hezekiah David

Representative for the Land Registrar for the Land Titles Division of Sudbury (No.53)



BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

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 BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999559.

ROTATION NOTE:
NO ROTATION HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P, P1 AND P2.

NO ROTATION HAS BEEN APPLIED TO THE GRID BEARINGS OF UNDERLYING PLAN P3.

LEGEND:

▲	DENOTES SPECIFIED CONTROL POINT
■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED 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
RPL	DENOTES ROCK PLUG 0.015 x 0.015 x 0.15
0.025 SQ IB	DENOTES 0.025 x 0.025 SQUARE IRON BAR
P	DENOTES PLAN 53R–16839
P1	DENOTES PLAN 53R–6977
P2	DENOTES PLAN 53R–12956
P3	DENOTES PLAN 53R–19366
M	DENOTES MEASURED
S	DENOTES SET
707	DENOTES R.T. LANE, O.L.S.
1400	DENOTES D.S. DORLAND, O.L.S.
1655	DENOTES TERRY DEL BOSCO, O.L.S.
NVM	DENOTES NO VISIBLE MARKING
FNE	DENOTES FOUND NO EVIDENCE
SCP	DENOTES SPECIFIED CONTROL POINT
ORP	DENOTES OBSERVED REFERENCE POINT
CLF	DENOTES CHAIN–LINK FENCE
PWF	DENOTES POST–WIRE FENCE
x	DENOTES FENCE LINE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 2026.

JUNE 2, 2026
DATE

JACK F. CAVANAGH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–131943.

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATES VALUES TO URBAN ACCURACY IN ACCORDANCE WITH SEC. 14(2) OF O.REG 216/10.		
ORP	NORTHING	EASTING
A	5160678.03	497831.89
B	5160370.40	497835.64
C	5160596.22	497432.25
D	5160421.41	497434.39
SCP	NORTHING	EASTING
027172005	5161728.060	497206.732
027172009	5160083.720	498245.418
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

TULLOCH

TULLOCH GEOMATICS INC.
131 FIELDING RD
LIVELY, ON
P3Y 1L7
T. 705 671.2295
F. 705 671.9477
800 810.1937
sudbury@tulloch.ca

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