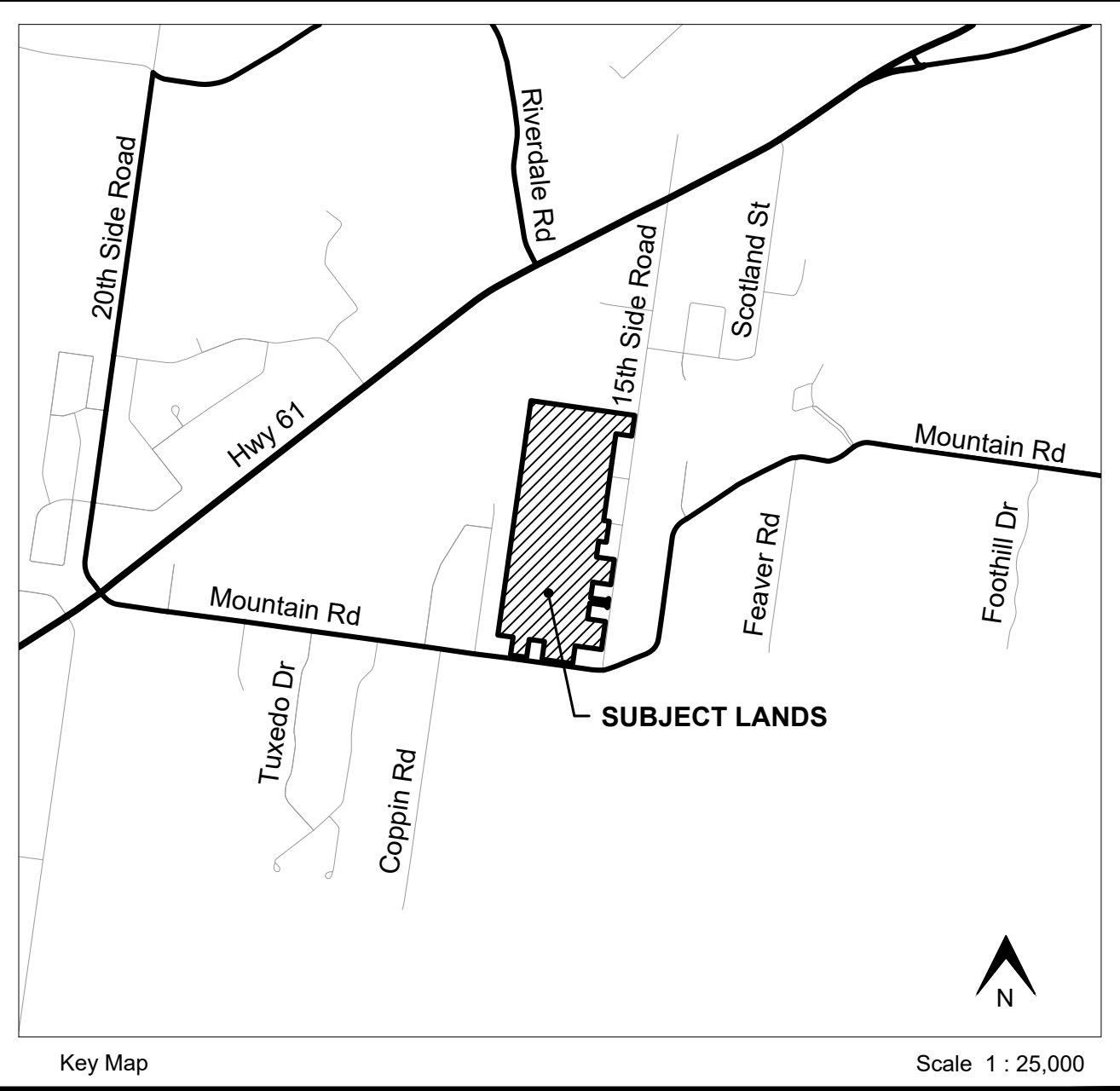


LEGEND

- SUBJECT LANDS**
Total Area: ±34.849ha (86.11ac)
- DEVELOPMENT LIMIT**
Total Area: ±313,271.1m² / 31.327ha
Total Road Length: ±944.7m
- BELL EASEMENT**
- 2022 ENVIRONMENTAL AREA**
- ZONING BY-LAW 1/2022 ENVIRONMENTAL OVERLAY - APRIL 11TH, 2022**
- ZONING BOUNDARY**
- 30m ZONING SETBACK**



LAND USE SCHEDULE

Land Use	Lot / Blocks	Units	Area (ha)
Single Detached Residential	1 - 41	41	15.140
Open Space	42-51		11.596
Environmental Protection	52-53		2.222
Streets			2.369
Total	53	41	31.327

OWNER'S CERTIFICATE
BRAD McKINNON, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZES MORGAN PLANNING & DEVELOPMENT TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
DATE: _____
BRAD McKINNON - OWNER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE: _____
PETER DeHAAN, O.L.S. - TBT ENGINEERING LIMITED

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

a-f)	As Shown on Plan
f1)	None
g)	As Shown on Plan
h)	Municipal Water
i)	Sand, Silt Glacial Till
j)	As Shown on Plan
k)	Public Water & Private Septic System
l)	None

UPDATE TO
DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY OF BLOCK 10, REGISTERED PLAN 55M - 535 AND PART OF LOT 16, CONCESSION 3, S.K.R. (GEOGRAPHIC TOWNSHIP OF NEEBING), CITY OF THUNDER BAY, DISTRICT OF THUNDER BAY

No.	DATE	REVISION	BY
2	Jan. 22, 2026	3rd ZBA application submission	AM
1	Nov. 18, 2025	3rd ZBA application submission	AM

0 20 40 60 80 100 120 140m

Scale: 1 : 1,500
Date: April 3, 2025
Drawn By: AM
Checked By: JH

MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4