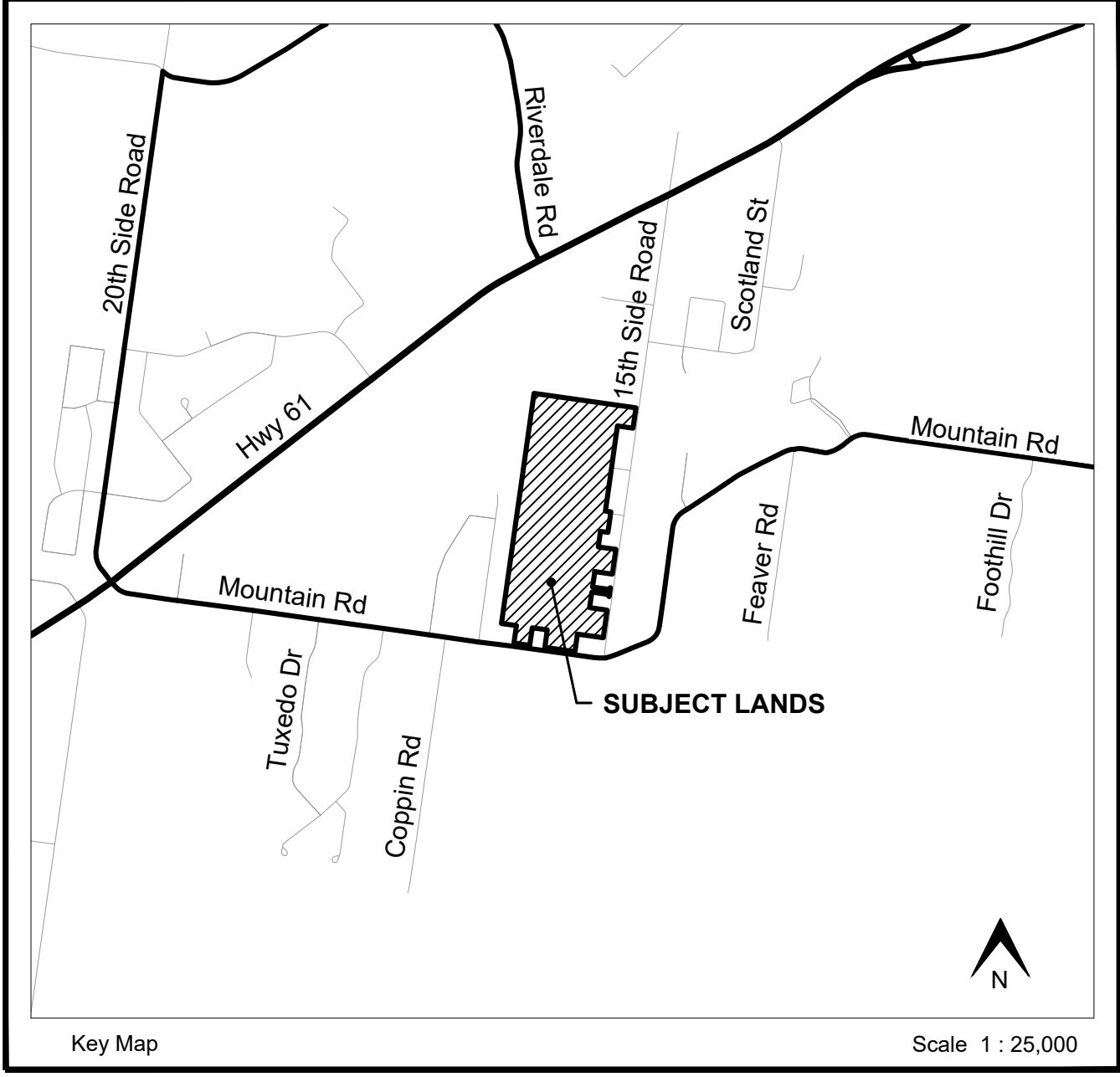
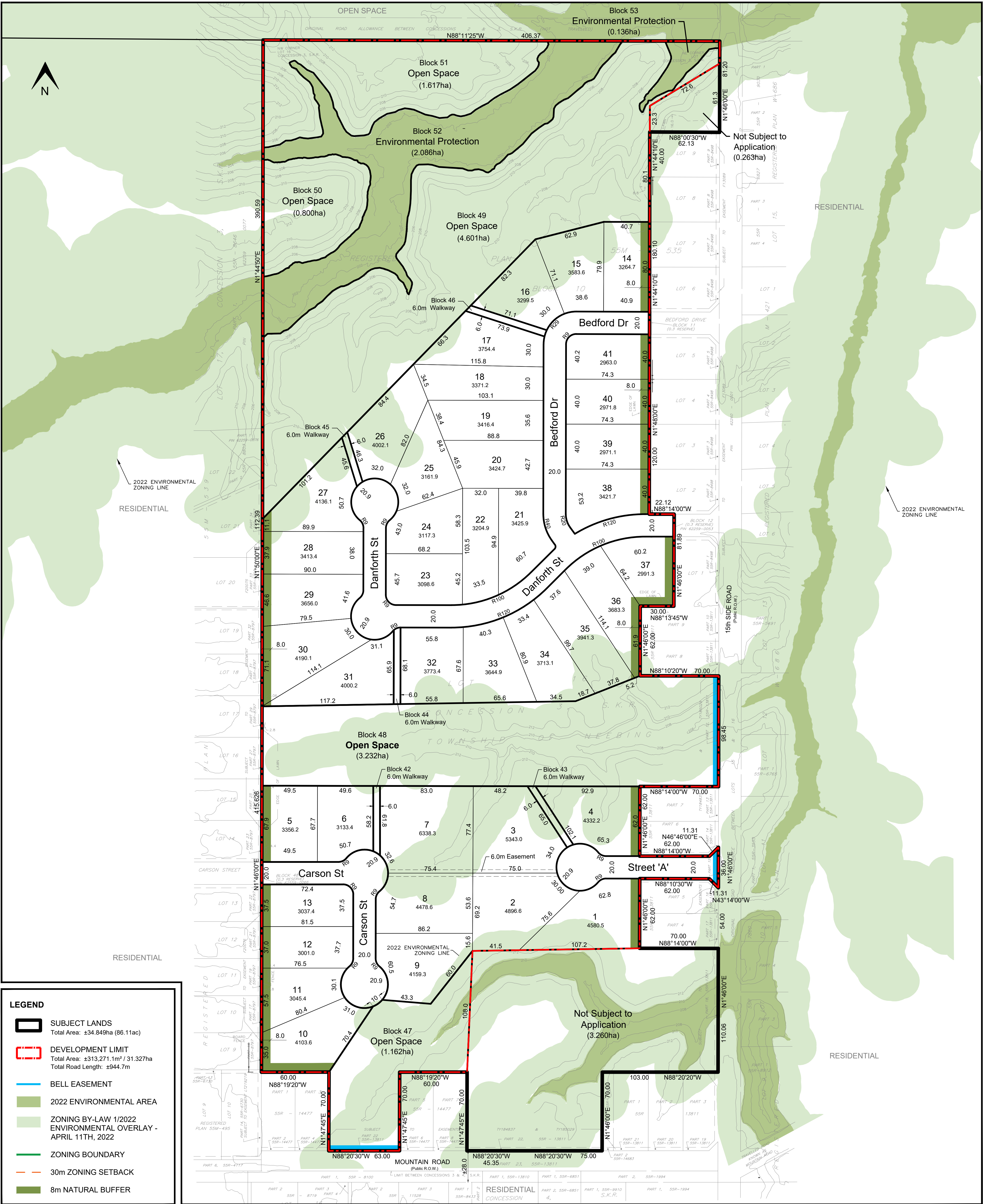




LAND USE SCHEDULE

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

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

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

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

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

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