



DRAFT PLAN OF SUBDIVISION OF  
**PART OF**  
**MINING LOCATION R-3**  
 GEOGRAPHIC TOWNSHIP OF McINTYRE  
 CITY OF THUNDER BAY  
 DISTRICT OF THUNDER BAY

SCALE 1:750

J. D. BARNES LIMITED

**LAND USE**

LOTS 3 - 47 & 50 - 68	RESIDENTIAL ZONE ONE	3.985 +/- Ha.
LOTS 1, 2, 48 & 49	MIXED USE ZONE TWO	0.509 +/- Ha.
BLOCK 69	OPEN SPACE / PARKLAND	0.455 +/- Ha.
BLOCKS 70, 71, 72 & 73	PUBLIC WALKWAYS	0.055 +/- Ha.
BLOCKS 74 & 75	0.3 RESERVES	0.008 +/- Ha.
STREETS		1.771 +/- Ha.
<b>TOTAL</b>		<b>6.783 +/- Ha.</b>

**NOTES**

LOT FRONTS SHOWN ON THE SETBACK ARE BASED ON THE CITY OF THUNDER BAY BY-LAW FRONTAGE DEFINITION USING A 10.0 METRE SETBACK.

EXISTING DWELLING ON PARTS 1 & 4, PLAN 55R - 10449 - NOT OWNED BY APPLICANT AND IS NOT PART OF THIS DRAFT PLAN OF SUBDIVISION, COVERED BY EXISTING AGREEMENT.

PART 2, PLAN 55R - 8139 - NOT OWNED BY APPLICANT. LANDS TO BE DEEDED BACK TO APPLICANT BY THE CORPORATION OF THE CITY OF THUNDER BAY. (AFFECTS PARTS OF LOTS 18, 19, 20, 21, 58 & 59 AND PART OF EMERALD CRESCENT)

PARTS 2 AND 3, PLAN 55R - 10449 SUBJECT TO EASEMENT FOR PRIVATE WATERLINE AND SEPTIC FIELD. EASEMENT TO BE RELEASED TO APPLICANT AS PER AGREEMENT. (AFFECTS PARTS OF LOTS 13, 14, 15, 16, 17 & 58, PART OF BLOCK 72 AND PART OF EMERALD CRESCENT)

**ADDITIONAL INFORMATION**  
 REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

(e)	AS SHOWN ON DRAFT PLAN
(f)	AS SHOWN ON DRAFT PLAN
(g)	AS SHOWN ON DRAFT PLAN
(h)	AS SHOWN ON DRAFT PLAN
(i)	AS SHOWN ON DRAFT PLAN
(j)	AS SHOWN ON DRAFT PLAN
(k)	AS SHOWN ON DRAFT PLAN
(l)	AS SHOWN ON DRAFT PLAN

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT PROPERTIES ARE ACCURATELY AND CORRECTLY SHOWN.

DATE NOVEMBER 4, 2013

*Peter de Haan*  
 PETER DE HAAN  
 ONTARIO LAND SURVEYOR

**OWNER'S AUTHORIZATION**

I AUTHORIZE J.D.BARNES, LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION.

**686984 ONTARIO LIMITED**

DATE NOVEMBER 4, 2013

*Mark J. Smith*  
 D. H. ANNALA  
 "I HAVE THE AUTHORITY TO BIND THE CORPORATION"

**ZONING:** R1 - RESIDENTIAL ZONE ONE  
 MU2 - MIXED USE ZONE TWO  
 OS - OPEN SPACE ZONE FOR PARKLAND

**J. D. BARNES** SURVEYING  
 LIMITED MAPPING

MARKED BY INNOVATION - MEASURED BY REPUTATION™ GIS

1001 WILLIAM STREET, SUITE 102A, THUNDER BAY, ON P7B 6M1  
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 FILE: G:\23295000\Cad\1950-00-d-plan-Stage\_4-2\_nov0413m.dgn DATED: 04 NOV 2013

Subject to the conditions set forth in our letter dated JANUARY 30th 2015, this draft plan is approved under Section 51 of the Planning Act, this 19th day of JANUARY, 2015

*Mark J. Smith*  
 Mark J. Smith, M.A., M.C.I.P., R.P.P.  
 General Manager  
 Development Services Department  
 City of Thunder Bay