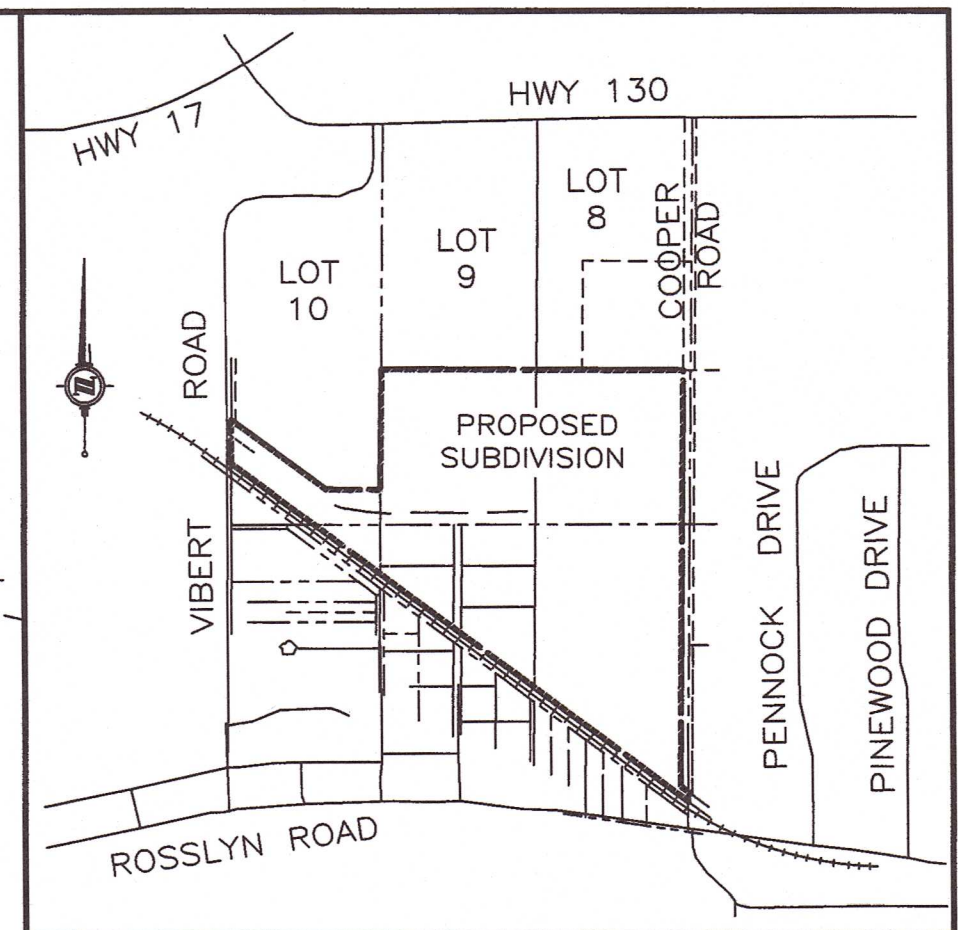
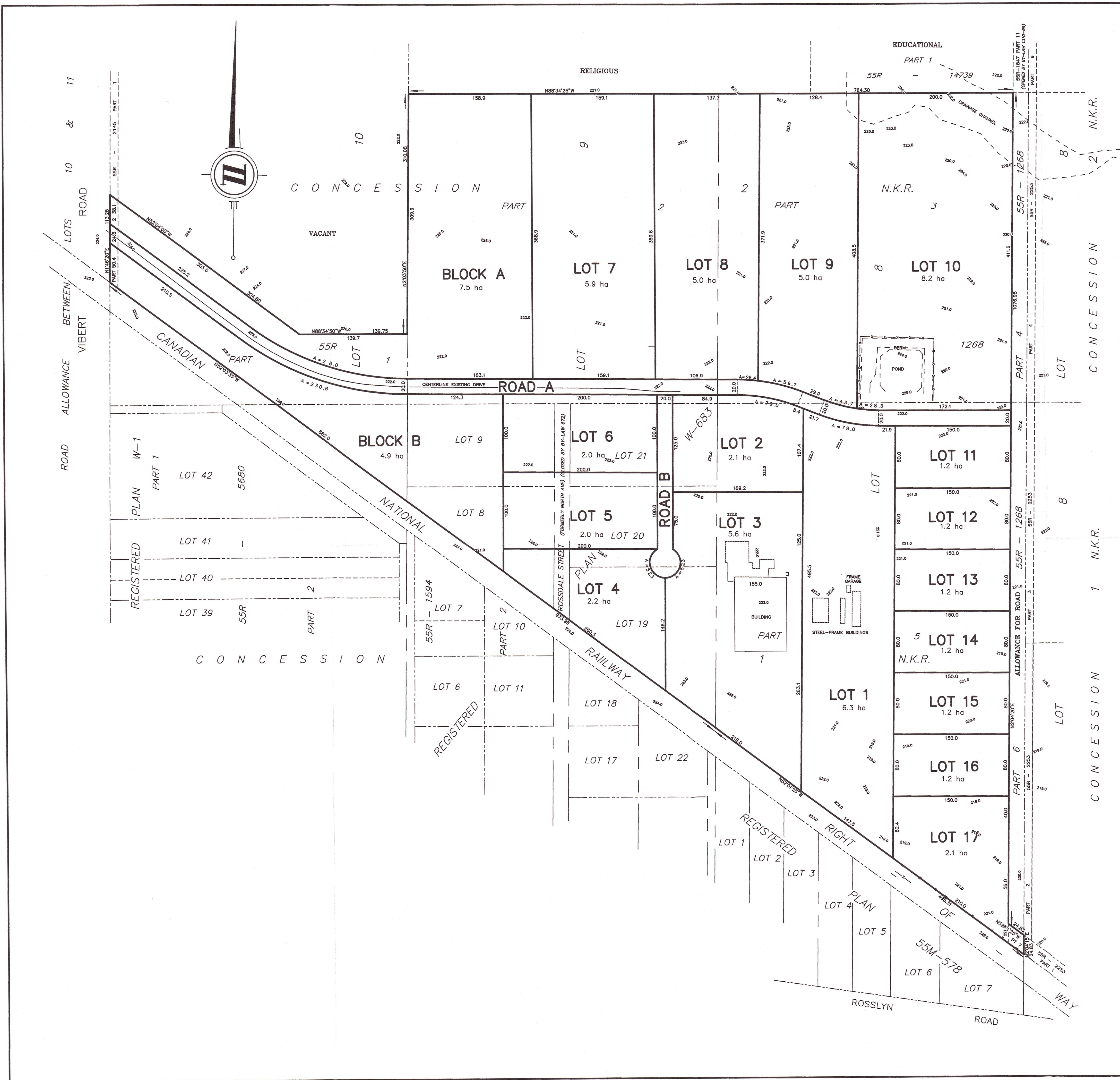




DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 8
CONCESSION 1
PART OF LOTS 8, 9 & 10
CONCESSION 2
LOTS 2, 8, 9, 19, 20 & 21
PART OF NORTH AVENUE
(CLOSED BY BY-LAW 672)
REGISTERED PLAN W-683
GEOGRAPHIC TOWNSHIP OF PAIPOONGE
MUNICIPALITY OF OLIVER PAIPOONGE
DISTRICT OF THUNDER BAY

SCALE - 1:2500

40m 0 50m 100m

PROPOSED LAND USE	
LOT 1 - 9	HEAVY INDUSTRIAL 36.1± ha
LOT 10 - 17	LIGHT INDUSTRIAL 17.5± ha
BLOCKS A & B	OPEN SPACE 12.4± ha
STREETS A & B	STREET 2.9± ha
TOTAL 68.9± ha	

- ADDITIONAL INFORMATION**
- UNDER SECTION 51(17) OF THE PLANNING ACT
- (A) BOUNDARIES—AS SHOWN ON DRAFT PLAN
 - (B) ROADS— AS SHOWN ON DRAFT PLAN
 - (C) AS SHOWN ON KEY PLAN
 - (D) AS SHOWN ON DRAFT PLAN
 - (E) ADJOINING LAND USE—AS SHOWN ON DRAFT PLAN
 - (F) LOT DIMENSIONS—AS SHOWN ON DRAFT PLAN
 - (G) AS SHOWN ON DRAFT PLAN
 - (H) INDIVIDUAL WELLS
 - (I) SOILS - SANDY SILT & CLAY LAYER WITH IMPORTED FILL
 - (J) AS SHOWN ON DRAFT PLAN
 - (K) MUNICIPAL SERVICES—HYDRO, TELEPHONE, CABLE T.V., SCHOOL BUS, GARAGE PICK-UP, FIRE PROTECTION
 - (L) EXISTING RESTRICTIONS OR EASEMENTS—NONE

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE-SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Peter de Haan
DATE *JUNE 2, 2021* PETER de HAAN
ONTARIO LAND SURVEYOR

OWNER'S AUTHORIZATION

I AUTHORIZE TBT ENGINEERING LTD. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION.

Eugenio Garritano
DATE *June 1, 2021* EUGENIO GARRITANO
PRESIDENT

* I HAVE THE AUTHORITY TO BIND THE CORPORATION *

ZONING-- HEAVY & LIGHT INDUSTRIAL AND RURAL

TBT ENGINEERING CONSULTING GROUP

TBT SURVEYORS INC. - A WHOLLY OWNED SUBSIDIARY OF TBT ENGINEERING LIMITED

1918 YONGE STREET, THUNDER BAY, ON P7E 6T9
T: (807) 624-5160 F: (807) 624-5161 www.tbte.ca

DRAWN BY: PD	CHECKED BY: PdeH	DATED: 2021/02/20
DWG. No.: File: Y:\Projects\2021\21-093 1974862\Microsurvey\21-093 DRAFT PLAN.dwg		