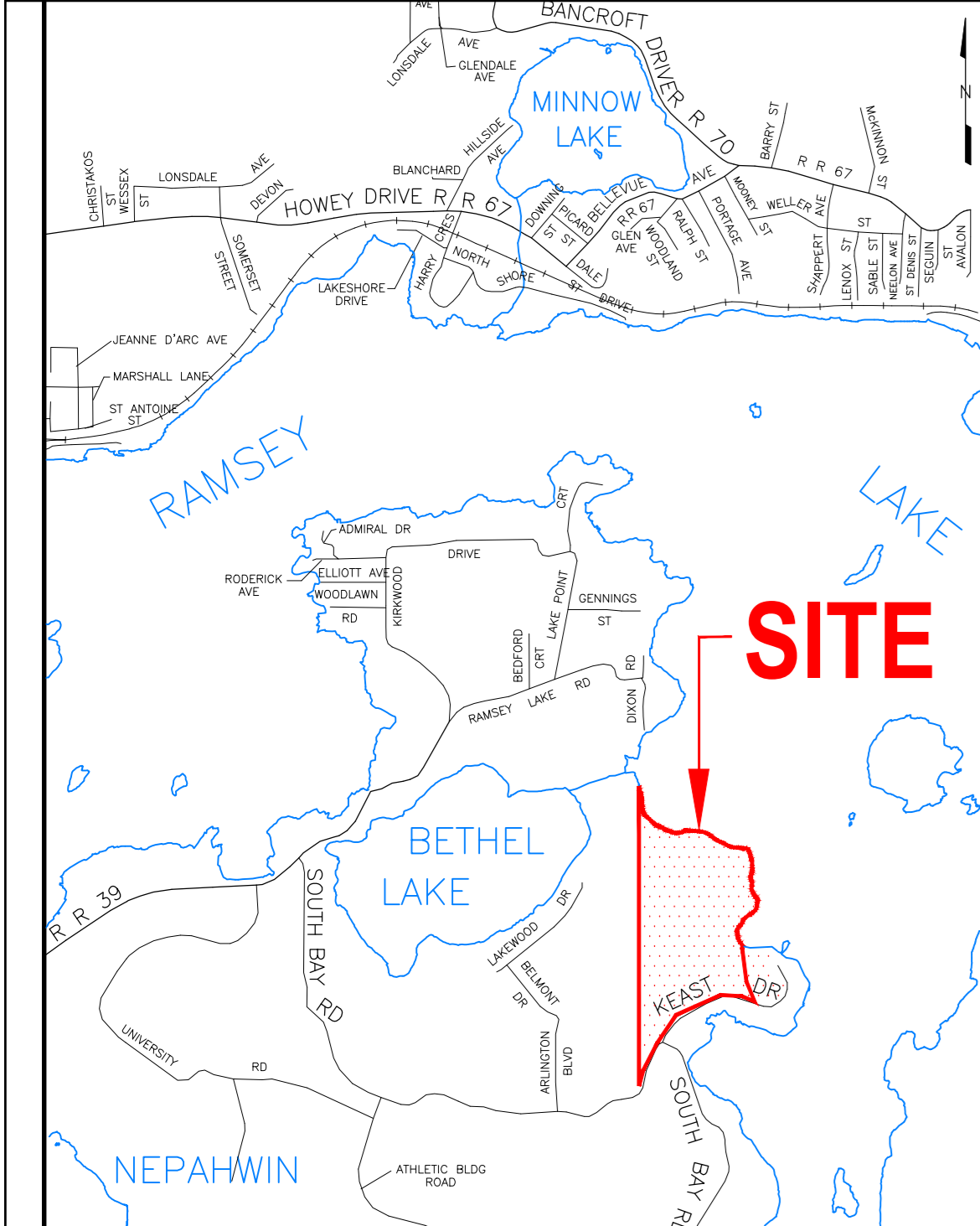


OMB CASE No. PL150750  
EXHIBIT #

TOWNSHIP OF MCKIM

RAMSEY LAKE



DRAFT PLAN OF PROPOSED SUBDIVISION  
(COMPREHENSIVE PLANNED UNIT DEVELOPMENT)  
PART OF  
PIN 73592-0421  
BEING  
PARTS 1 TO 6 (INCLUSIVE)  
PLAN 53R-18857  
PART OF  
LOT 1, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF MCKIM  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.
- A) AS SHOWN
  - B) AS SHOWN
  - C) AS SHOWN
  - D) LOTS 1 TO 69
  - E) AS SHOWN
  - F) AS SHOWN
  - G) AS SHOWN
  - H) MUNICIPAL WATER AVAILABLE
  - I) SILTY SAND / ROCK OUTCROPS
  - J) AS SHOWN
  - K) MUNICIPAL SEWER, WATER, POLICE, FIRE DEPARTMENT, SCHOOLS
  - L) NONE

- LEGEND
- SB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - RIB DENOTES ROUND IRON BAR
  - RSB DENOTES ROCK BAR
  - MB DENOTES MONUMENT PLANTED
  - WIT DENOTES WITNESS MONUMENT
  - OU DENOTES ORIGINAL UNDIVIDED
  - C.E.S. DENOTES SUDBURY EAST SECTION
  - M DENOTES MEASURED
  - S DENOTES SET

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: \_\_\_\_\_ STEVE J. GOSSLING  
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE  
I, NORM C. EADY, PRESIDENT OF 1721074 ONTARIO LIMITED BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE S. A. KIRCHHEFER LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_ OWNER I HAVE THE AUTHORITY TO (PRESIDENT) BIND THE CORPORATION

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

PROPOSED USE	LOCATION	UNITS	AREA	DENSITY
LOW DENSITY SINGLE FAMILY RESIDENTIAL, R1	LOT 1 TO LOT 53	53	9.62	5.51
MULTIPLE DWELLING	BLOCK 'C'	34	0.55	61.82
MULTIPLE DWELLING	BLOCK 'D'	35	0.77	45.45
MULTIPLE DWELLING	BLOCK 'E'	25	0.40	62.50
<b>TOTAL:</b> 147				
NET DENSITY = 147 / (19.34 - 0.263) = 10.0 UNITS/ha				

PROPOSED LAND USE DISTRIBUTION

PROPOSED USE	AREA	% OF SITE
RESIDENTIAL	147	75.5
PARKLAND	2.07	10.7
MULTIPLE DWELLING	1.79	9.2
ROADS (FUTURE)	1.85	9.6
PARKLAND	0.90	4.7
MULTIPLE DWELLING	0.80	4.1
MULTIPLE DWELLING	0.45	2.3
MULTIPLE DWELLING	0.57	2.9
<b>TOTAL:</b>	<b>19.34</b>	<b>100%</b>

EXISTING ZONING	PROPOSED ZONING	DESCRIPTION	AREA, ha	% OF SITE
	LOW DENSITY SINGLE FAMILY RESIDENTIAL, R1	LOT 1 TO LOT 6	0.740	3.83
		LOT 7 TO LOT 20	3.729	19.3
		LOT 21 TO LOT 29	1.417	7.3
		LOT 30 TO LOT 50	2.774	14.3
		LOT 51 TO LOT 52	0.536	2.8
		LOT 53	0.817	4.2
		<b>TOTAL:</b>	<b>9.62</b>	<b>49.8</b>
ROADS	(FUTURE)		1.85	9.6
			0.15	0.8
			2.03	10.5
PARKLAND	BLOCK 'A'		2.07	10.7
	BLOCK 'B'		1.75	9.0
	BLOCK 'C'		0.90	4.7
	BLOCK 'D'		0.80	4.1
	BLOCK 'E'		0.45	2.3
	BLOCK 'F'		0.57	2.9
MULTIPLE DWELLING	BLOCK 'C'		0.55	2.8
	BLOCK 'D'		0.77	4.0
	BLOCK 'E'		0.40	2.1
	BLOCK 'F'		0.45	2.3
			1.72	8.9
<b>TOTAL:</b>			<b>19.34</b>	<b>100%</b>

REVISIONS

DATE	BY	DETAILS



PROPOSED RESIDENTIAL DEVELOPMENT  
KEAST DRIVE, SUDBURY, ON.  
S. A. Kirchhefer Limited  
Consulting Engineer and Planner  
Sudbury, Ontario

Drawing No.: 1