



Planning Justification Report

Consent Applications

Trails End Lane & Ahmic Lake Road
Municipality of Magnetawan

Date:

October 2024

Prepared For:

Jacob VanderBreggen

Prepared By:

Melissa Markham, MCIP, RPP

Melissa Markham Planning & Associates

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Description of Proposal

Melissa Markham Planning & Associates has been retained by the owners of 30 Trails End Lane and an unaddressed parcel of land to the west (along Ahmic Lake Road), to assist with applications for consent. The properties are located on Ahmic Lake in the Municipality of Magnetawan. 30 Trails End Lane is currently accessed from an existing private right-of-way and the unaddressed lands and new lot are proposed to have access from Ahmic Lake Road.

The purpose of this report is to provide a planning analysis regarding the appropriateness of the applications to sever a portion of each of the lands to facilitate the creation of one new lot on Ahmic Lake, as shown in red on the below sketch.

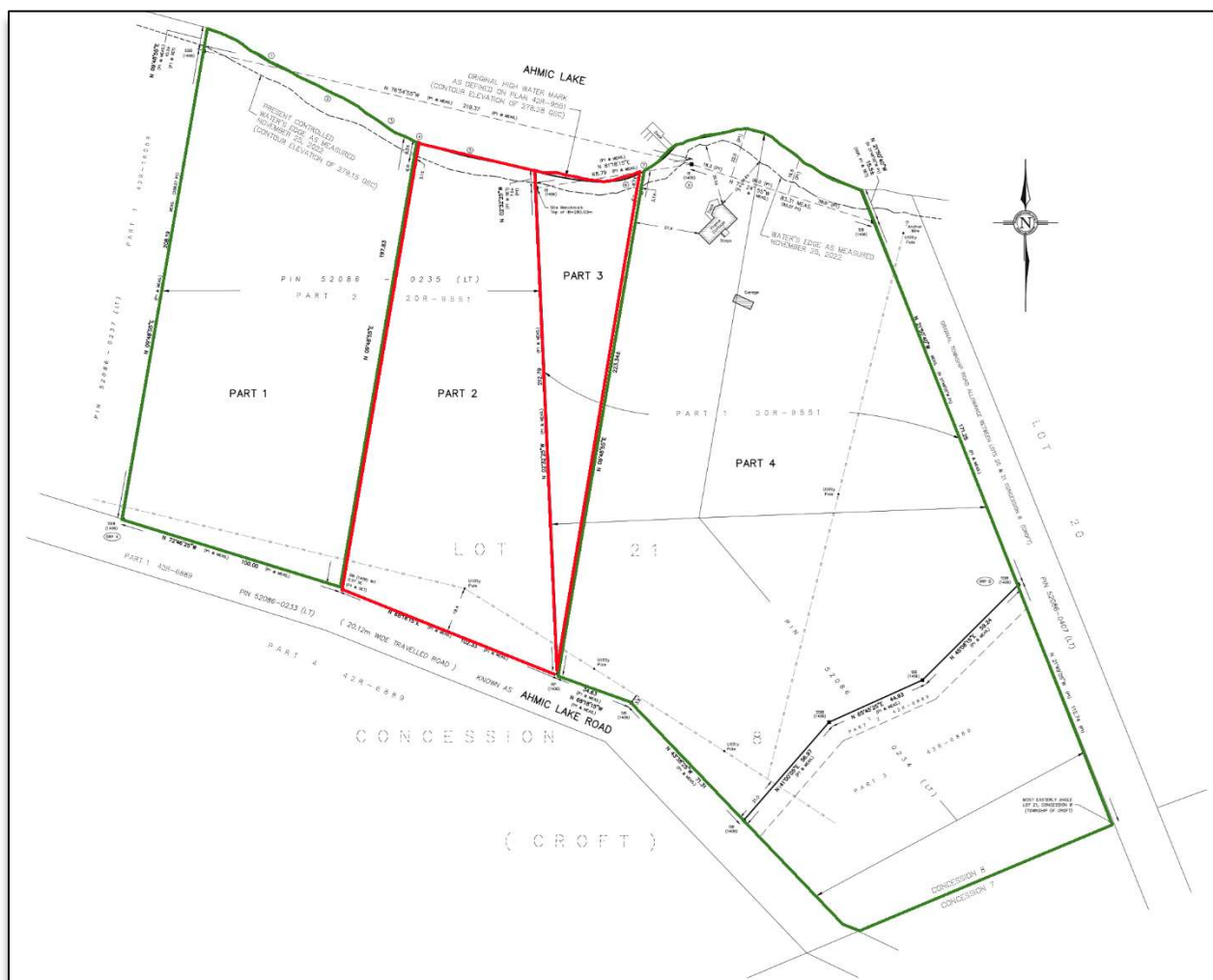


Figure 1: Proposed Sketch

The subject lands are designated Shoreline and Rural in the Municipality of Magnetawan Official Plan. The subject lands are zoned Shoreline Residential (RS) in the Municipality of Magnetawan Zoning By-law 2001-26.

A Pre-consultation Report, dated September 17, 2024, was provided by the municipality's planning consultants (EcoVue Consulting) regarding the proposed applications. The comments provided that the lots will meet the size requirements and appear to be of sufficient size to accommodate development.

The following is an overview of the subject lands and provincial and municipal policies related to the applications.

Subject Lands

Legal

PIN 52086-0234

The lands are legally described as PT LT 21 CON 8, Croft; PT 1 42R9551, PT 2 & 3 42R6889; Subject to PT 2 42R6889; Magnetawan. A copy of the parcel register and surveys have been attached to this document.

PIN 52086-0235

The lands are legally described as PT LT 21 CON 8, Croft; PT 2 42R9551; Magnetawan. A copy of the parcel register and survey have been attached to this document.

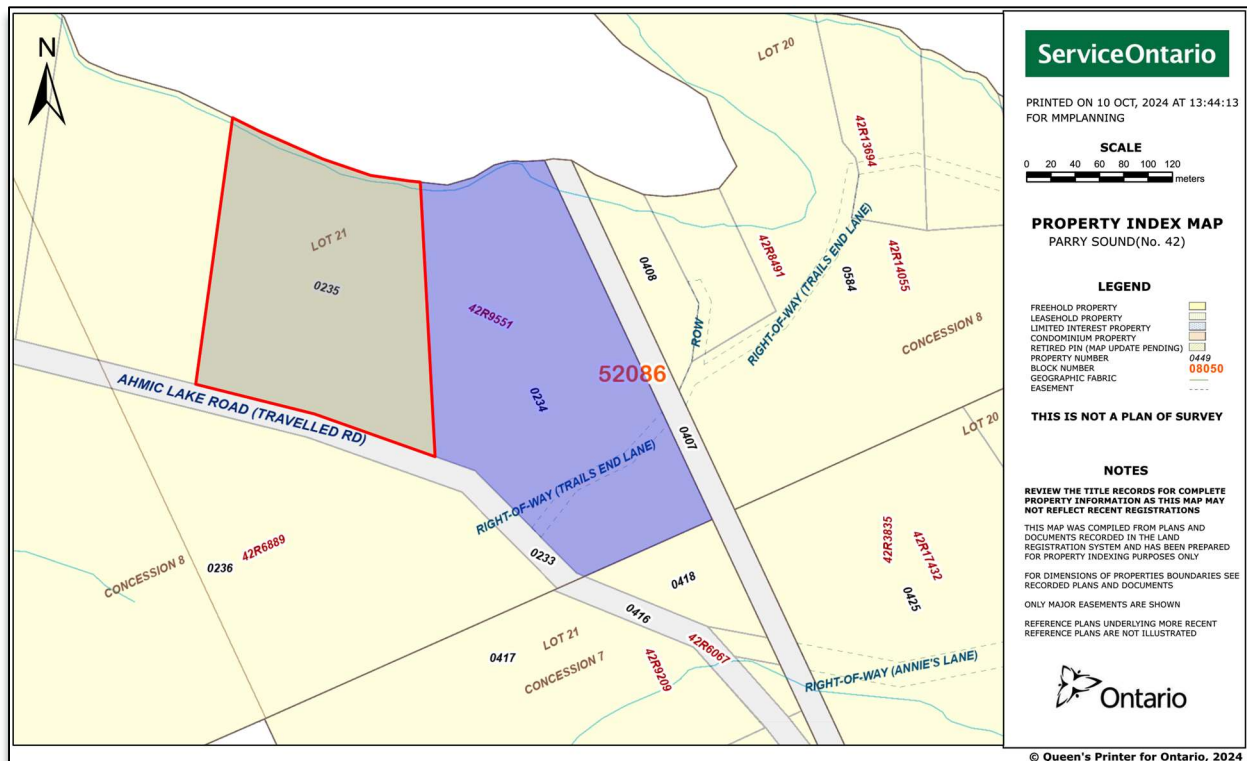


Figure 2: PIN Map

Source: Land Registry Office Parry Sound (LRO 42)

Property Description

The subject lands, known municipally as 30 Trails End Lane, have a total area of approximately 5.56 ha (13.7 acres). The property is developed with a dwelling, temporary shed enclosure and dock.

The subject lands to the west along Ahmic Lake Road, with no municipal address, have a total lot area of 3.6 ha (8.9 acres). The property is currently vacant.



Figure 3: Air Photo Map (2024)

Source: Ontario Government, MNRF

Surrounding Area

Adjacent lots along Ahmic Lake Road and Trails End Lane are residential and appear to be developed with dwellings, accessory buildings and shoreline structures.

Proposed Severances

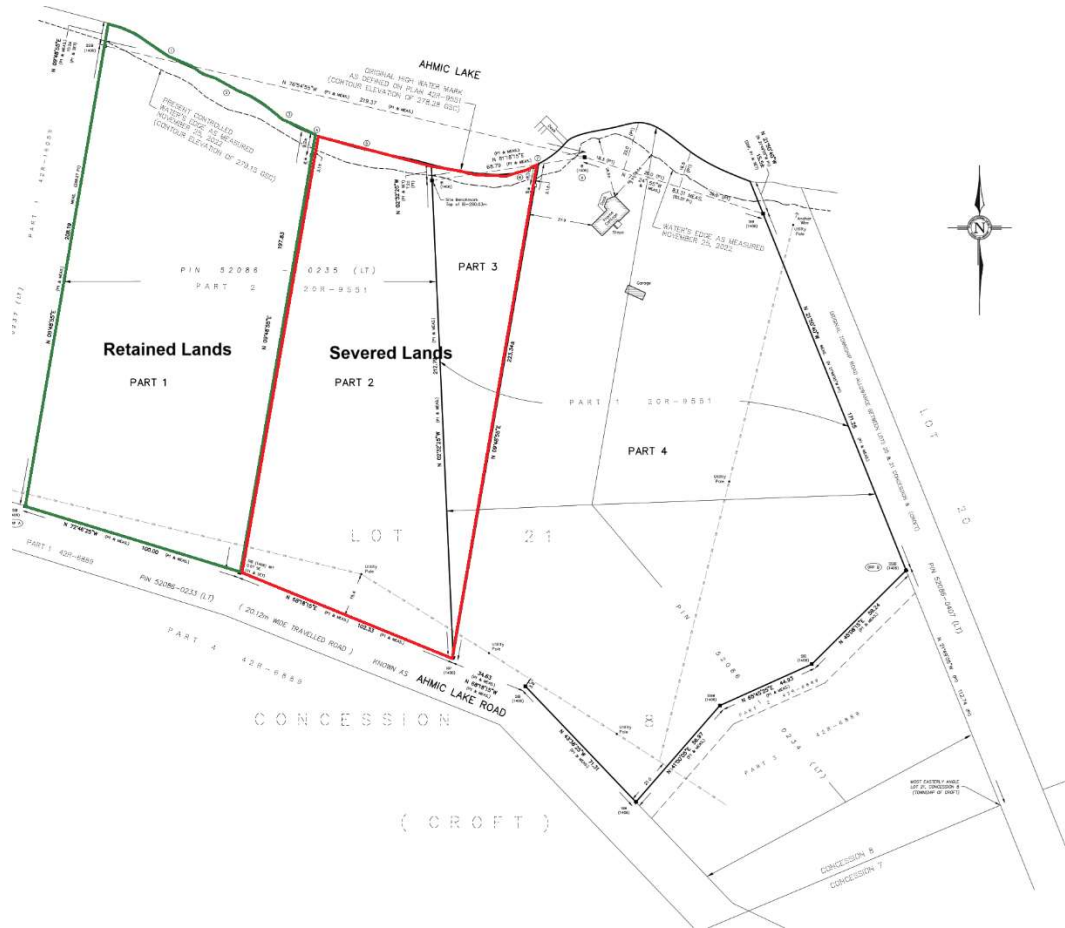
Consent applications are being submitted to sever a portion of 30 Trails End Lane to provide a lot addition to the adjacent lands to the west, under the same ownership, in order to sever a lot having a lot area and frontage that complies with the policies and by-law. The applications are outlined below.

30 Trails End Lane (Consent Application #1)



| Affected Lands | Lot Area (approx.) | Frontage (Ahmic Lake) |
|------------------------------------|---------------------------|------------------------------|
| Subject Lands | 5.56 ha | 142 m |
| Benefitting Lands | 3.6 ha | 158 m |
| Severed Lands | 0.5 ha | 46 m |
| Retained Lands | 5 ha | 96 m |
| Resultant Benefitting Lands | 4.1 ha | 202 m |

Ahmic Lake Road, no address (Consent Application #2)



| Affected Lands | Lot Area (approx.) | Frontage (Ahmic Lake) |
|----------------|--------------------|-----------------------|
| Subject Lands | 4.1 ha | 202 m |
| Severed Lands | 2 ha | 100 m |
| Retained Lands | 2 ha | 104 m |

Planning Analysis

Provincial Planning Statement, 2024

The Provincial Planning Statement (“PPS”) sets the policy foundation for regulating the development and use of land in Ontario, and provides policy direction on matters of provincial interest related to land use planning and development.

The subject lands are located within Rural Lands, which are included in Rural Areas in the PPS.

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*
 - a) *building upon rural character, and leveraging rural amenities and assets;*
 - b) *promoting regeneration, including the redevelopment of brownfield sites;*
 - c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
 - d) *using rural infrastructure and public service facilities efficiently;*
 - e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
 - f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
 - g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
 - h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*

The applications propose the creation of one new lot on Ahmic Lake. The lot is in character with the existing development.

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*
 - a) *the management or use of resources;*
 - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
 - c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
 - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
 - e) *home occupations and home industries;*
 - f) *cemeteries; and*
 - g) *other rural land uses.*
2. *Development that can be sustained by rural service levels should be promoted.*

The application proposes a new lot for resource-based recreational use, which is a recreational dwelling. The proposed new lot can be sustained by rural service levels which is appropriate for these lands.

Section 5.2 of the PPS provides that development shall generally be directed to areas outside of hazardous lands which are impacted by flooding. Ahmic Lake has an identified floodplain at an elevation of 281.97 CGD. Pre-consultation comments provided that a detailed site plan will be required as a condition of consent to identify an appropriate building envelopment outside of this floodplain. Available topographic mapping for these lands provides that the majority of the lands are above the floodplain elevation.

The applications are consistent with the Provincial Planning Statement, 2024.

Municipality of Magnetawan Official Plan

The subject lands are designated Shoreline and Rural in the Municipality of Magnetawan Official Plan. No constraints have been identified on the subject lands and Ahmic Lake is not identified as being over capacity.

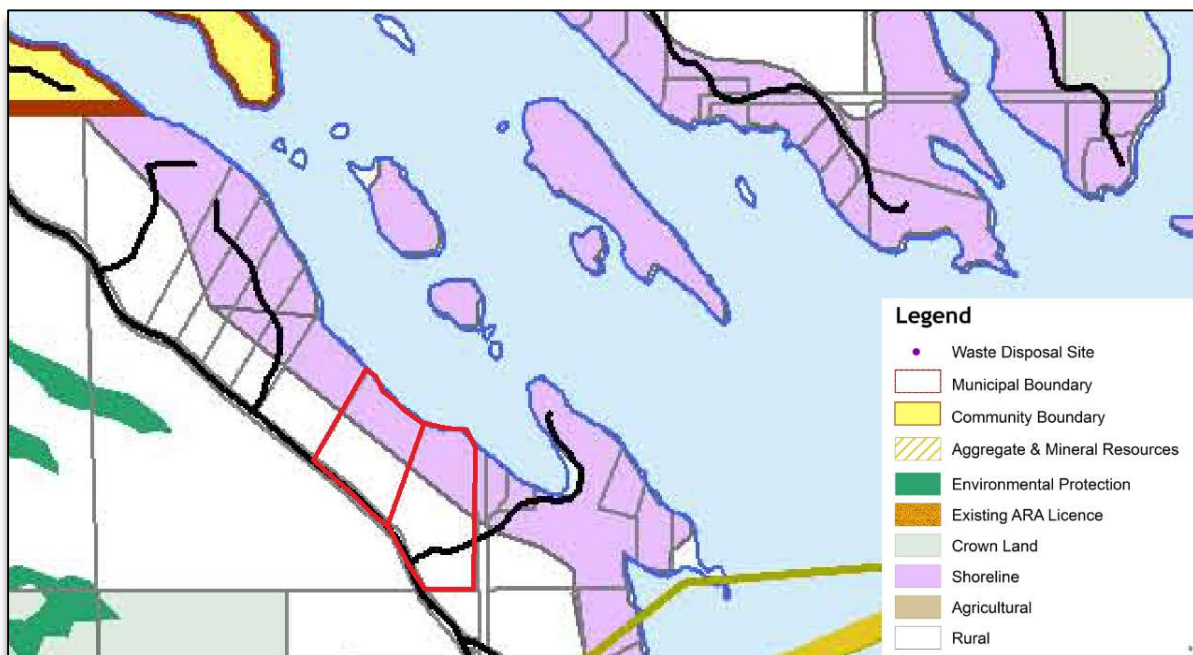


Figure 4: Schedule A Land Use
Source: Municipality of Magnetawan Official Plan

Section 5.2.1 & 5.4.1 of the Official Plan provides that residential dwellings are permitted in both Rural Areas and in the Shoreline designation. The minimum lot area requirements in the Official Plan, Section 5.2.2 for Rural and Section 5.4.2 for the Shoreline designation, are 1.0ha (2.5 acres), the Shoreline designation also requires a minimum 90 metres (300 feet) of water frontage. The proposed new and resultant lots will conform with the Official Plan regarding use, lot area and lot frontage requirements.

Section 5.4.5 of the Official Plan provides that no development should be permitted which would result in a waterbody being developed to a point of being over capacity, and any development within 300 metres of a waterbody shall be deemed to have an impact on the waterbody. Ahmic Lake is identified on Appendix 1 to the Official Plan as developable with a cautionary approach. The Lakeshore Capacity Assessment Handbook provides that lakeshore capacity assessment is a planning tool that is used to predict how much development can take place along the shorelines of inland lakes without impairing water quality, by affecting levels of phosphorus. While there is still capacity available for development along Ahmic Lake any future development will need to maintain the setback from the lake and vegetation along the shoreline in conformity with the Official Plan.

Section 4.2.2 of the Official Plan provides that the floodplain of Ahmic Lake is 281.97 CGD. Through a review of topographic mapping, provided by the Ministry of Natural Resources, the contour mapping at the shoreline identifies an elevation of 280 GSC, with a slight slope towards the middle of the lands, see below Figure 5. An appropriate building envelope can be identified on the subject lands above the floodplain.



Figure 5: Topographic Map
Source: Ontario Government, MNR

Section 7.1 of the Official Plan provides policies relating to severances. The following criteria is set out in Section 7.1.1:

- a) a registered plan of subdivision is not necessary for the orderly development of the lands;
- b) the lot size and setback requirements will satisfy specific requirements of this Plan and meet the implementing zoning by-law requirements;

- c) *the proposed lot must front on a publicly maintained road or, within the Shoreline designation, between existing lots on an existing private road with a registered right-of-way to a municipally maintained road or be a condominium unit, which may be created on private roads having access to a municipal year round road;*
- d) *lots for hunt camps, fishing camps, wilderness tourist camps or similar uses may be permitted on unmaintained municipal road allowances or on private right of ways to publicly maintained roads provided that the appropriate agreements are in place to ensure that the Municipality has no liability with respect to the use of these roads;*
- e) *the lot must have road access in a location where traffic hazards such as obstructions to sight lines, curves or grades are avoided;*
- f) *the lot size, soil and drainage conditions must allow for an adequate building site and to allow for the provision of an adequate means of sewage disposal and water supply, which meets the requirements of the Building Code, the lot must have safe access and a building site that is outside of any flood plain or other hazard land;*
- g) *notwithstanding subsection c), lots created for seasonal or recreational purposes may be permitted where the access to the lot is by a navigable waterbody provided that Council is satisfied that there are sufficient facilities for mainland parking and docking;*
- h) *any lot for permanent residential use shall be located on a year round maintained municipal road or Provincial highway;*
- i) *in the Rural designation, new lots created by consent shall be limited to the following:*
 - i) *The Township will permit the creation of up to eight new lots per year. The new lots must comply with the regulations as set out in the implementing Zoning By-law.*
 - ii) *two lots per original hundred acre lot;*
 - iii) *one lot for each 50 acre parcel which existed as of the date of approval of this Plan; and*
 - iv) *infilling between existing residences within 300 metres of each other on the same side of a municipal road or Provincial highway.*
- j) *the creation of any lot will not have the effect of preventing access to or land locking any other parcel of land.*
- k) *any severance proposal on land adjacent to livestock operations shall meet the Minimum Distance Separation Formula I in accordance with the MDS Guidelines and shall demonstrate that the proposed water supply has not been contaminated from agricultural purposes.*

The proposed consent applications will have the effect of creating one new lot on Ahmic Lake. A registered plan of subdivision is not necessary for the orderly development of the lands, the lot size and setback requirements will meet the by-law. The proposed new lot will have frontage on Ahmic Lake Road, a municipal year-round maintained road. An adequate building area can be sited on the lands, and pre-consultation comments from staff provided that a detailed site plan will be required as a condition of approval. The proposed applications conform to the criteria of the Official Plan for consent.

The proposed applications conform with the Municipality of Magnetawan Official Plan.

Municipality of Magnetawan Zoning By-law 2001-26

The Subject Lands are zoned Shoreline Residential (RS). Section 4.2.1 of the By-law permits detached dwellings within this zone. While no development is proposed through these applications, it is intended that these lands will be developed for residential use in the future.

Section 4.2.2 of the By-law provides that the minimum lot area within an RS zone is 1.0 ha and the minimum lot frontage is 90m. The proposed new and resultant lots will comply with the minimum lot area and frontage regulations of the by-law.

The proposed applications comply with Zoning By-law 2001-26.

Summary

The proposed applications for consent are in character with the area. The applications are consistent with the PPS 2024, conform to the Municipality of Magnetawan Official Plan and comply with the Municipality of Magnetawan Zoning By-law. The applications represent good planning.

Regards,



Melissa Markham, MCIP, RPP

Attachments

- Appendix I – Parcel Registers
- Appendix II – Surveys
- Appendix III – Proposed Consent Sketch

Appendix I

Parcel Registers

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 22871 SEC SS; PT LT 21 CON 8 CROFT PT 1 42R9551, PT 2 & 3 42R6889; S/T PT 2 42R6889 AS IN LT144521; MAGNETAWAN

PROPERTY REMARKS: CROWN GRANT SEE LP5557.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2006/04/24

OWNERS' NAMES

VANDEBREGGEN, JACOBUS
VANDEBREGGEN, KATELYN

CAPACITY SHARE

JTEN
JTEN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|--|------------|--|-------------|---|--|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** | | | | | | |
| 42R6889 | 1980/12/23 | PLAN REFERENCE | | | | C |
| LT144520 | 1985/04/11 | NOTICE AGREEMENT | | | | C |
| 42R9551 | 1987/08/09 | PLAN REFERENCE | | | | C |
| LT216777 | 1996/12/23 | NOTICE | | | | C |
| GB124935 | 2019/10/01 | TRANSFER | \$705,000 | GIBSON, DOUGLAS STEWART GIBSON, SUSAN MARGUERITE | VANDEBREGGEN, JACOBUS VANDEBREGGEN, KATELYN | C |
| | | <i>REMARKS: PLANNING ACT STATEMENTS.</i> | | | | |
| GB124937 | 2019/10/01 | CHARGE | \$1,103,750 | VANDEBREGGEN, JACOBUS VANDEBREGGEN, KATELYN VANDEBREGGEN, JACOBUS | THE TORONTO-DOMINION BANK | C |
| GB130151 | 2020/05/08 | CHARGE | \$1,103,750 | VANDEBREGGEN, JACOBUS VANDEBREGGEN, KATELYN | THE TORONTO-DOMINION BANK | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 22872 SEC SS; PT LT 21 CON 8 CROFT PT 2 42R9551; MAGNETAWAN

PROPERTY REMARKS: CROWN GRANT SEE LP5557.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2006/04/24

OWNERS' NAMES

VANDEBREGGEN, JACOBUS

CAPACITY SHARE

ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|--|------------|--|-------------|---|---------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** | | | | | | |
| LT144520 | 1985/04/11 | NOTICE AGREEMENT | | | | C |
| 42R9551 | 1987/08/09 | PLAN REFERENCE | | | | C |
| LT216777 | 1996/12/23 | NOTICE | | | | C |
| GB124936 | 2019/10/01 | TRANSFER | \$200,000 | GIBSON, DOUGLAS STEWART GIBSON, SUSAN MARGUERITE | VANDEBREGGEN, JACOBUS | C |
| | | <i>REMARKS: PLANNING ACT STATEMENTS.</i> | | | | |
| GB124937 | 2019/10/01 | CHARGE | \$1,103,750 | VANDEBREGGEN, JACOBUS VANDEBREGGEN, KATELYN VANDEBREGGEN, JACOBUS | THE TORONTO-DOMINION BANK | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Appendix II

Surveys

RADIAL TRAVERSE BY E.D.M.

| STATION | AZIMUTH | PRESENT | ORIGINAL |
|---------|---------|---------|----------|
| ⊗ | 281°14' | 176.5 | |
| | 278°23' | 161 | |
| | 277°05' | 144.5 | |
| | 267°21' | 98 | |
| | 252°42' | 43 | |
| | 240°18' | 13 | |
| | 21°26' | 9 | |
| | 8°41' | | 11 |
| | 258°20' | | 30 |
| | 272°51' | | 98 |
| | 277°40' | | 133.5 |
| | 282°15' | | 161 |
| | 284°28' | | 190.5 |

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

PLAN 42R-9551

RECEIVED AND DEPOSITED
 APRIL 9 1987

ASST. DEPUTY *M.J. H.*
 LAND REGISTRAR FOR
 THE LAND TITLES DIVISION
 OF PARRY SOUND

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER
 THE LAND TITLES ACT.
 MARCH 31, 1987.
R.C. Hawkins
 R. C. HAWKINS O.L.S.

PARTS 1 AND 2 PART OF PARCEL 7578 P.S.S.S.

- LEGEND**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - (P) DENOTES PRESENT WATER LEVEL
 - (O) DENOTES ORIGINAL WATER MARK
 - (A) DENOTES PLAN 42R-6889
 - WP DENOTES WOOD POST
 - F&B DENOTES PLAN OF SURVEY DATED MARCH 17, 1964 BY FITZMAURICE & BOYER, O.L.S.

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE PLANNING ACT

NOTE
 BEARINGS ARE ASTRONOMIC DERIVED FROM
 THE EAST LIMIT OF LOT 21, CONCESSION VIII AS
 SHOWN ON PLAN 42R-6889
 N 20°55'30" W REFERENCE BEARING

THE LIMIT OF AHMIC LAKE AS SHOWN HEREON
 IS THE BEST AVAILABLE EVIDENCE OF THE
 ORIGINAL HIGH WATER MARK OR WATER'S EDGE
 EXISTING AT THE TIME OF THE ORIGINAL SURVEY
 OF THE TOWNSHIP OF CROFT

GEODETIC BENCH MARK N° 190-S - ELEVATION 282.94 ASSUMED
 ORIGINAL WATER MARK - ELEVATION 278.28
 PRESENT WATER LEVEL - ELEVATION 279.28

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 27TH DAY OF MARCH, 1987.

MARCH 31, 1987. *R.C. Hawkins*
 PARRY SOUND, ONTARIO. R. C. HAWKINS
 ONTARIO LAND SURVEYOR

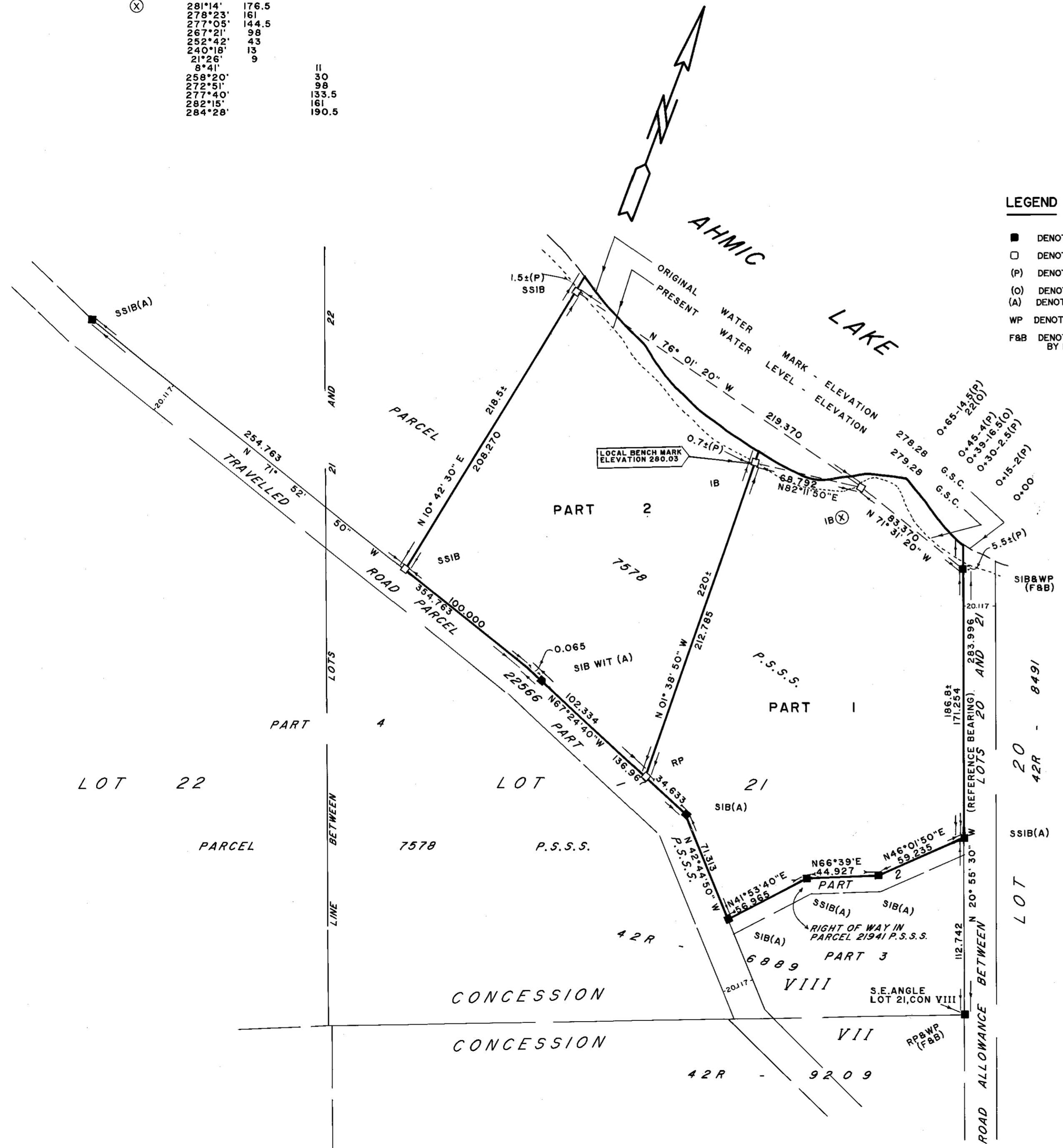
PLAN OF SURVEY OF
 PART OF LOT 21, CONCESSION VIII
TOWNSHIP OF CROFT
 DISTRICT OF PARRY SOUND

SCALE RATIO 1 : 2000

60 40 20 0 50 100 METRES

L. U. MAUGHAN COMPANY LIMITED
 ONTARIO LAND SURVEYORS - 1987
 5 McMURRAY STREET PARRY SOUND ONTARIO
 P2A 1E6 705-746-5805

| | | |
|------------------|-------------------|-------------------------|
| PROJECT 87007 | PLAN CRO - 372 | FIELD NOTES CRO - 58 |
|------------------|-------------------|-------------------------|



PLAN MATERIAL
MATERIAL-TRANSLAR
GAUGE - 003 M2S
INK - ACETATE

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

PLAN 42R-6889

RECEIVED AND DEPOSITED
DECEMBER 23, 1980

DEPUTY *Mary Ann McQueen*
LAND REGISTRAR FOR
THE LAND TITLES DIVISION
OF PARRY SOUND

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER
THE LAND TITLES ACT.
DECEMBER 17, 1980.

R. C. Hawkins
R.C. HAWKINS, O.L.S.

APPROVED December 22, 1980
Thomas P. Harford
ASSISTANT EXAMINER OF SURVEYS

PARTS 1, 2, 3 AND 4, PART OF PARCEL 7578 P.S.S.

MPS - 8653

CAUTION THIS PLAN IS NOT A PLAN OF
SUBDIVISION WITHIN THE MEANING OF THE
PLANNING ACT.

NOTE
BEARINGS ARE ASTRONOMIC DERIVED FROM THE
EAST LIMIT OF LOT 21, CONCESSION VIII AS
SHOWN ON PLAN OF SURVEY BY FITZMAURICE
& BOYER, O.L.S., DATED MARCH 17, 1964.
COURSE N 20° 55' 30" W ASSUMED.

LEGEND

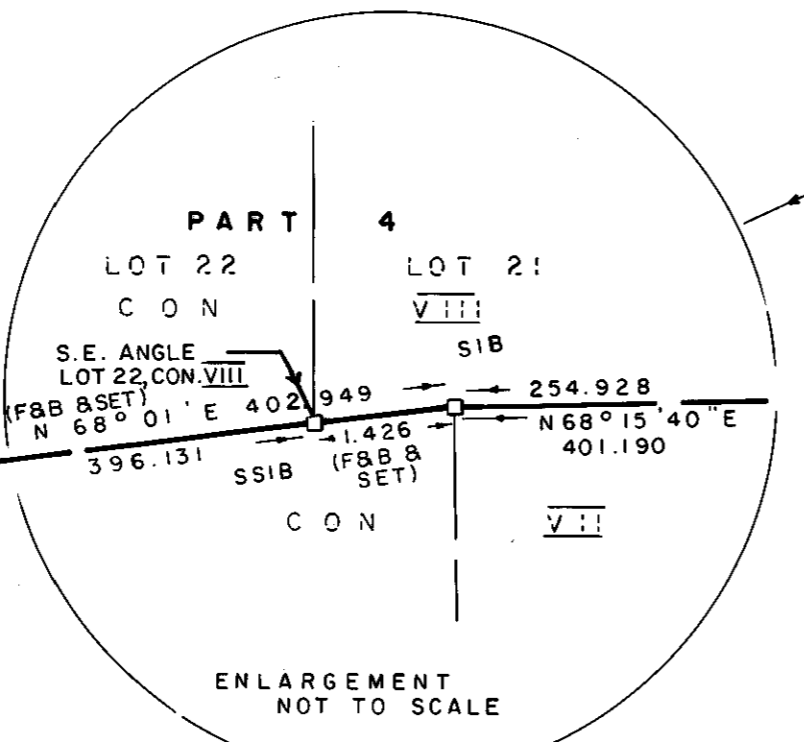
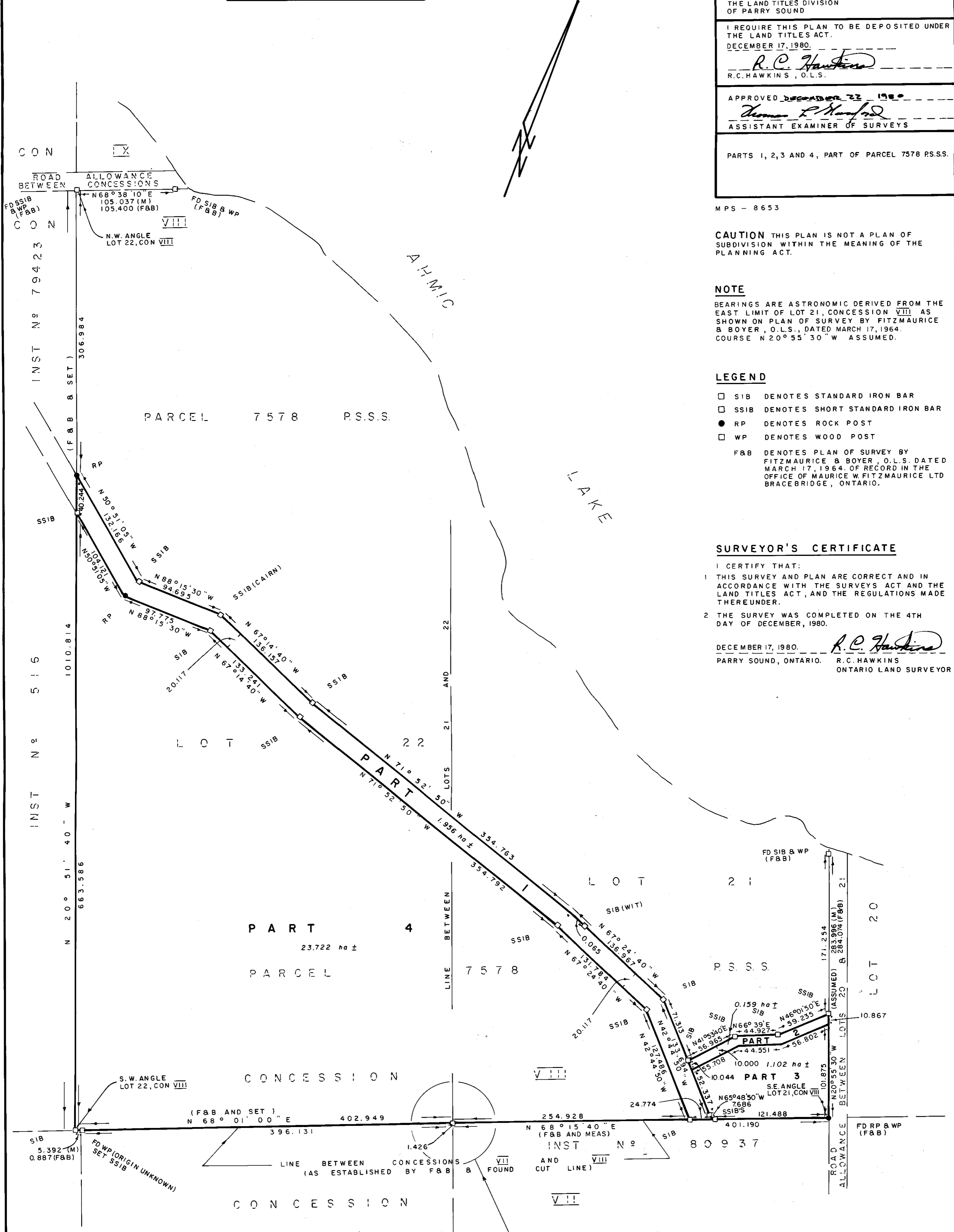
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK POST
- WP DENOTES WOOD POST
- F&B DENOTES PLAN OF SURVEY BY
FITZMAURICE & BOYER, O.L.S. DATED
MARCH 17, 1964. OF RECORD IN THE
OFFICE OF MAURICE W. FITZMAURICE LTD
BRACEBRIDGE, ONTARIO.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT AND THE
LAND TITLES ACT, AND THE REGULATIONS MADE
THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 4TH
DAY OF DECEMBER, 1980.

DECEMBER 17, 1980. *R. C. Hawkins*
PARRY SOUND, ONTARIO. R.C. HAWKINS
ONTARIO LAND SURVEYOR



PLAN OF SURVEY OF
PART OF LOTS 21 & 22, CONCESSION VIII
TOWNSHIP OF CROFT
DISTRICT OF PARRY SOUND

SCALE RATIO 1 : 2500

80 60 40 20 0 50 100 METRES

L.U. MAUGHAN COMPANY LIMITED
ONTARIO LAND SURVEYORS - 1980
5 McMurray Street Parry Sound Ontario
P2A 1E6 705-746-5805

| | | |
|------------------|--------------------|-----------------------|
| PROJECT 80121 | PLAN NO CRO-320 | FIELD NOTES CRO-68 |
|------------------|--------------------|-----------------------|

Appendix III

Proposed Consent Sketch

| SCHEDULE | | | |
|----------|------------|------------|--------|
| PART | LOT | CONCESSION | PIN |
| 1 | | | 2.0672 |
| 2 | | B | 1.5494 |
| 3 | PART OF 21 | (CROFT) | 0.5112 |
| 4 | | | 3.7878 |

PLAN OF SURVEY OF
PART OF LOT 21
CONCESSION 8
 GEOGRAPHIC TOWNSHIP OF CROFT
 NOW IN
MUNICIPALITY OF MAGENETAWAN
 DISTRICT OF PARRY SOUND
 SCALE 1:750

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT AT A SCALE OF 1:750

BENCHMARK NOTE:
 ELEVATIONS AS INDICATED HEREON ARE GEODETIC AND ARE RELATED TO GSC BENCHMARK 190-S HAVING AN ELEVATION OF 282.94 METRES.

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

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - SB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - RP ROCK POST
 - WT WITNESS
 - 950 CUNNINGHAM McCONNELL LIMITED
 - (NI) NO IDENTIFICATION
 - PI PROPERTY IDENTIFIER NUMBER
 - 1406 L.L. MAUGHAN CO. LTD., O.L.S.
 - P1 PLAN 42R-9551
 - DW- OVERHEAD WIRE(S)

INTEGRATION DATA
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A AND B, UTM ZONE 17, NAD 83 (CSRS) 2010.

COORDINATES ARE UTM ZONE 17, NAD 83 (CSRS) 2010, TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

| ORP # | NORTHING | EASTING |
|-------|------------|-----------|
| A | 5056321.04 | 596458.59 |
| B | 5056292.43 | 59650.79 |

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999687.

BEARING COMPARISONS:
 FOR THE PURPOSES OF COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

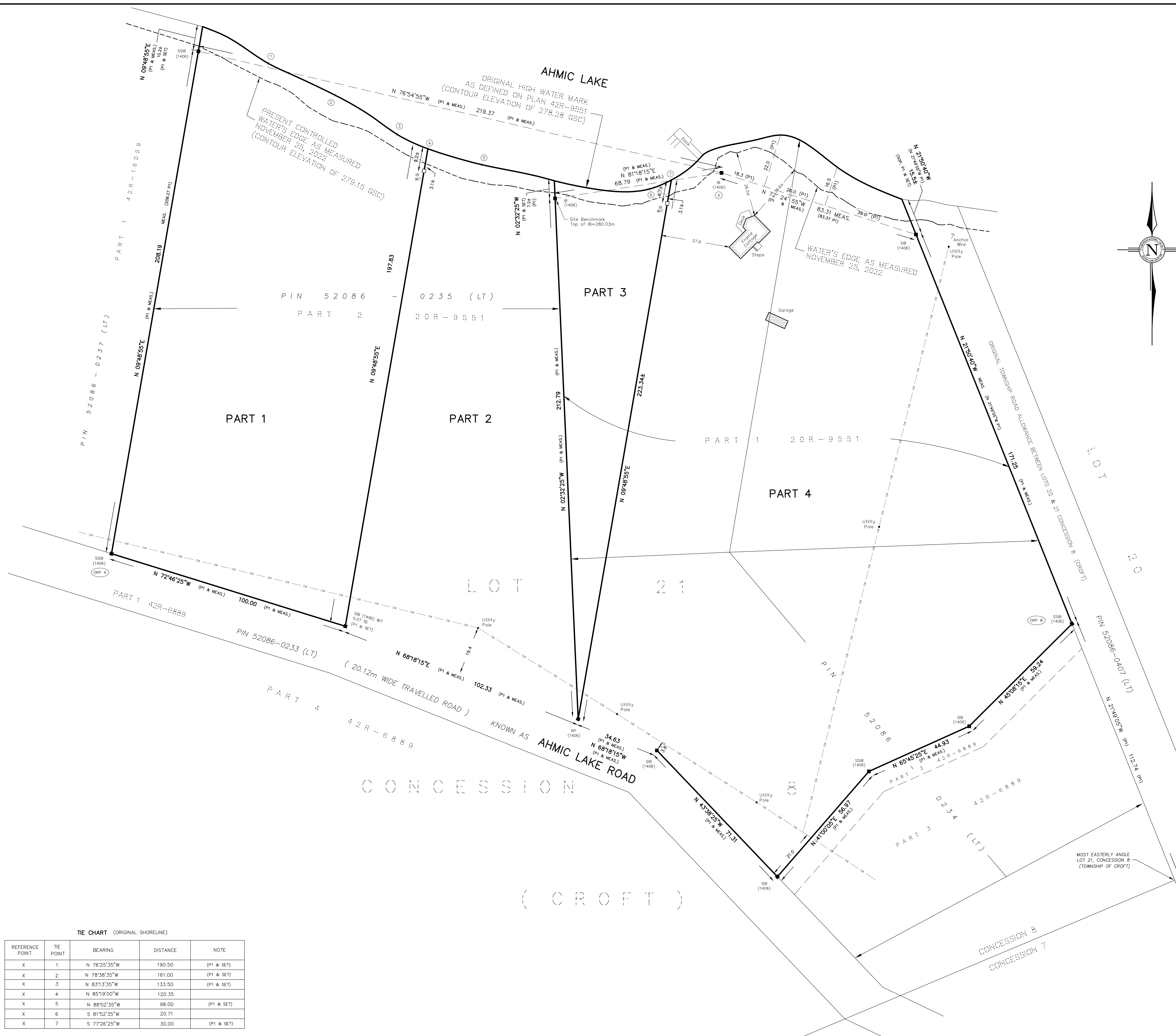
| PLAN | ROTATION FOR NORTHEAST BEARINGS |
|------|---------------------------------|
| P1 | - 0° 58' 35" |

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE ____th DAY OF _____, 2023.

DATE: _____
 ROBERT D. McCONNELL
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO THE ADLS PLAN SUBMISSION FORM NUMBER _____

CUNNINGHAM McCONNELL LIMITED
 ONTARIO LAND SURVEYORS
 205 MAIN STREET MILTON, ONTARIO L9T 1N7
 1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2X4
 PHONE (905) 878-6672 PHONE (905) 845-3497
 EMAIL: milton.office@cmlsurveyors.ca EMAIL: info@cmlsurveyors.ca
 O.L.S. FILE # 127-22-1



TIE CHART (ORIGINAL SHORELINE)

| REFERENCE POINT | TIE POINT | BEARING | DISTANCE | NOTE |
|-----------------|-----------|--------------|----------|------------|
| X | 1 | N 76°25'35"W | 190.50 | (P1 & SET) |
| X | 2 | N 78°38'35"W | 161.00 | (P1 & SET) |
| X | 3 | N 83°13'35"W | 133.50 | (P1 & SET) |
| X | 4 | N 85°19'00"W | 120.35 | |
| X | 5 | N 88°02'35"W | 98.00 | (P1 & SET) |
| X | 6 | S 81°52'35"W | 20.71 | (P1 & SET) |
| X | 7 | S 77°26'25"W | 30.00 | (P1 & SET) |