



PROPERTY SALE INFORMATION

(Please Note: This is Not a Tender)

Disclaimer The information provided below is intended solely to assist prospective purchasers in conducting their own due diligence prior to submitting an offer. The Vendor makes no representations or warranties of any kind, express or implied, with respect to the property and assumes no liability for the accuracy or completeness of the information provided. Any reliance placed on this information is at the purchaser's sole risk. Prospective purchasers are strongly encouraged to conduct their own independent investigations to determine the suitability of the property for their intended use prior to submitting an offer. All applicable utility providers should be contacted directly to confirm the availability of services, requirements for connection or extension of services, necessary approvals, associated costs, and all other relevant matters.

General Information

- **Municipal Address:** No municipal address is currently assigned to this **vacant industrial land parcel east of Belisle Drive, Val Caron**
- **Legal Description:** Surface rights only, part of PIN 73501-2164(LT), being **Part 2 on Plan 53R-22414**, part of Lot 9, Concession 5, Township of Blezard, City of Greater Sudbury.
- **Site Area:** 5.13 acres (2.075 ha)
- **Property Type:** Vacant Industrial Land Parcel in the Valley East Industrial Park
- **Zoning:** M1 Mixed Light Industrial/Service Commercial
- **Official Plan:** General Industrial
- **Asking Price:** \$1,700,000 (plus HST)

Property Information

- The property is located within the Valley East Industrial Park and represents a development opportunity within an established industrial area.
- Municipal water and sanitary sewer services are anticipated to be available at the lot line by December 31, 2026, upon completion of the City's Belisle Drive servicing project. The servicing contract has been awarded, and sufficient funding has been allocated for completion of the work. Purchasers are responsible for independently verifying servicing availability, capacity, connection requirements, approvals, timelines, and associated costs.
- The property is being sold '**as is, where is**'. The Vendor makes no representations or warranties regarding the condition of the property.
- Purchasers are responsible for confirming the availability of building permits and all approvals required for their intended use.
- An Official Plan amendment and/or Zoning By-law Amendment may be required depending on the proposed use. Purchasers should consult their own advisors and the City's Development Approvals Section.

Utilities

- **Hydro:** Purchasers should contact Hydro One Networks Inc. (or applicable electrical utility provider) to confirm service availability, connection requirements, capacity, and associated costs.
- **Gas:** Purchasers should contact Enbridge Gas Inc. to confirm service availability, connection requirements, capacity, and associated costs.

Additional Information

- **Taxes:** The property is not currently assessed for real property taxation purposes. Property assessment will be determined by MPAC following transfer of ownership, in accordance with timelines established by MPAC.
- **Lot Grading Plan:** May be required as a condition of building permit issuance.
- **Development Charges:** There is a Development Charges By-law in effect for the City of Greater Sudbury and development charges may apply to development on the property. Purchasers are responsible for determining the applicability and amount of any Development Charges for their proposed development and should contact the City of Greater Sudbury regarding Development Charges at developmentcharges@greatersudbury.ca.

Purchaser Due Diligence

Purchasers are responsible for conducting their own investigations with respect to zoning, permitted uses, servicing, environmental conditions, drainage, geotechnical conditions, access, development potential, and any other matters relating to the property.

With respect to any required applications to the City relating to the property, the Purchaser is advised that the execution of an Agreement of Purchase and Sale by the City for the Property shall not in any way or manner fetter the discretion or authority of the municipal council as an approval authority or provide any advantageous planning consideration or treatment under the *Planning Act*, R.S.O. 1990, c. P.13 or the *Municipal Act*, 2001, S.O. 2001, c. 25 regarding the approval and regulation of land development and land use with respect to the property being sold.

Offer Submission

The Property may be sold at any time and the City reserves the right to accept an offer and discontinue marketing of the Property without notice.

The attached Agreement of Purchase and Sale is intended for use only during the period in which authority to approve the sale has been delegated to the Chief Administrative Officer pursuant to By-law 2026-145. Offers should be submitted sufficiently in advance of November 13, 2026, to allow for review and acceptance by the City.

To submit an offer, the purchaser must complete and sign the provided form of Agreement of Purchase and Sale and submit it with the required deposit, as set out in the Agreement of Purchase and Sale, payable to the City of Greater Sudbury.

In Person:

Tom Davies Square – One Stop Services
200 Brady Street
Sudbury ON
Attn: Real Estate Section

By Mail:

City of Greater Sudbury – Real Estate Section
PO Box 5000, Stn A
200 Brady Street
Sudbury ON P3A 5P3
Attn: Tanya Rossmann-Gibson, Property
Administrator

Contact Information

For inquiries relating to the sale of land:
City of Greater Sudbury – Real Estate Section
Phone: (705) 674-4455 ext. 4373
Email: realestate@greatersudbury.ca

For inquiries relating to Economic Development
opportunities:
City of Greater Sudbury – Economic Development
Division
Phone: (705) 674-4455 ext. 5609
Email: invest@greatersudbury.ca

NOTE: this form of Agreement of Purchase and Sale requires a November 14, 2026, irrevocable date – if a later irrevocable date is required, an updated form of agreement will be made available.

Agreement of Purchase and Sale

Purchaser(s): _____ (the "Purchaser")

Agrees to purchase from

Vendor: **City of Greater Sudbury** (the "City")

the following

Real Property: **Vacant industrial land parcel East of Belisle Drive, Val Caron,
to which no municipal address is assigned**

being described as: Surface rights only, part of PIN 73501-2164(LT), being Part 2 on Plan 53R-22414, part of Lot 9, Concession 5, Township of Blezard, City of Greater Sudbury (the "Property")

in an 'as is, where is' condition

for a **Purchase Price** of _____ 00/100 Dollars (CDN \$ _____ .00)
Together with Harmonized Sales Tax thereon.

Deposit: The Purchaser submits with this offer ----- **Ten Thousand** ----- 00/100 Dollars (CDN \$ **10,000.00**) by certified cheque payable to City of Greater Sudbury to be credited toward the Purchase Price on closing of this transaction, or returned to the Purchaser without interest or deduction, if the transaction fails to close through no fault of the Purchaser, but otherwise forfeited to the City and the Purchaser shall have no further claim thereon. The Purchaser agrees to pay to the City on closing, the balance of the Purchase Price by certified cheque or bank draft, subject to adjustments provided for in this agreement.

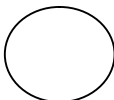
1. HST in Addition to Purchase Price: The Purchaser agrees to pay to the City on closing, in addition to the Purchase Price any applicable Harmonized Sales Tax on the Purchase Price, or in the alternative, shall deliver on closing evidence satisfactory to the City's solicitor that the Purchaser is an HST registrant, and an Undertaking to Remit the HST and to Indemnify the City for failure to do so, prepared in the City's standard form. The Purchaser authorizes the City to verify with the Canada Revenue Agency, the Purchaser's HST registration status and the Purchaser's HST registration number. The Purchaser agrees to provide to the City any further written authorizations or directions that may be required, in order for the City to obtain this information.

2. Purchaser's Conditions: This Agreement is conditional upon compliance with or waiver of each of the conditions set out in Schedule 'A' for the benefit of the Purchaser, on or before the date specified in Schedule 'A' or such other date as may be agreed to by the parties, failing which and provided always that the Purchaser has acted in good faith, this Agreement shall be null and void and the Purchaser's deposit returned to the Purchaser without interest or deduction and City shall not be liable for any costs or damages. The Purchaser's only right and remedy shall be such right of termination.

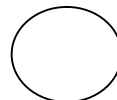
3. Approval Authority: This Agreement shall be conditional upon execution by the Chief Administrative Officer on behalf of the City pursuant to By-law 2026-145 on or before 11:59 p.m. on **November 14, 2026**, failing which this Agreement shall be at an end, the Purchaser's deposit shall be returned without interest or deduction and neither party shall have any further obligation to the other respecting this Agreement.

4. As Is/ Where Is: It is a condition of the closing that the Purchaser accept the Property in an as is / where is condition. The Purchaser understands and agrees that any information package provided by the City, any comments made by the City's staff and any plans or drawings that may have been provided by the City or the City's

Purchaser(s)' initials



City(s)' initials



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staff are for the purpose of assisting the Purchaser to make its own enquiries. The City makes no representations or warranties about and takes no responsibility for the accuracy or completeness of information provided for the assistance of the Purchaser except as expressly provided herein. Without limiting the generality of the foregoing, the City makes no representation or warranty of any kind, either express or implied as to the condition of the soil, subsoil, ground and surface water or any other environmental matter. The Purchaser further acknowledges that it has not relied upon any information, representation, statement or warranty of the City or its employees, agents, or consultants, whether written or oral, except as expressly set out in this Agreement. The Purchaser agrees not to make any claim or proceeding against the City relating to the environmental condition of the Property, whether known or unknown as of the Closing Date.

5. Purchaser Due Diligence: The Purchaser shall satisfy itself as to all matters relating to the Property, including but not limited to zoning, permitted uses, building permit availability, environmental compliance, access, servicing availability, utility capacity, and all costs associated with developing the Property. The City shall not be responsible for any such investigations or conclusions reached by the Purchaser. The Purchaser acknowledges that all approvals, permits, servicing extensions or upgrades are not guaranteed and may be denied by the City or external agencies without recourse.

The Purchaser acknowledges that the execution of this Agreement by the City shall not in any way or manner fetter the discretion or authority of the municipal council as an approval authority or provide any advantageous planning consideration or treatment under the *Planning Act*, R.S.O. 1990, c. P.13 or the *Municipal Act*, 2001, S.O. 2001, c. 25 regarding the approval and regulation of land development and land use with respect to the Property.

6. Zoning and Official Plan: The Purchaser acknowledges that the Property is zoned M1 Mixed Light Industrial/Service Commercial and designated General Industrial in the City's Official Plan. The Purchaser is solely responsible for determining whether its proposed use is permitted and acknowledges that rezoning and/or Official Plan amendments may be required. The City provides no assurance such approvals will be granted.

7. Servicing and Utility Disclaimer: (1) The Purchaser further acknowledges that hydro and natural gas services may be available nearby, but the City does not warrant the availability, location, capacity, or suitability of any utilities. The Purchaser shall be responsible to confirm all servicing requirements, connection approvals, easement requirements, and related costs directly with the appropriate utility providers. The Purchaser further acknowledges that any servicing extensions, upgrades, or installations are entirely at the Purchaser's sole cost and risk and may require approvals that are not guaranteed.

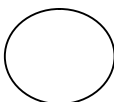
(2) The Purchaser acknowledges that municipal water and sanitary sewer services being constructed as part of the City's Belisle Drive servicing project are anticipated but not guaranteed to be available at the lot line by December 31, 2026. The servicing contract has been awarded, and sufficient funding has been allocated for completion of the work. Purchasers are responsible for independently verifying servicing availability, capacity, connection requirements, approvals, timelines, and associated costs.

8. Accept Title - General: (1) It is a condition of closing that the Purchaser accept title to the Property subject to such registered restrictions or covenants that run with the land and any easements in standard form, to which title is subject or as the City may reserve on closing for municipal purposes or grant on closing for the purpose of any public utility or other service, and that the Purchaser agrees to assume any local improvement levies assessed against the Property. The Purchaser shall enter into an agreement with the City in replacement for any agreement currently registered on title to the Property which has merged by virtue of the agreement being entered into with the City prior to the City becoming owner of the Property, which agreement shall be registered on closing at the City's expense, in priority to any mortgage or other encumbrance.

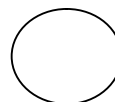
(2) The Purchaser understands and agrees that they are acquiring Surface Rights Only to the Property.

9. Taxes: The Purchaser acknowledges being advised and understands that although the Property is not currently subject to real property taxes, it will become subject to real property taxes upon the acquisition of the Property by the Purchaser. The Purchaser agrees to assume any local improvement levies assessed against the Property.

Purchaser(s)' initials



City(s)' initials



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10. **Development Charges:** The Purchaser acknowledges being advised that there is a Development Charges By-law in effect for the City of Greater Sudbury and development charges may apply upon development of the Property. The Purchaser is responsible to inform itself and for payment of any applicable development charges when assessed.

11. **Irrevocability:** (1) This Agreement shall be irrevocable by the Purchaser until 11:59 p.m. on **November 14, 2026**, or until earlier acceptance by the City, after which time, if not accepted by the City, this Agreement shall be null and void and the deposit shall be returned to the Purchaser without interest or deduction.

(2) The Purchaser acknowledges being advised that as of 11:59 p.m. on **November 14, 2026**, the signing authority for the City will change. If not accepted by that date, the Purchaser may pursue the acquisition by submitting an updated form of Agreement of Purchase and Sale available from the City.

12. **Completion Date:** The transaction contemplated by this Agreement shall be completed on or before the later of the following dates, or such other date as may be agreed to in writing by the parties:

- (a) 30 days following acceptance of this Agreement by the City; and
- (b) 30 days following compliance with or waiver of any condition in favour of the Purchaser as set out in Schedule 'A'.

13. **Title Search:** Purchaser shall be allowed until 6:00 p.m. on the 5th day before closing (Requisition Date) to examine the title to the Property at its own expense and to satisfy itself there are no outstanding work orders or deficiency notices affecting the Property. For the purposes of this section a business day shall be Monday to Friday inclusive except for statutory or civic holidays.

14. **Future Use:** The Purchaser acknowledges and agrees that the City has made no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful.

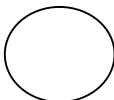
15. **Title:** Provided that the title to the Property is good and free from all encumbrances except as aforesaid and except for any registered restrictions or covenants that run with the land providing that such are complied with and except for any easements to public utilities, and mining-related emissions easement. If within the time allowed for examining the title any valid objection to title, which City is unable or unwilling to remove, remedy or satisfy and which Purchaser will not waive, notwithstanding any intermediate act or negotiations in respect of such objections, this Agreement shall be at an end and all monies theretofore paid shall be returned without interest or deduction and City shall not be liable for any costs or damages. The Purchaser's only right and remedy shall be such right of termination. Save as to any valid objection so made by such day and except for any objection going to the root of the title the Purchaser shall be conclusively deemed to have accepted City's title to the Property.

16. **Electronic Registration and DRA:** Where the transaction will be completed by electronic registration pursuant to Part III of the *Land Registration Reform Act*, (Ontario), and any amendments thereto, each of the parties shall retain a lawyer to act on its behalf. The Property Owner and the City acknowledge and agree that the exchange of closing funds, non-registerable documents and other items (the "Requisite Deliveries") and the release thereof to the Property Owner and the City will: (a) not occur at the same time as the registration of the Transfer (and any other documents intended to be registered in connection with the Closing); and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and to release same except in accordance with the terms of a document registration agreement between the said lawyers (the "DRA"), the form of which is as recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of the Requisite Deliveries will occur at Tom Davies Square, 200 Brady Street, Sudbury, ON or such other location agreeable to both lawyers.

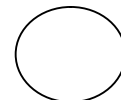
17. **Documents:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of City.

18. **Inspection:** Purchaser acknowledges having had the opportunity to inspect the Property and understands that upon acceptance of this Agreement there shall be a binding agreement of purchase and sale between Purchaser and City.

Purchaser(s)' initials



City(s)' initials



19. **Planning Act:** This Agreement is subject to compliance with the *Planning Act*, R.S.O. 1990, c. P.13. The Purchaser shall not call upon the City and neither the City nor the City's solicitor shall be required to complete Planning Act Statements in the electronic Transfer/Deed of Land. The Purchaser acknowledges that pursuant to the Planning Act, the City can convey without requirement for consent.

20. **Document Preparation:** The Transfer / Deed shall save for the Land Transfer Tax Affidavit be prepared in registerable form at the expense of the City. All registration costs and other costs associated with effecting the transfer pursuant to this agreement shall be borne by the Purchaser.

21. **Time Limits:** Time shall in all respects be of the essence herein provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by City and Purchaser or by their respective solicitors who may be specifically authorized in that regard.

22. **Solicitors as Agents:** Any notice, approval, waiver, agreement, instrument, document or communication permitted required or contemplated in this Agreement may be given or delivered and accepted or received by the City's solicitor on behalf of the City and by the Purchaser's solicitor and on behalf of the Purchaser and any tender of documents may be made upon the Purchaser's solicitor and the City's solicitor, as the case may be.

23. **Tender:** Notwithstanding anything contained in this Agreement or in the DRA to the contrary, it is expressly understood and agreed by the parties to this Agreement that an effective tender shall be deemed to have been validly made by either party (in this paragraph called the "Tendering Party") upon the other party (in this paragraph called the "Receiving Party") when the solicitor for the Tendering Party has: (a) delivered all applicable documents, and funds to the Receiving Party's solicitor in accordance with the provisions of the DRA, as modified in this Agreement; (b) advised the solicitor for the Receiving Party, in writing, that the Tendering Party is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and (c) completed all steps required by the Teraview Electronic Registration System to complete the transaction that can be performed or undertaken by the Tendering Party's solicitor without the cooperation or participation of the Receiving Party's solicitor and specifically when the Tendering Party's solicitor has electronically "signed" the Transfer for completeness and granted "access" to the Receiving Party's solicitor (but without the Tendering Party's solicitor releasing it for registration by the Receiving Party's solicitor), without the necessity of personally attending upon the Receiving Party or the Receiving Party's solicitor with the documents and/or funds, and without any requirement to have an independent witness evidencing the foregoing.

24. **Agreement In Writing:** If there is conflict or discrepancy between any provisions added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto shall constitute the entire Agreement between Purchaser and City. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

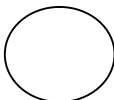
25. **Successors and Assigns:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

26. **Assignment:** This agreement shall not be assigned by the Purchaser without prior written consent of the City, which consent may be refused, or given subject to conditions, including the condition that any assignee covenant in writing in favour of the City to assume and perform all the obligations of the Purchaser hereunder. The Purchaser shall not be released from its liabilities and obligations hereunder in the event of any assignment.

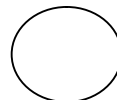
27. **Real Estate Commission:** The Purchaser shall be responsible for any commission to any real estate agent retained by them and payable as the result of this Agreement. The City represents and warrants that it has not retained any real estate agent in regard to this Property.

28. **Statutory Declaration:** The City shall not be obligated to provide its statutory declaration sworn or otherwise,

Purchaser(s)' initials



City(s)' initials



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or any other written statement as to its status as a Canadian resident for the purposes of s. 116 of the *Income Tax Act*.

29. Closing Deliverables: (1) The City covenants that it will deliver to the Purchaser on or before closing, each of the following:

- (a) an electronic Transfer, duly signed and released for registration;
- (b) a statement of adjustments;
- (c) an undertaking to re-adjust the statement of adjustments, if necessary, upon written demand;
- (d) a direction regarding payment of funds; and
- (e) such other documents as the Purchaser or its solicitors may reasonably require in order to implement the intent of this Agreement.

(2) The Purchaser covenants that it will deliver to the City on or before closing each of the following:

- (a) a certified cheque for the balance of the Purchase Price applicable to the Property being sold by the City;
- (b) an undertaking to re-adjust the statement of adjustments, if necessary, upon written demand;
- (c) where the Purchaser is an HST registrant, and self-assessing HST, an undertaking to remit any applicable HST and to indemnify the City for failure to do so, prepared in the City's standard form;
- (d) a Bring Forward Certificate, if requested; and
- (e) such other documents as the City or the City's solicitor may reasonably require in order to implement the intent of this Agreement.

30. Gender & Number: In this agreement the use of the singular number includes the plural and vice versa and the use of any gender includes all genders.

31. Currency: All sums of money which are referred to in this Agreement are expressed in lawful money of Canada, unless otherwise specified.

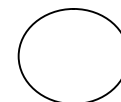
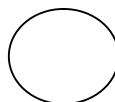
32. Further Assurances: Each of the parties shall, from time-to-time hereafter and upon any reasonable request of the other, execute, deliver and make or cause to be made all such further acts, deeds, assurances and things as may be required or necessary to more effectually implement and carry out the true intent and meaning of this Agreement.

33. Waiver: No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision (whether or not similar) nor shall any waiver constitute a continuing waiver unless otherwise expressed or provided.

34. Severability: If any covenant, obligation, agreement or part thereof (or the application thereof) to any person, party or circumstance, to any extent, shall be invalid or unenforceable, the remainder of this Agreement (or the application of such covenant, obligation, agreement or part thereof) to any person, party or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby. Each covenant, obligation and agreement in this Agreement shall be separately valid and enforceable to the fullest extent permitted by law.

35. Governing Law: This Agreement shall be construed in accordance with the laws of Canada and in the province of Ontario and enforced in the court system of Ontario.

36. Counterparts and PDF Delivery: For convenience, this Agreement may be executed and delivered in counterparts by facsimile or by email transmission of the executed Agreement scanned in a Portable Document Format (PDF file) to the extent such electronic execution is permitted under Ontario's *Electronic Commerce Act, 2000*, S.O. 2000, c. 17. Each instrument when executed in counterpart, scanned and delivered shall be deemed an original and collectively all such instruments shall constitute the Agreement to be valid and binding upon the Parties. Any Party executing this Agreement and transmitting it via facsimile or email using PDF shall immediately upon request provide an originally signed counterpart of this Agreement, provided however, that any failure to provide such originally signed counterpart shall not constitute a breach of this Agreement.



Corporate Signing Clause:

In Witness whereof the Purchaser has signed this Agreement by its duly authorized signing officers in that regard.
DATED at Sudbury, this _____ day of _____, 2026.

Per:

(Print name, title)

(Print name, title)

I/We have authority to bind the corporation.

Individual(s) Signing Clause:

In Witness whereof the Purchaser has signed this Agreement
Dated at Sudbury this _____ day of _____, 2026__, in the presence of

Witness Name:

Purchaser Name:

(LS) Date: _____

Witness Name:

Purchaser Name:

(LS) Date: _____

In Witness whereof the City has signed this Agreement by its duly authorized signing officers in that regard.
Dated at Sudbury, this _____ day of _____, 2026.

City of Greater Sudbury

Per:

Shari Lichterman
Chief Administrative Officer
Authorized under By-law 2026-145

Address For Service

City's Address for Service: 200 Brady Street, Box 5000,
Stn. A, Sudbury ON P3A 5P3
Attention: Real Estate Section
Tel No: (705) 674-4455 ext. 4373
Email: realestate@greatersudbury.ca

City's Lawyer: Legal Services
Tel No.: (705) 671-2489
Email: legal_services@greatersudbury.ca

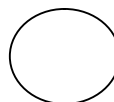
Purchaser's Information

Address: _____
Tel. No.: _____
Email: _____

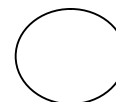
Purchaser's Lawyer Information

Name: _____
Address: _____
Tel. No.: _____
Email: _____

Purchaser(s)' initials



City(s)' initials



Schedule 'A'

This Schedule is attached to and forms part of the attached Agreement of Purchase and Sale between:

Purchaser(s)

and

Vendor (the "City") **City of Greater Sudbury**

for the purchase and sale of real property **vacant industrial land parcel East of Belisle Drive, Val Caron, to which no municipal address is assigned**

being described as: Surface rights only, part of PIN 73501-2164(LT), being Part 2 on Plan 53R-22414, part of Lot 9, Concession 5, Township of Blezard, City of Greater Sudbury

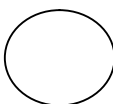
This offer is conditional upon the Purchaser complying with or delivering to the City a written waiver of each of the following conditions, as the case may be, on or before 11:59 p.m. on the 30th day following acceptance of this Agreement by the City, failing which this Agreement shall be null and void.

Provided the Purchaser has acted in good faith and in a timely manner to secure compliance with or satisfy itself with respect to each condition, the deposit shall be returned to the Purchaser without interest or deduction.

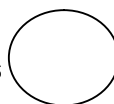
(If Applicable, Purchaser insert conditions)

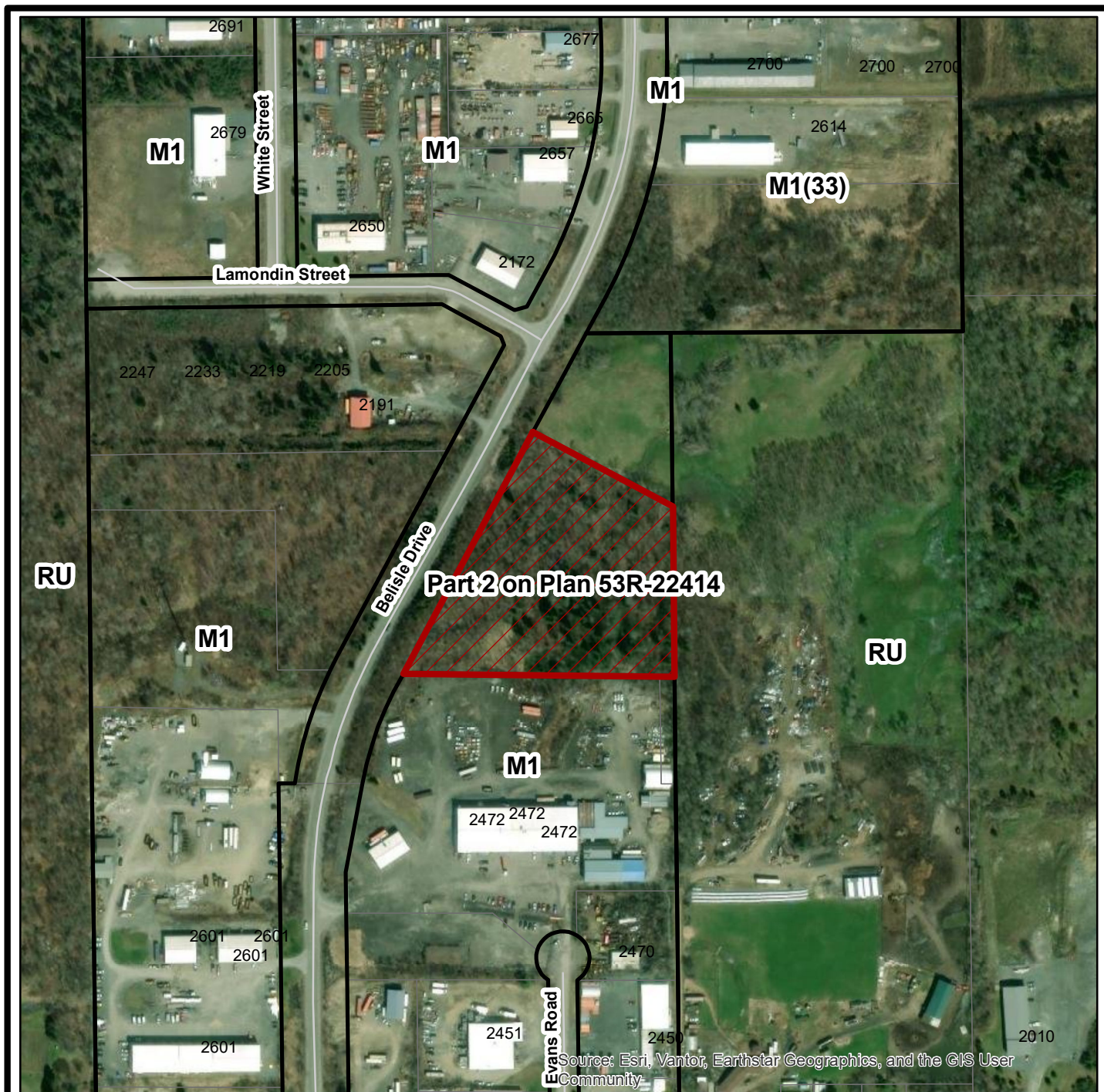
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Purchaser(s)' initials



City(s)' initials





City Owned Land - Belisle Drive VEIP



Part PIN 73501-2164(LT),
Part 2 on Plan 53R-22414,
Lot 9, Concession 5, Township of Blezard,
City of Greater Sudbury

NTS

Date: 2026 06 10

PLAN OF SURVEY OF
PART OF LOT 9, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TULLOCH GEOMATICS INC.
2026



SCALE 1 : 1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 610mm
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 9	5	PART OF PIN 73501-2164	1.663 ha
2				2.075 ha

PLAN 53R-22414

Received and deposited

June 5th, 2026

Hezekiah David

Representative for the
Land Registrar for the
Land Titles Division of
Sudbury (No.53)

G E O G R A P H I C T O W N S H I P O F B L E Z A R D

LOT 9 ,

PART 1
PLAN 53R-16839
PIN 73501-0020

PART 2
PLAN 53R-16839
PIN 73501-0020

PIN 73501-0516

PART 1
PIN 73501-2164

TRAVELLED ROAD KNOWN AS
BELISLE DRIVE
PART 5, PLAN 53R-6977
PIN 73501-0340

PART 2
PIN 73501-2164

PART 1
PLAN 53R-12956
PIN 73501-0157

PART 3
PLAN 53R-4648

PART 4
PLAN 53R-4648

PART 5
PLAN 53R-4648

LOT 9
CONCESSION
PLAN 53R-4648

PART 10
SOUTHEAST CORNER
OF LOT 9,
CONCESSION 5

CONCESSION 5 TRAVELLED ROAD
CONCESSION 4 VALLEYVIEW ROAD

LOT 9
CONCESSION

LOT 8
5

LOT 8
4

BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE) NAD83
(CSRS) (2010.0).

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

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY
A COMBINED SCALE FACTOR OF 0.999559.

ROTATION NOTE:
NO ROTATION HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P, P1
AND P2.

NO ROTATION HAS BEEN APPLIED TO THE GRID BEARINGS OF UNDERLYING PLAN P3.

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 1st DAY OF JUNE, 2026.

JUNE 2, 2026
DATE

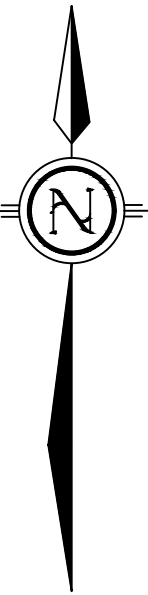
Jack F. Cavanagh
JACK F. CAVANAGH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-131943.

LEGEND:

SC	DENOTES	SPECIFIED CONTROL POINT
SB	DENOTES	FOUND MONUMENT
SSIB	DENOTES	PLANTED MONUMENT
IB	DENOTES	STANDARD IRON BAR 0.025 x 0.025 x 1.22
RPL	DENOTES	SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
P	DENOTES	IRON BAR 0.015 x 0.015 x 0.61
P1	DENOTES	ROCK PLUG 0.015 x 0.015 x 0.15
P2	DENOTES	0.025 x 0.025 SQUARE IRON BAR
P3	DENOTES	PLAN 53R-16839
M	DENOTES	PLAN 53R-6977
S	DENOTES	PLAN 53R-12956
707	DENOTES	PLAN 53R-19366
1400	DENOTES	MEASURED
1655	DENOTES	SET
FNE	DENOTES	R.T. LANE, O.L.S.
SCP	DENOTES	D.S. DORLAND, O.L.S.
CLF	DENOTES	TERRY DEL BOSCO, O.L.S.
PWF	DENOTES	NO VISIBLE MARKING
	DENOTES	FOUND NO EVIDENCE
	DENOTES	SPECIFIED CONTROL POINT
	DENOTES	OBSERVED REFERENCE POINT
	DENOTES	CHAIN-LINK FENCE
	DENOTES	POST-WIRE FENCE
	DENOTES	FENCE LINE

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATES VALUES TO URBAN ACCURACY IN ACCORDANCE WITH SEC. 14(2) OF O.REG 216/10.		
ORP	NORTHING	EASTING
A	5160678.03	497831.89
B	5160370.40	497835.64
C	5160596.22	497432.25
D	5160421.41	497434.39
SCP	NORTHING	EASTING
027172005	5161728.060	497206.732
027172009	5160083.720	498245.418
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



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TULLOCH		sudbury@tulloch.ca
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