



LAND USE ANALYSIS

LOT	INTENDED USE	AREA (HECTARES)
LOTS 1 TO 6	SHOREFRONT RESIDENTIAL	1.0Ha. +/- (MINIMUM)
TOTAL		6.45 Ha. +/-

TRAVELLED ROAD
KNOWN AS EAST ROAD
NORTH EAST
CORNER LOT 9
CONCESSION 5

PRIVATE RIGHT OF WAY
TO SUBDIVISION LOTS

RPL (RDM)
NS115168.276
ES06768.759
BM-211.825

LOT 6
LOT 8
TRAVELLED ROAD

LOT 9 CONCESSION 5
PIN 49065-0201

LOT 8 CONCESSION 5

PIN 49065-0178
PART 1 36R-12696

LOT 1
AREA=11377.00m²

LOT 2
AREA=10867.00m²

LOT 3
AREA=10016.15m²

LOT 4
AREA=10046.28m²

LOT 5
AREA=10696.56m²

LOT 6
AREA=11098.04m²

MERCER LAKE
CROWN

WATER'S EDGE

CROWN

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

REGISTERED PLAN 36M-675

NOTE:
LOTS ARE WATER ACCESS ONLY

DRAFT PLAN OF SUBDIVISION OF

PART OF LOT 9 CONCESSION 5

GEOGRAPHIC TOWNSHIP OF FALCONER
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

JAMES E. KIRKLAND O.L.S.

SCALE 1:1500

METRIC NOTE

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE ONTARIO PLANNING ACT

- (A) AS CERTIFIED ON THE FACE OF THE PLAN
(B) NOT APPLICABLE
(C) AS SHOWN ON THE FACE OF THE PLAN
(D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE:
LISTED IN THE LAND USE ANALYSIS
(E) THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:
NORTH - RURAL RESIDENTIAL
EAST - CROWN
SOUTH - MERCER LAKE (CROWN)
WEST - RESIDENTIAL LAKE FRONT LOT
(F) AS SHOWN ON THE FACE OF THE PLAN
(G) AS SHOWN ON THE FACE OF THE PLAN
(H) WATER TO BE DRAWN FROM LAKE OR PRIVATE WELLS
(I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM
(J) FOR CONTOURS SEE PLAN
(K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
PUBLIC SERVICES - ELECTRICITY & TELEPHONE
(L) NOT APPLICABLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS
ARE CORRECTLY SHOWN

THIS SURVEY WAS COMPLETED ON THE 4TH DAY OF
SEPTEMBER 2024 REVISION 1 - OCT. 1ST, 2024
PER COMMENTS SEPT. 18TH, 2024

NOV 22/24
DATE
SUDBURY, ONT.

JAMES E. KIRKLAND
ONTARIO LAND SURVEYOR

REVISION 2 (ROW) - NOV 20, 2024

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN
FOR DRAFT APPROVAL

NOV 22/24
DATE

Heather Fryer
HEATHER DAWN FRYER

REGISTERED OWNER OF PIN 49065-0201

NOV 22/24
DATE

Dwight Fryer
DWIGHT ALEXANDER FRYER

REGISTERED OWNER OF PIN 49065-0201

LEGEND

-○-	denotes	PLANTED SURVEY MONUMENT
-*	denotes	FOUND SURVEY MONUMENT
IB	denotes	IRON BAR
SIB	denotes	STANDARD IRON BAR
SSIB	denotes	SHORT STANDARD IRON BAR
#	denotes	NOT TO SCALE
WIT	denotes	WITNESS
RB	denotes	ROCK BAR
OU	denotes	ORIGIN UNKNOWN
P1	denotes	DEPOSITED PLAN 36R-13966
RDM	denotes	R.D. MILLER, O.L.S.

FIELD SURVEY: J.E.K. PLAN: C.J.D. REFERENCE No.: K24-5943-DRAFT PLAN-2

JAMES E. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER

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