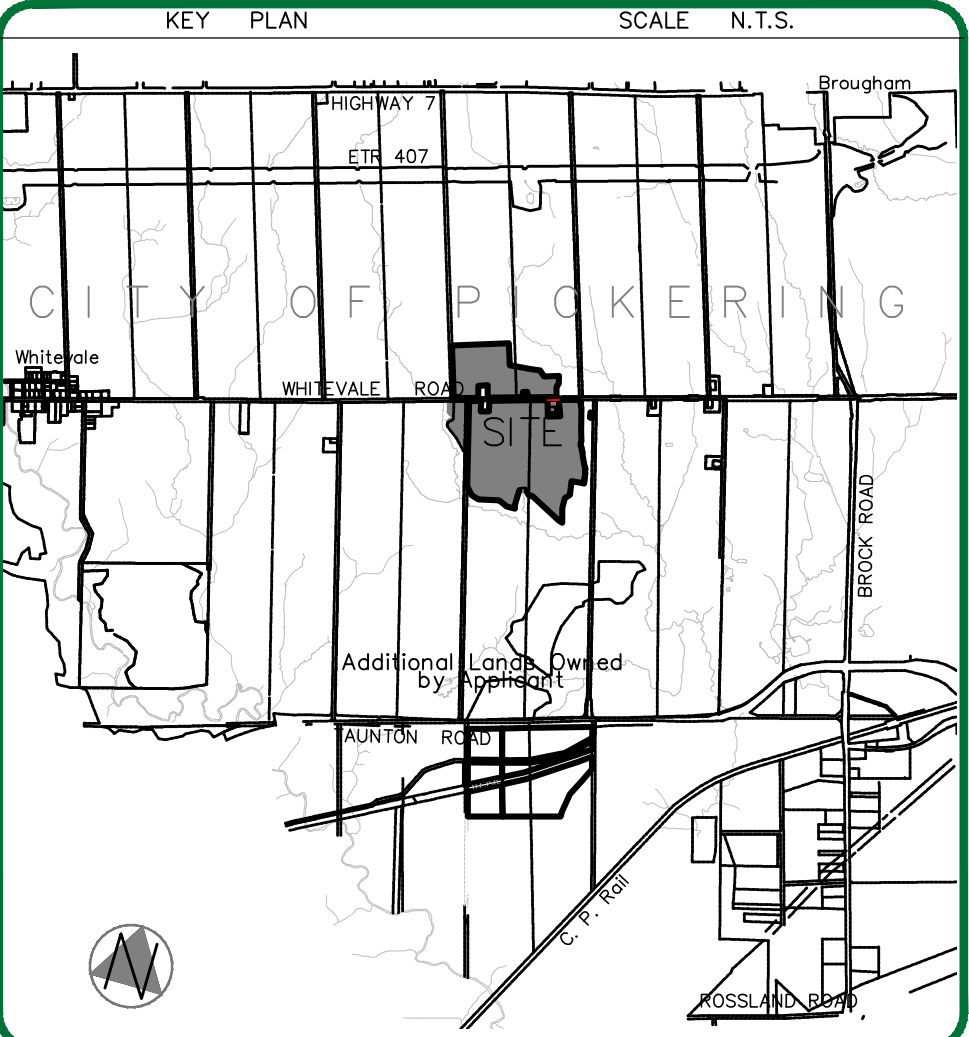


SCHEDULE OF LAND USE

LOW DENSITY RESIDENTIAL	
● 11.0 m FRONTAGES (DETACHED DWELLINGS)	(229 LOTS / 229 UNITS)
○ 9.0 m FRONTAGES (DETACHED DWELLINGS)	(72 LOTS / 72 UNITS)
○ 13.1 m FRONTAGES (DETACHED DWELLINGS)	(48 LOTS / 48 UNITS)
○ 9.45 m FRONTAGES (LANE DETACHED DWELLINGS)	(120 LOTS / 120 UNITS)
○ 11.0 m FRONTAGES (SEMI-DETACHED DWELLINGS)	(19 LOTS / 38 UNITS)
TOTAL # LOTS/UNITS S.F. RESIDENTIAL	(488 LOTS / 507 UNITS)
TOTAL AREA SINGLE FAMILY RESIDENTIAL	= 16.08 ha
MEDIUM DENSITY RESIDENTIAL	
6.0m LANE TOWNHOUSES - BLOCKS 461-490	= 3.43 ha (189 UNITS)
6.1m LANE TOWNHOUSES - BLOCKS 493-499	= 1.44 ha (100 UNITS)
6.0m LANE TOWNHOUSES - BLOCKS 491, 492, 531-535	= 0.64 ha (46 UNITS)
7.2m STREET TOWNHOUSES - BLOCKS 500-526	= 2.87 ha (154 UNITS)
6.4m BACK-TO-BACK TOWNHOUSES - BLOCKS 541-547	= 0.71 ha (72 UNITS)
TOTAL # UNITS RESIDENTIAL	(1068 UNITS)
TOTAL AREA RESIDENTIAL	= 25.16 ha
PART LOTS/BLOCKS	
SCHOOL	- BLOCKS 551-558 = 0.86 ha
COMMUNITY PARK	- BLOCK 559 = 3.10 ha*
PARK	- BLOCK 560 = 10.01 ha*
LOCAL NODE	- BLOCKS 563, 569 = 4.14 ha
SWM POND	- BLOCKS 564-566 = 4.66 ha*
GAS STATION	- BLOCK 568 = 0.47 ha
FUTURE DEVELOPMENT	- BLOCKS 570-571 = 0.02 ha
ROAD WIDENINGS	- BLOCKS 573, 574 = 0.14 ha
3.0m WALKWAY	- BLOCKS 575-576 = 0.03 ha
TERMINAL VIEW	- BLOCKS 577 = 0.03 ha*
OVERLAND FLOW	- BLOCKS 578 = 0.03 ha
ROADS	
8.5 m LANE	= 1571 m
10.0 m LANE	= 326 m
15.5 m R.O.W.	= 820 m
17.0 m R.O.W.	= 530 m
20.0 m R.O.W.	= 357 m
24.0 m R.O.W.	= 218 m
37.0 m R.O.W.	= 613 m
TOTAL R.O.W.	= 8985 m = 15.53 ha

PROPOSED DRAFT PLAN SP-2008-12 FOR PART OF LOTS 23, 24 & 25 CONCESSION 4 AND PART OF LOTS 23 AND 24 CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF PICKERING, COUNTY OF ONTARIO) IN THE CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM



DOES NOT INCLUDE EXISTING WHITEVALE ROAD = 66.05 ha

TOTAL AREA OF SUBMISSION = 66.05 ha

*AREAS OF BLOCKS 559, 560, 564, 565, & 577 HAVE NOT CHANGED; ERRONEOUSLY LABELLED ON APPROVED PLAN

SCHOOL BLOCK

12m SINGLES	= 3.04 ha
9m SINGLES	= 1.1 ha
11m SINGLES	= 1.1 ha
15m SEMIS	= 10 LOTS 20 ha
6.0m LANE TOWNHOUSES	= 52 ha
TOTAL	= 95 ha

ROAD LENGTH

17.0m ROW	348m
8.5m LANE	156m

DATE **COMMENTS/REVISIONS** **BY**

AUG. 2008	ORIGINAL SUBMISSION	G.E.
AUG. 2010	SECOND SUBMISSION	G.E.
SEPT. 2011	THIRD SUBMISSION	G.E.
SEPT. 2012	FOURTH SUBMISSION	G.E.
FEB. 2013	FIFTH SUBMISSION	G.E.
JUNE, 2013	SIXTH SUBMISSION	G.E.
JULY, 2013	SEVENTH SUBMISSION	G.E.
APR. 2023	REDLINE PLAN	K.C.

OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE ENGINEER TO PREPARE AND SUBMIT TO THE CITY OF PICKERING A DRAFT PLAN OF SUBDIVISION FOR THE PURPOSES OF THIS PLAN.
DATE: _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS, WHETHER AUTHORED OR NOT, HAVE BEEN ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE: May 4, 2023

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS, WHETHER AUTHORED OR NOT, HAVE BEEN ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE: _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS, WHETHER AUTHORED OR NOT, HAVE BEEN ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE: _____

1133373 ONTARIO INC.

Lebovic - Seaton WHITEVALE SP-2008-12

DESIGNED BY: S.R.S./A.B. PROJECT No. 03479
 CHECKED BY: G.E. DRAWING No. WDP-8
 SCALE: 1:1500

113 South Court, Unit 41
Whitby, Ontario L9B 8Y7
 T 905.886.6022
 F 905.832.2977
 www.ghd.com

GHD