



KEY PLAN
(NOT TO SCALE)

DRAFT PLAN OF
COMMON ELEMENTS CONDOMINIUM OF
**PART OF BLOCK 2 AND
ALL OF BLOCK 2
REGISTERED PLAN 40M-XXXX**
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1 : 300

J.D. BARNES LIMITED
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METRIC
DISTANCES AND/OR COORDINATES 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 PLANNING ACT.
FOR A,B,C,E,F,I,K AND J SEE DRAFT PLAN AND KEY PLAN
D PARTS 1 TO 33 (BOTH INCLUSIVE) ON PROPOSED REFERENCE PLAN WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM
H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
I CLAY LOAM
K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS
L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

SITE STATISTICS
SITE AREA: 40,490 sq. ft.
TOTAL NUMBER OF P.O.T.L.S.: 33
RESIDENT PARKING SPACES: 121
VISITOR PARKING SPACES: 42 (INCLUDING 2 BARRIER FREE)
FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:
- ASPHALT LANEWAY
- CONCRETE CURBS/SIDEWALKS
- STREET LIGHTS
- SANITARY/STORM SEWERS
- WATERMAIN AND FACILITIES
- LANDSCAPING
- UTILITIES
- SNOW REMOVAL
- VISITOR PARKING
- WATER METER BUILDING
- MAILBOXES

NOTES
BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CORS) (2011).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999884.

P.O.T.L. DENOTES PROPOSED PARCEL OF TIED LAND
V DENOTES VISITOR PARKING SPACE
V DENOTES BARRIER FREE PARKING SPACE

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

DATE: _____
G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.
THE LIVERPOOL ROAD LIMITED PARTNERSHIP

I, GREG SLAS, A.S.O., HAVE THE AUTHORITY TO BIND THE CORPORATION
I AM A GENERAL PARTNER.

THE FIRM NAME OF THE LIMITED PARTNERSHIP IS:
THE LIVERPOOL ROAD LIMITED PARTNERSHIP
ZONING:

J.D. BARNES LIMITED SURVEYING MAPPING
LAND INFORMATION SPECIALISTS GIS
140 KENNEDY DRIVE, SUITE 100, MARKHAM ON L3R 0B1
T: (905) 477-3600 F: (905) 477-3382 www.jdbarnes.com

DRAWN BY: N.M. CHECKED BY: G.C.L. REFERENCE NO.: 22-25-053-00
PLOTTED: 1/15/2026 DATED: 1/15/2026

LIVERPOOL ROAD
ROAD ALLOWANCE BETWEEN LOTS 22 AND 23