



MEMORANDUM

TO

Vince Figliomeni
Associate Development Manager
TACCGATE Developments Inc.
600 Applewood Crescent
Vaughan, ON L4K 4B4

FROM

Mohammad S. Bari, P.Eng
Associate

PROJECT

8160-03
Parcel 24

DATE

December 12, 2025

RE: PARCEL 24 LANDS – RESPONSE TO AGENCY COMMENTS

INTRODUCTION

BA Group has been retained by TACCGate Developments Inc. to provide transportation consulting advice and input into the proposed residential development of the Parcel 24 lands located in the southwest quadrant of Alexander Knox Road and Peter Mathews Drive.

Background

In December 2024, BA Group prepared a report titled “*Seaton Parcel 24 Lands Traffic Sensitivity Analysis*”, dated December 6, 2024, as part of the Draft Plan of Subdivision and Zoning By-law Amendment submissions to the City of Pickering. This study examined various transportation aspects related to residential subdivision SP-2025-01 and provided conclusions and recommendations satisfying a number of municipal and regional requirements.

In July 2025, BA Group prepared an updated report titled “*Seaton Parcel 24 Lands Traffic Sensitivity Analysis*”, dated July 18, 2025, to the City of Pickering. The report provided an update to the December 2024 report to address transportation related comments received from the City of Pickering.

This Memo

This memorandum provides a response to the transportation related comments provided by the City of Pickering in a memorandum dated November 7, 2025 and by the Region of Durham in a memorandum dated December 3, 2025. The comments are attached in **Appendix A**.

RESPONSE TO COMMENTS

City of Pickering

Draft Plan of Subdivision SP-2025-01

Zoning By-law Amendment Application A01/25

Comment 1

Revise the sidewalk configuration as per the attached mark-up and update the design accordingly. Note that the all-way stop should be relocated to the north intersection of Street A and Street B. This new configuration will provide pedestrian access to the Vista on Block 12.

Response

The sidewalk configuration has been revised as per the mark up provided. The location of the all-way stop has been relocated to the north intersection of Street 'A' and Street 'B'. Refer to the **Appendix B** for the updated Traffic Control Signage and Pavement Marking Plans.

Transportation & Traffic Comments

General Comments

Comment 1

On drawings TC-01 and TC-02, parking should not be permitted within 10m of an intersection stop line at any intersection.

Response

The on-street parking locations have been revised ensure no parking is located within 10m of an intersection stop line. Refer to **Appendix C** for the updated on-street parking plans.

Region of Durham

Draft Plan of Subdivision Application SP-2025-01

Zoning By-law Amendment Application A01/25

Comment 1

The intersection of Doverwood Avenue and Peter Matthews Drive has been identified for future signalization. Under the Peter Matthews Drive (Assignment 6) contract, the east leg of Doverwood Avenue intersecting Peter Matthews Drive at the location of future signals was constructed with an 11.25 metre pavement width to accommodate future turn lanes. As such, it is recommended that the local road have a minimum 20 metre right-of-way width at the intersection to provide sufficient space to accommodate future sidewalks and other utilities in the municipal boulevard.

Response

Noted. The right-of-way of Doverwood Avenue and Peter Mathews Drive is been widened to 20m.

* * * * *

I trust that the foregoing responses to outstanding comments as part of the resubmission is satisfactory. Should anyone have outstanding questions, please feel free to contact me.

Sincerely,

BA Consulting Group Ltd.

A handwritten signature in black ink that reads "Mohammad S. Bari". The signature is written in a cursive, flowing style.

Mohammad S. Bari, P.Eng
Associate

Appendix A: Agency Comments

To: Liam Crawford
Planner II

From: Richard Holborn
Director, Engineering Services

Copy: Director, City Infrastructure
Division Head, Water Resources & Development Services
Manager, Landscape & Parks Development
Manager, Transportation & Traffic
Manager, Water Resources
Supervisor, Development Approvals
Coordinator, Development Approvals

Subject: Draft Plan of Subdivision SP-2025-01 – 2nd Submission
Zoning By-law Amendment Application A01/25
- TaccGate Development Inc.
- Parcel 24
File: D-4100

The Engineering Services Department has reviewed the documents submitted in support of the above applications and comment as follows:

Please ensure the next submission includes a letter re-stating the City's comment followed by an appropriate response, immediately afterwards, outlining how the proponent addressed the comment.

1. As per the Development Services User Fee Schedule, provide the payment in the amount of \$8,275.00 for the review of the Functional Servicing and Stormwater Management Report (FSSR).
2. An easement will be required to provide access to the proposed bioswale located on the IO land on Block 11 of the Draft Plan of Subdivision.
3. Revise the sidewalk configuration as per the attached mark-up and update the design accordingly. Note that the all-way stop should be relocated to the north intersection of Street A and Street B. This new configuration will provide pedestrian access to the Vista on Block 12.
4. Provide a final version of the FSSR once all revisions have been made.

5. All previous comments noted in our memo dated May 7, 2025 (attached) are to be addressed with the first detailed design submission. Ensure the submission includes a letter re-stating the City's comment followed by an appropriate response, immediately afterwards, outlining how the proponent addressed the comment.
-

Water Resources Comments

1. Water Resources has no comments for the functional design of the proposed subdivision. All previous comments can be addressed at detailed design stage.
-

City Infrastructure

General Comments

1. All previous comments have been addressed. Further comments will be provided at the detailed design stage.
-

Transportation & Traffic Comments

General Comments

1. On drawings TC-01 and TC-02, parking should not be permitted within 10m of an intersection stop line at any intersection.
-

Landscape & Parks Development Comments

1. Landscape & Parks Developments has no comments on this application. Further comments will be provided at the detailed design stage.



PH:jl

Attachment: 1st Submission Comments
Parcel 24 Sidewalk Locations



**The Regional
Municipality
of Durham**

Community Growth and
Economic Development
Department

Community Growth Division

605 ROSSLAND ROAD EAST
LEVEL 4
PO BOX 623
WHITBY, ON L1N 6A3
CANADA

905-668-7711
1-800-372-1102

Email:
CommunityGrowth@durham.ca

durham.ca

Sandra Austin
Commissioner of Community
Growth and Economic
Development

December 3, 2025

Liam Crawford, Planner II
City Development Department
City of Pickering
One The Esplanade
Pickering, ON L1V 6K7

**Re: Region of Durham Comments (Second Submission)
Draft Plan of Subdivision Application SP-2025-01
Zoning By-law Amendment Application A01/25**
Applicant: **TACCGATE Developments Inc.**
Cross Ref.: SP-2015-05 & A 10/15
Location: Part of Lot 22, Concession 4
Municipality: City of Pickering

Further to the Region of Durham's comment letter provided on June 16, 2025, the Region has completed its review of the second submission materials and offers the following updated Transportation comments for the proposed development. All of our previous comments remain applicable except where noted below.

The subject lands are located on the east side of Petter Matthews Drive and south of Whitevale Road. The site has a total area of 5.5 hectares and is currently vacant. A tributary of Ganatsekiagon Creek is located approximately 145 metres south of the property.

Proposed Revised Applications

The revised draft plan has deleted 1 open space block from the previous proposed draft plan of subdivision.

The proposed revised draft plan of subdivision continues to permit 76 single-detached dwellings, 28 street townhouses, a stormwater management pond block, 2 open space blocks, an overland flow block, and roads.

The concurrent related Zoning By-law Amendment application is required to amend the City of Pickering's Consolidated Zoning By-law No. 8149/24 to rezone the subject lands to appropriate residential zones to permit the proposed subdivision development.

*"Service Excellence
for our Communities"*

If this information is required in an accessible format, please contact Reception at 1-800-372-1102, extension 2548.

Transportation

The intersection of Doverwood Avenue and Peter Matthews Drive has been identified for future signalization. Under the Peter Matthews Drive (Assignment 6) contract, the east leg of Doverwood Avenue intersecting Peter Matthews Drive at the location of future signals was constructed with an 11.25 metre pavement width to accommodate future turn lanes. As such, it is recommended that the local road have a minimum 20 metre right-of-way width at the intersection to provide sufficient space to accommodate future sidewalks and other utilities in the municipal boulevard.

Conclusion

The proposed subdivision supports compact development through residential infilling and provides new housing opportunities for the residents of Durham Region. The Region of Durham has no objection to the proposed revised draft plan of subdivision. We will require Condition #1 from the conditions of draft approval provided on June 16, 2025, to be updated to reflect the proposed revised draft plan of subdivision, as follows:

1. The Owner shall prepare the final plan on the basis of the approved draft plan of subdivision prepared by Korsiak Urban Planning, dated July 22, 2025, which shows 76 single-detached dwellings, 28 street townhouses, a stormwater management pond, 2 open space blocks, an overland flow block, and roads.

The Region's conditions must be complied with prior to clearance by the Region for registration of this plan of subdivision.

In addition to sending the Region copies of the revised draft approved plan and conditions of approval, at such time as the draft approval is in effect, please e-mail a digital copy of the conditions of draft approval to Vannitha.Chanthavong@Durham.ca.

Please contact Vannitha Chanthavong at (905) 668-4113, ext. 2543 or by email if you have any questions.

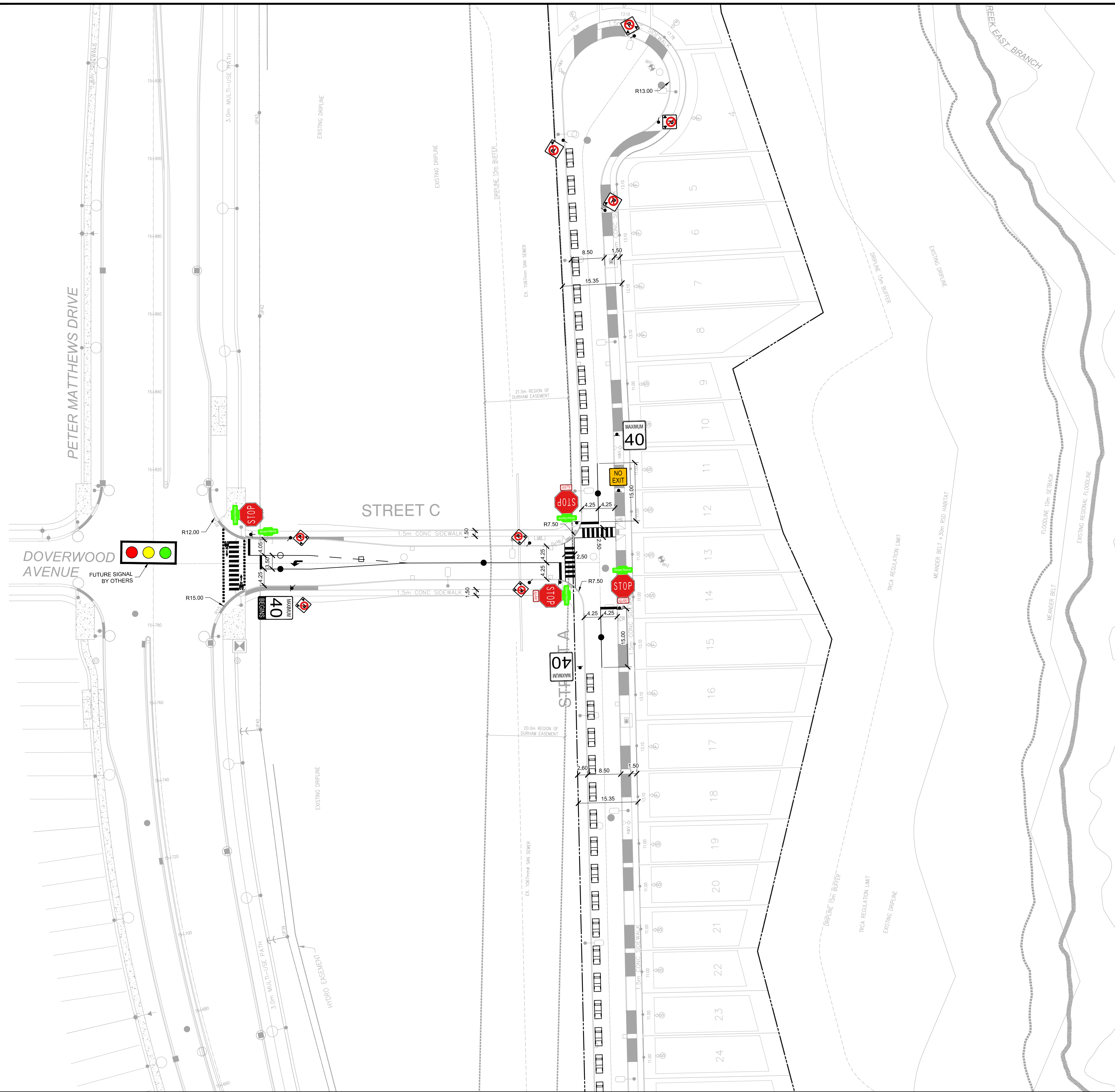
Yours truly,

Colleen Goodchild

Colleen Goodchild, MCIP, RPP
Director of Community Growth

cc: Claire Wallis-South, Regional Works Department

Appendix B: Traffic Control Signage and Pavement Marking Plans



SIGN LEGEND

Rb-2
(600 x 900)mm

Rb-1
(600 x 750)mm

Ra-1
(600 x 600)mm

Wa-31
(450 x 450)mm

Ra-1t
(150 x 300)mm

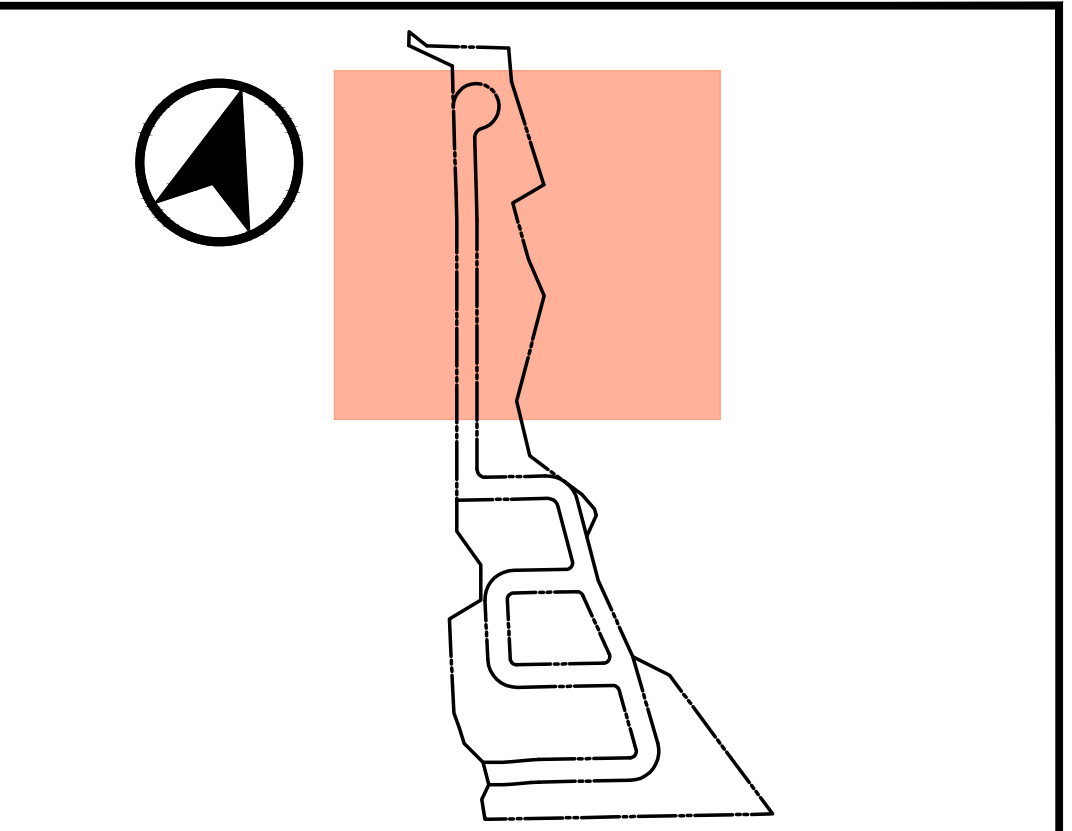
Rb-51
(300 x 300)mm

Rb-51
(300 x 300)mm

Rb-51
(300 x 300)mm

Street Name

Street Name
* (AS PER CITY OF PICKERING DRAWING P-809.1, P-809.2 & P-809.3)



SIGN MOUNT LEGEND

ALL SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER AND NOT OBSTRUCTED BY LANDSCAPE.

- PROPOSED SIGN POST
- PROPOSED POST PERPENDICULAR SIGN

PAVEMENT MARKING:

(NOTE-ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11)

- 10cm (4 in.) WHITE SOLID
- 10cm (4 in.) YELLOW SOLID
- 10cm (4 in.) WHITE (3m (10 ft.) LINE, 3m (10 ft.) GAP)
- LEFT TURN ARROW (3m (10 ft.))
- RIGHT TURN ARROW (3m (10 ft.))
- ALL STOP BARS TO BE 60cm (2 ft.) WHITE SOLID
- YIELD TO PEDESTRIAN LINE
 - 60cm WIDE BY 80cm LONG - 15cm GAP
 - TRAFFIC WHITE

TOPO SURVEY TOPOGRAPHIC SURVEY OF ORIGINAL GROUND COMPLETED BY JD BARNES LTD., WHITBY ON. FIELDWORK COMPLETED DECEMBER 22, 2016. REFERENCE No. 16-25-300-00.	LEGAL SURVEY LEGAL BOUNDARY AND SUBDIVISION PROPERTY LINE INFORMATION FROM SURVEY BY R-PE SURVEYING LTD., WOODBRIDGE ON. REFERENCE No. 23-168.
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BENCHMARK
ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK NO. 2-045, HAVING A PUBLISHED ELEVATION OF 126.055m (CGVD-1928-1978) AND MINISTRY OF TRANSPORTATION OF ONTARIO BENCHMARK NO. 00819668322, HAVING A PUBLISHED ELEVATION OF 227.633m (CGVD-1928-1978).

REVISIONS

No.	REVISION	DATE	BY	APPROVED
0	ISSUED FOR SUBMISSION	12/06/24	MSB	
1	ISSUED FOR SUBMISSION	07/17/25	LC	
2	ISSUED FOR COORDINATION	10/07/25	MSB	
3	ISSUED FOR COORDINATION	12/08/25	MSB	
4	ISSUED FOR SUBMISSION	12/12/25	MSB	

<p>APPROVED</p> <p>ENGINEERING SERVICES DEPT. Approval to works required by the City of Pickering and as defined in the Subdivision Agreement. The City is relying on the technical skills of the Professional Engineer signing and sealing this drawing.</p> <p>DATE: _____</p>	<p>APPROVED</p> <p>Approval of the Regional Works Dept. for the purposes described in the applicable Regional Subdivision or Servicing Agreement. The Region is relying on the technical skill and ability of the P. Eng. sealing and signing this drawing.</p> <p>BY: _____ DATE: _____</p>
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**THE CORPORATION OF THE
CITY OF PICKERING**
ENGINEERING SERVICES DEPARTMENT

TACCGATE DEVELOPMENTS INC.
SEATON PARCEL 24

BA Consulting Group Ltd.
1000 - 88 St. Clair Ave. W.
Toronto, ON M6J 1K9
Tel. 416 961 7110
www.bagroup.com

**MOVEMENT
IN URBAN
ENVIRONMENTS**

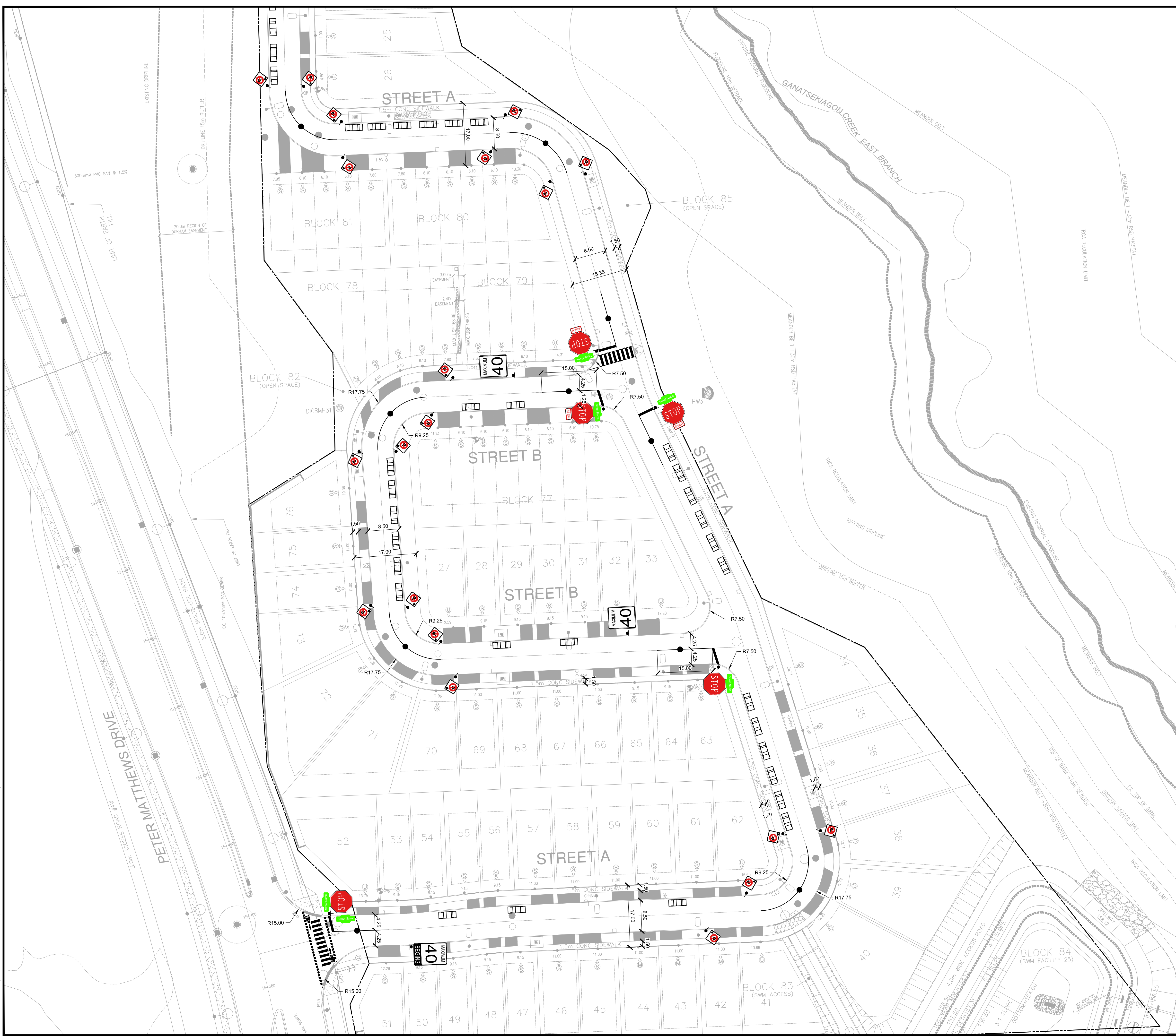
BA GROUP

DRAFT PLAN OF SUBDIVISION NUMBER: SP-2025-01
REGISTERED PLAN NUMBER: 40M-xxxxx

**PAVEMENT MARKING &
TRAFFIC SIGNAGE PLAN**

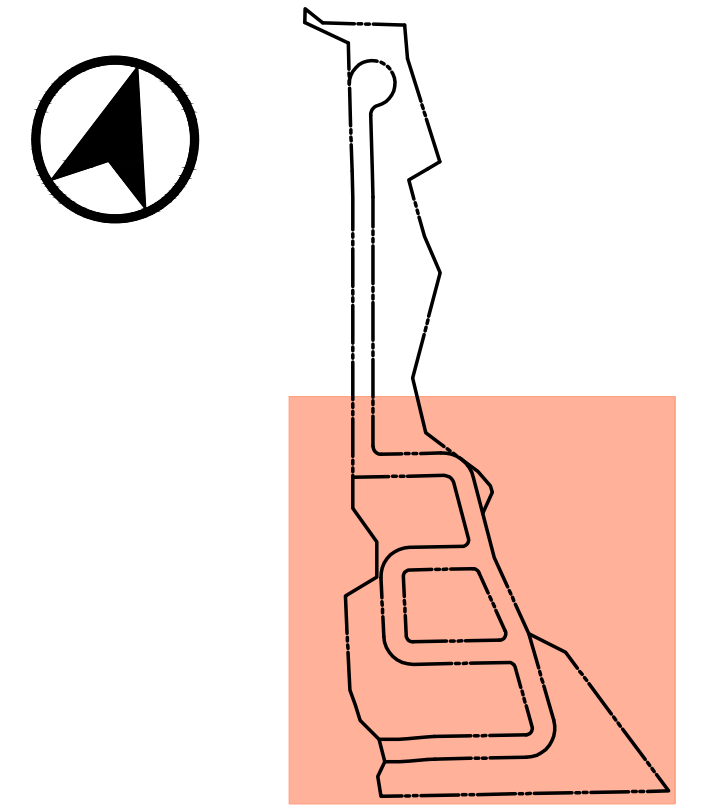
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CHECKED BY: MSB	DATE: DECEMBER 6, 2024		
CITY FILE NUMBER:			

File : C:\ba\stand\Temp\Pub\ba_3024\ba-Permit 24-SN-R04-Dece-25-6160-03.dwg, Date : Dec 12, 2025 - 11:18am, Edit By : MSB



SIGN LEGEND

Rb-2 (600 x 900)mm
 Rb-1 (600 x 750)mm
 Ra-1 (600 x 600)mm
 Wa-31 (450 x 450)mm
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 Rb-51 (300 x 300)mm
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 DATE: _____

THE CORPORATION OF THE CITY OF PICKERING
 ENGINEERING SERVICES DEPARTMENT

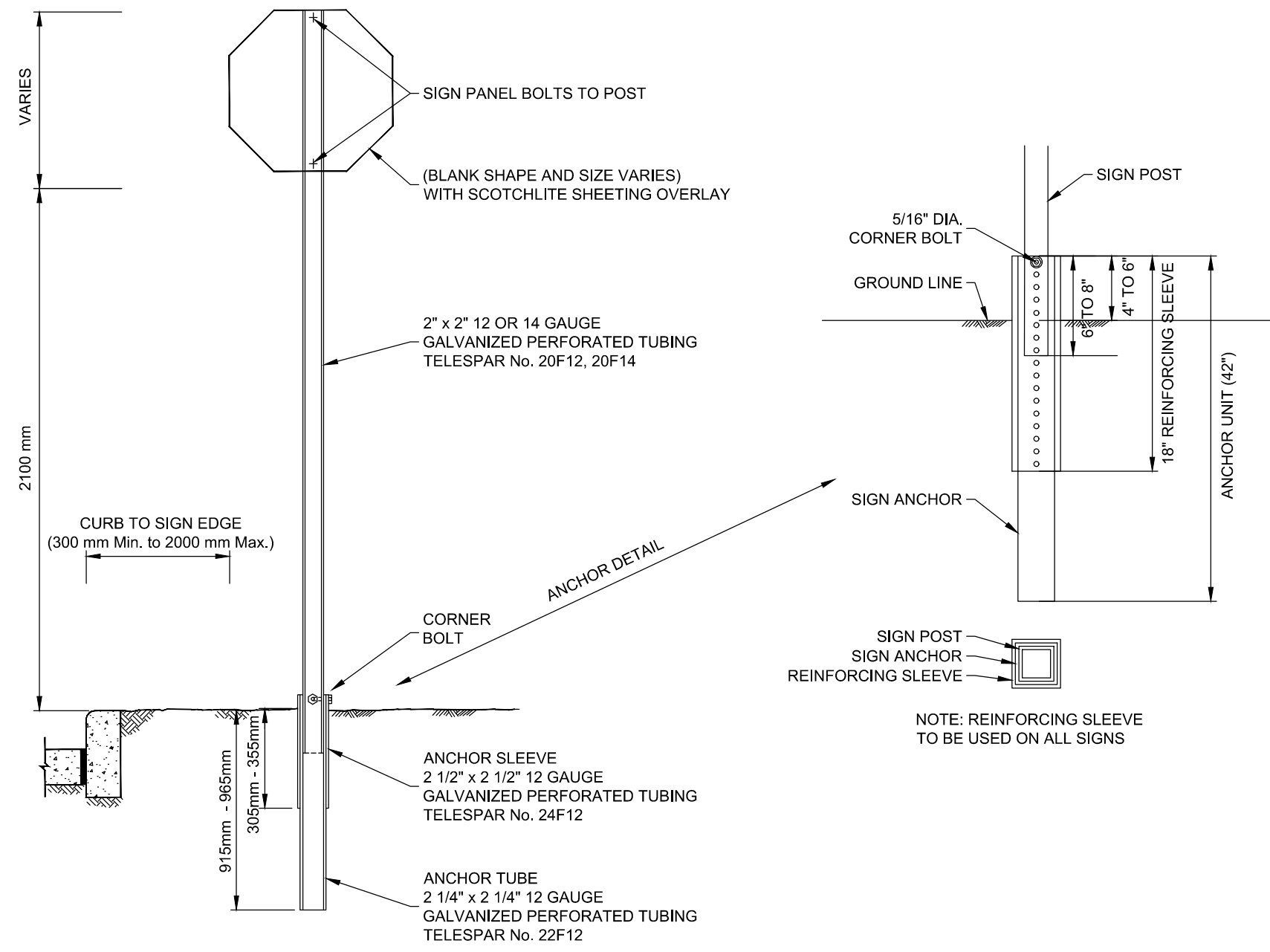
TACCGATE DEVELOPMENTS INC.
 SEATON PARCEL 24

BA Group
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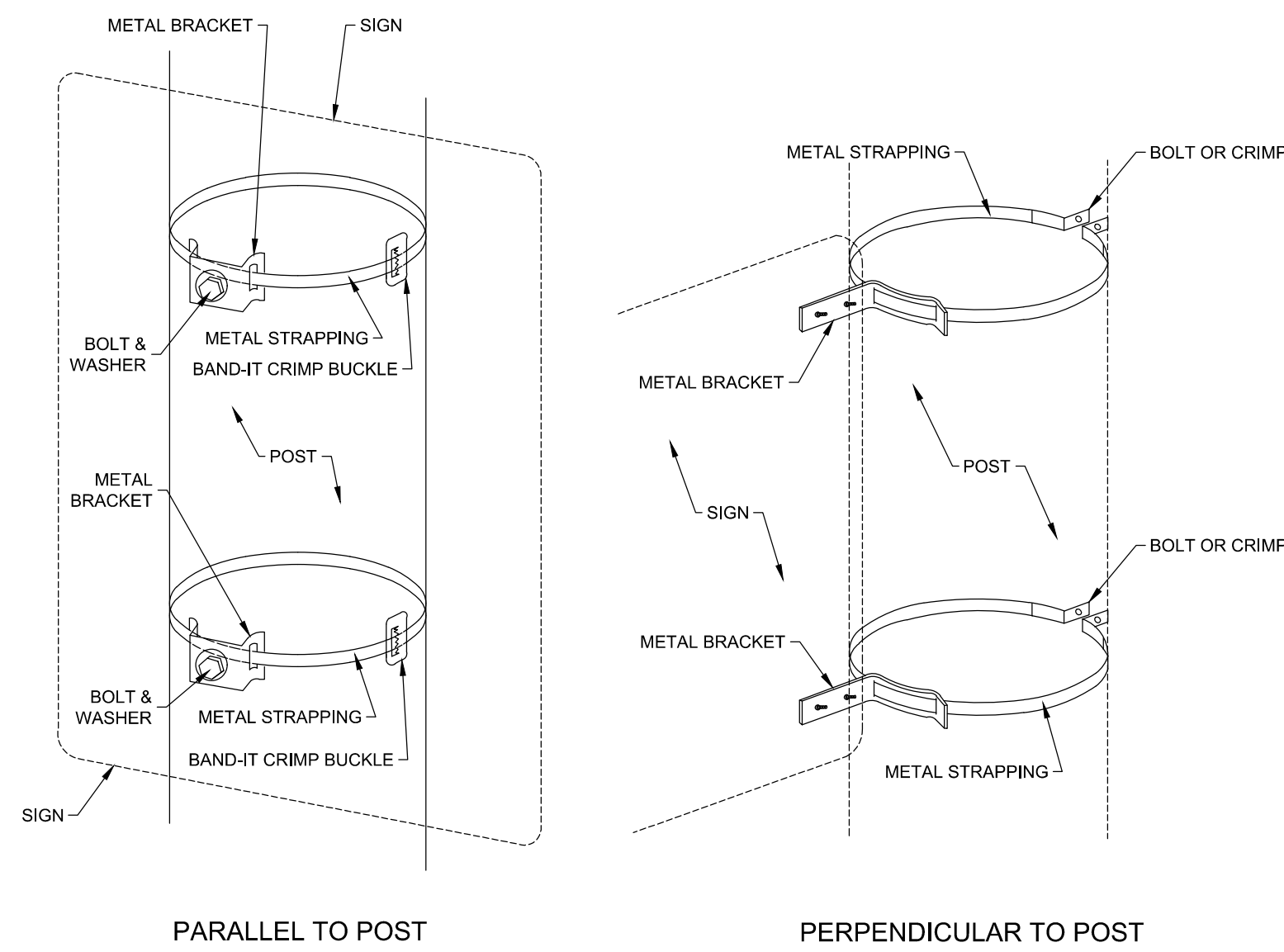
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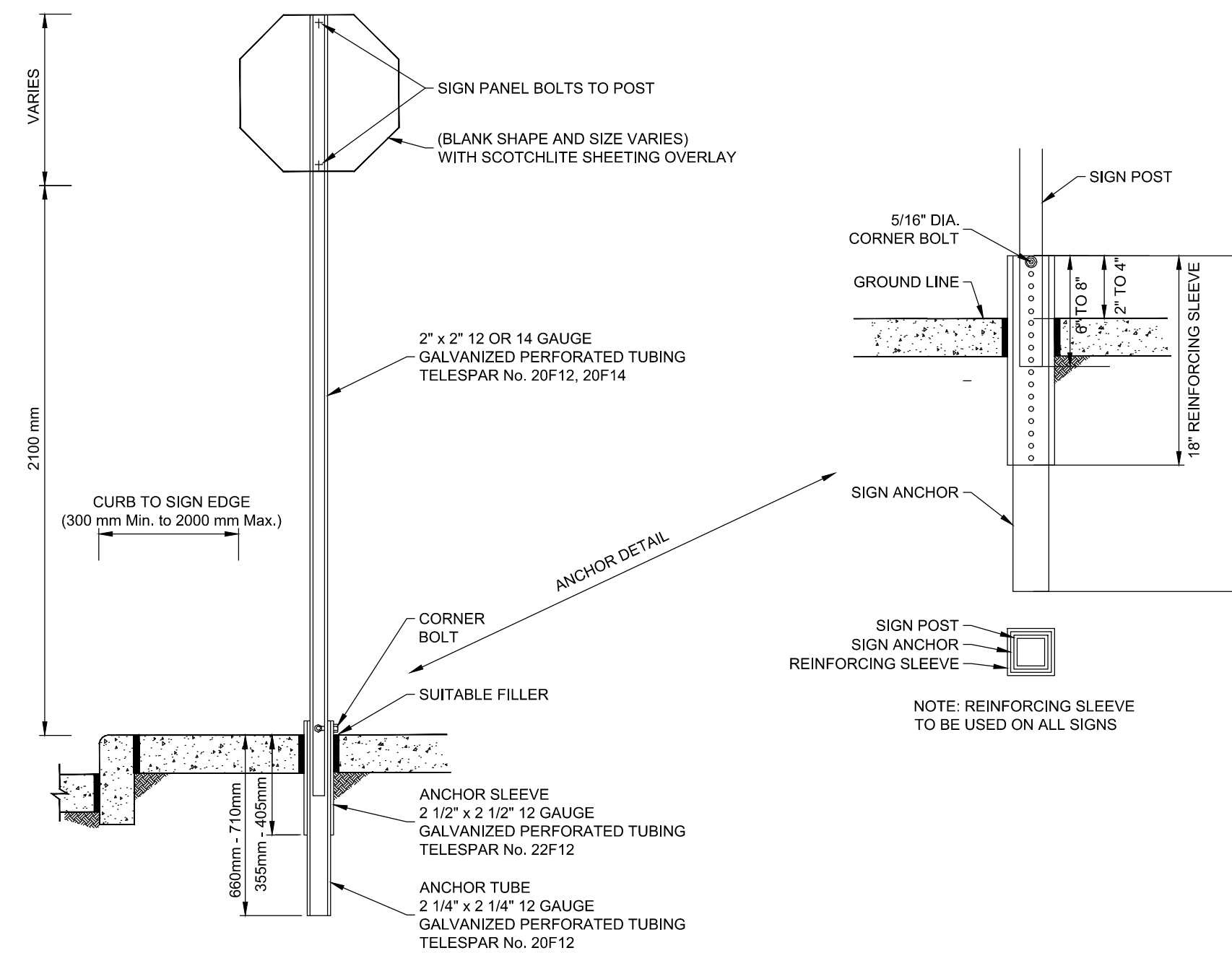
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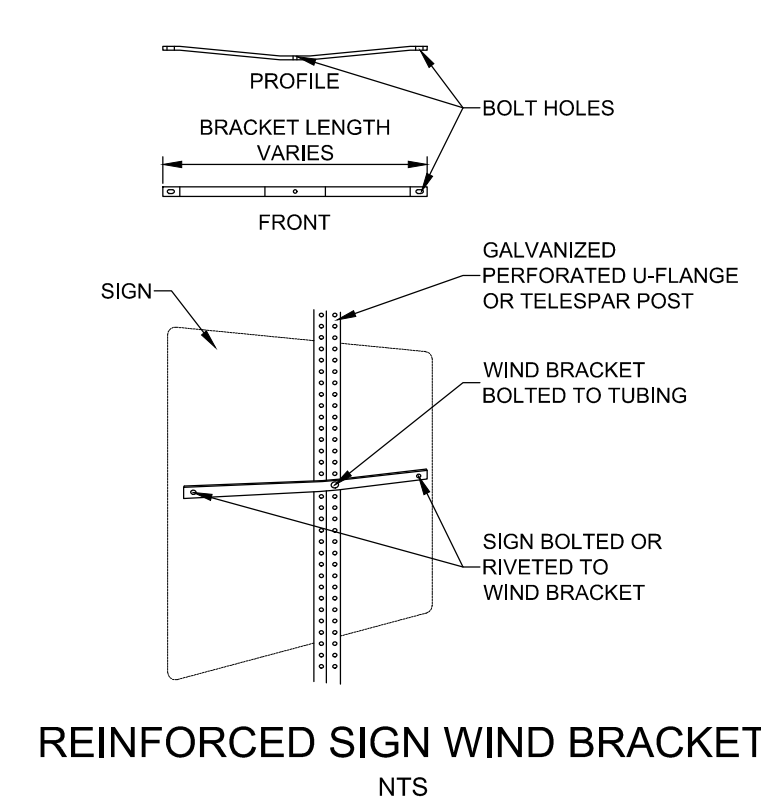
SIGN AND POST IN LANDSCAPE AREA
TELESPAR SIGN POST
NTS



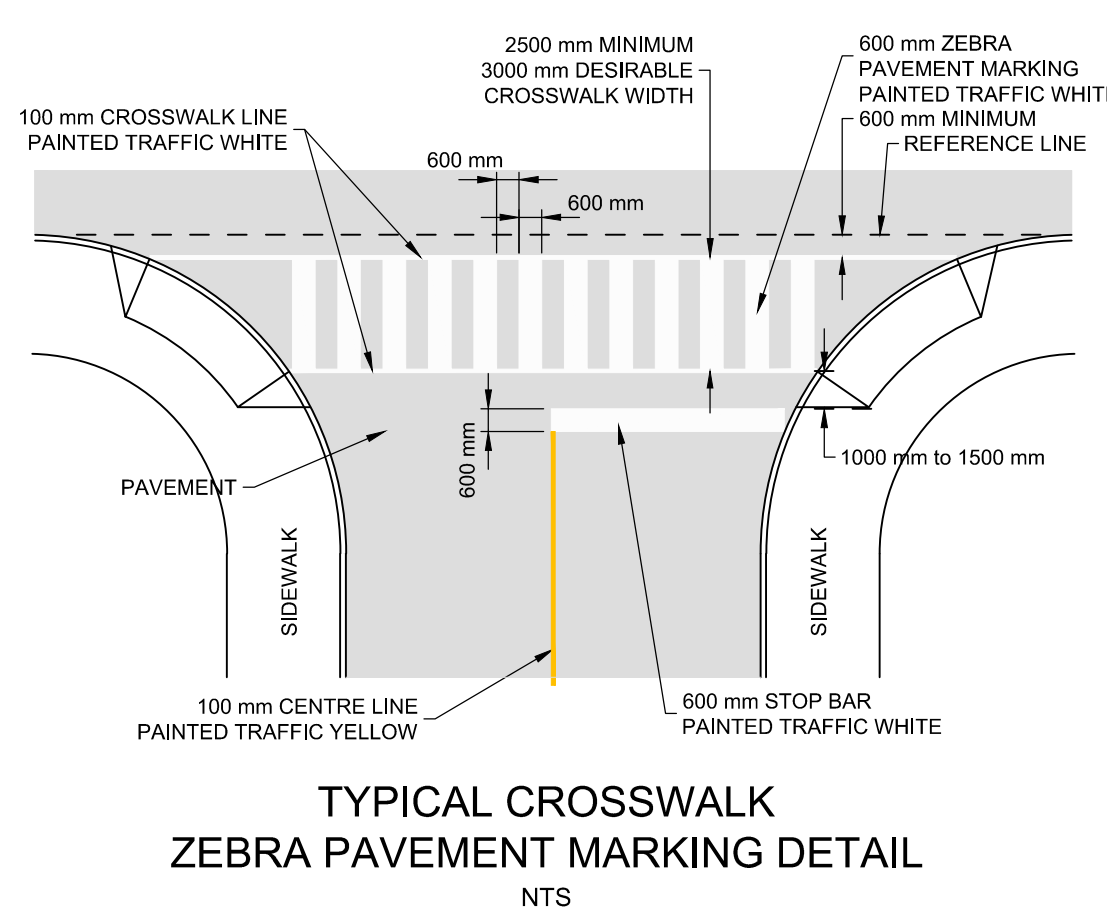
METAL STRAPPING MOUNT
NTS



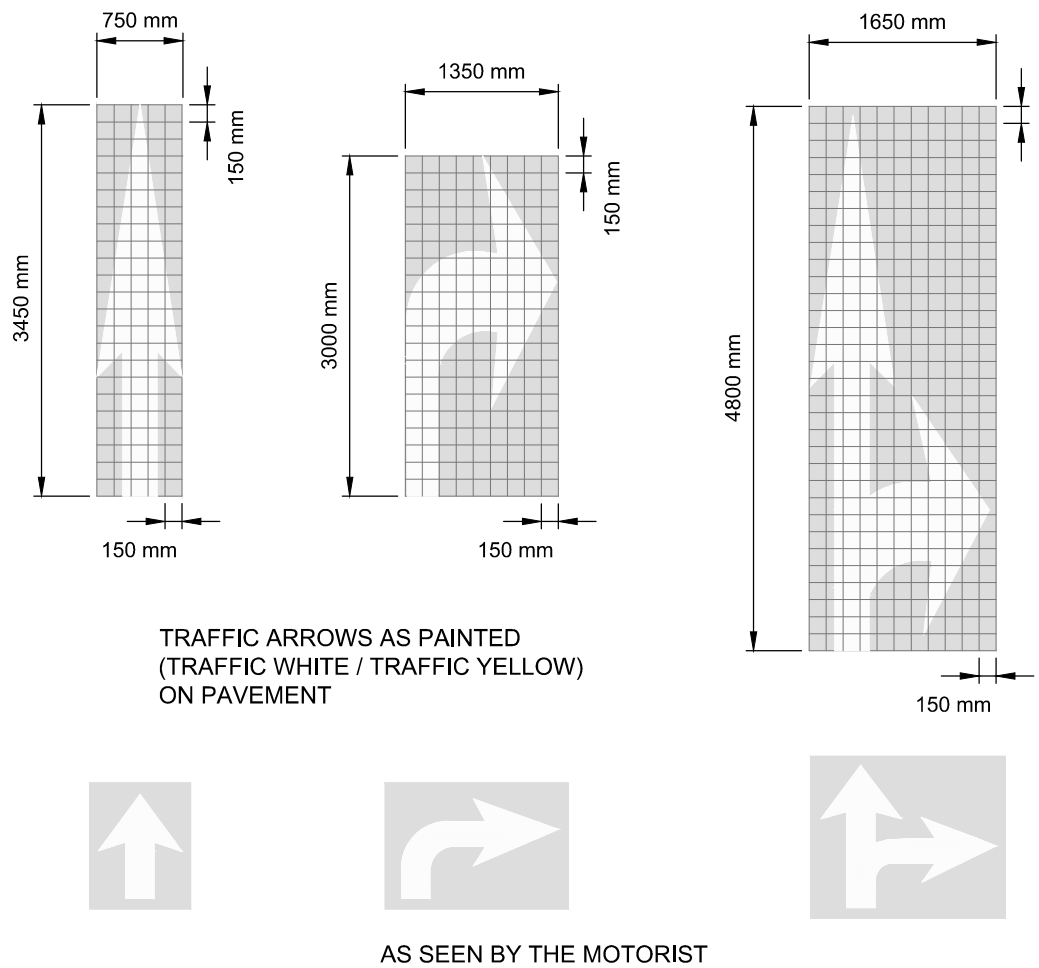
SIGN AND POST IN SIDEWALK / PAVEMENT AREA
TELESPAR SIGN POST
NTS



REINFORCED SIGN WIND BRACKET
NTS



TYPICAL CROSSWALK ZEBRA PAVEMENT MARKING DETAIL
NTS



MOTORIST DIRECTIONAL ARROWS DETAIL
NTS

SIGN INSTALLATION:

- ALL SIGNS MUST CONFORM TO AND/OR BE EQUIVALENT TO THE STANDARDS AND SPECIFICATIONS SET OUT IN THE ONTARIO TRAFFIC MANUAL (OTM) BOOKS 1 THROUGH 10, EXCEPT WHERE OTHERWISE NOTED.
- SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER NOT OBSTRUCTED BY LANDSCAPE.
- REFER TO SPECIFIC DETAILS AS SHOWN ON THE PLAN FOR SIGN MOUNTING, SIGN BLANK AND MESSAGE.
- TRAFFIC CONTROL SIGN MATERIAL SHALL BE TREATED FERROUS OR NON-FERROUS SIXTEEN GAUGE METAL.
- SPECIFIC REGULATORY TRAFFIC CONTROL SIGNS ARE REQUIRED TO HAVE HIGH INTENSITY GRADE REFLECTIVE SHEETING, REFER TO SECTION 1.4, TABLE 1, OTM BOOK 5.
- FIRE ROUTE SIGN LOCATIONS, BLANK SIZE, COLOUR AND MESSAGE SUBJECT TO TOWN/CITY DESIGNATED FIRE ROUTE BYLAW REQUIREMENTS.
- STOP SIGN LOCATIONS CAN BE PLACED UP TO 3.0 METRES IN ADVANCE OF STOP BAR.
- SIGN MOUNT POST SHALL BE CONTINUOUS SINGLE PIECE OR 2-POST COMPONENT UNLESS OTHERWISE NOTED.
- ALL FASTENERS SUCH AS BOLTS, NUTS, WASHERS, EXPANSIONS, SHIELDS AND OTHER HARDWARE FOR ALL ERECTED SIGNS TO BE CAST ALUMINIUM ALLOY, STAINLESS OR GALVANIZED STEEL.
- ALL SIGN POST LOCATIONS MUST BE PLACED SUCH THAT THE SIGN FACE OR EDGE OF SIGN WILL NOT PROJECT BEYOND THE CURB LINE.
- REGULATORY TRAFFIC CONTROL SIGNS MUST BE MOUNTED SUCH THAT THERE IS A MINIMUM 2.1 METRES CLEARANCE FROM THE BOTTOM OF SIGN TO THE SURFACE.

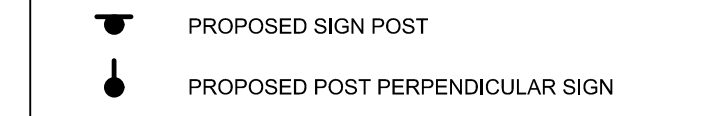
PAVEMENT MARKING:

- PAINT SHALL CONFORM AND/OR BE EQUIVALENT TO ONTARIO TRAFFIC MANUAL BOOK 11 SPECIFICATION AND BIKEWAY TRAFFIC CONTROL GUIDELINES FOR CANADA SECOND EDITION, FEBRUARY 2012 SPECIFICATION.
 - HIGH PERFORMANCE/HIGH BUILD FAST DRYING WATERBORNE TRAFFIC PAINT MEETING CURRENT TRANSPORTATION OF CANADA AND ENVIRONMENT CANADA REGULATIONS.
 - OPSS 1716 - WATERBORNE TRAFFIC PAINT
- PAINT COLOUR SHALL CONFORM TO:
 - WHITE: ALL CENTRE LINES (ADJACENT LANES - OPPOSITE DIRECTION OF TRAVEL), PARKING STALL LINES, STRIPED END ISLANDS, PAINTED MEDIANS AND PEDESTRIAN CROSSINGS.
 - CGSB 1-GP-12C, YELLOW 505-308
- PAINT SHALL BE MANUFACTURED FROM FIRST GRADE MATERIALS, CAPABLE OF BEING APPLIED BY TRAFFIC MARKING EQUIPMENT. PAINT SHALL BE UNIFORM CONSISTENCY, SUPPLIED READY-MIXED WITHOUT ANY ADDITION OF WATER OR APPROPRIATE THINNERS.
- GLASS BEADS SHALL BE APPROVED BY MINISTRY OF TRANSPORTATION IN ACCORDANCE TO OPSS 1750.
- ALL MARKINGS ARE SHOWN IN METRIC UNITS AND MAY BE CONVERTED TO IMPERIAL EQUIVALENT UNLESS OTHERWISE DIRECTED BY PARKING CONSULTANT.
- NO MARKINGS SHALL BE PERFORMED WHEN THE TEMPERATURE IS BELOW 10° CELSIUS NOR DURING RAINFALL, OR FOG, OR UNTIL THE SURFACE IS PERFECTLY DRY. NO MARKINGS SHALL BE DONE IF, IN THE OPINION OF THE SITE SUPERVISOR, THE CONDITIONS ARE NOT CONDUCTIVE TO PROVIDE A TOP QUALITY RESULT.
- IMMEDIATELY BEFORE APPLICATION OF THE PAINT, THE EXISTING SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL ACIDS, LANTANCE OR OTHER FOREIGN MATTER WHICH WOULD REDUCE THE BOND BETWEEN THE COAT OF PAINT AND THE SURFACE.
- ON THOSE SECTIONS OF PAVEMENT WHERE NO PREVIOUSLY-APPLIED FIGURES, MARKINGS OR STRIPES ARE AVAILABLE TO SERVE AS A GUIDE, SUITABLE CHALKLINE LAYOUTS OF PROPOSED STRIPES SHALL BE SPOTTED IN ADVANCE OF THE PAINT APPLICATION. CONTROL POINTS SHALL BE SPACED AT SUCH INTERVALS AS WILL ENSURE ACCURATE LOCATION OF ALL MARKINGS.
- WHEN DISCREPANCIES BETWEEN THE DRAWING AND THE FIELD LAYOUT OCCUR, THESE DISCREPANCIES ARE TO BE REPORTED TO THE PARKING CONSULTANT FOR FURTHER ACTION BEFORE PROCEEDING WITH THE APPLICATION OF PAINT.
- THE CONTRACTOR SHALL PROVIDE AN EXPERIENCED TECHNICIAN TO SUPERVISE THE LOCATION, ALIGNMENT, LAYOUT, DIMENSION AND APPLICATION OF THE PAINT.
- MARKINGS SHALL BE APPLIED AT THE LOCATIONS AND TO THE DIMENSIONS AND SPACING INDICATED ON THE PLANS OR AS SPECIFIED. PAINT SHALL NOT BE APPLIED UNTIL THE LAYOUTS, INDICATED ALIGNMENT AND THE CONDITION OF THE EXISTING SURFACE HAVE BEEN APPROVED BY THE PARKING CONSULTANT AND/OR SITE SUPERVISOR.
- PAINT SHALL BE APPLIED AT A RATE OF 200 LINEAL FEET PER GALLON (60m PER 4.5l) AND MAINTAIN A UNIFORM 4 1/2 in. (115mm) WIDE TRAFFIC LINES UNLESS OTHERWISE INDICATED ON SPECIFICATIONS DRAWINGS.
- THE PAINT SHALL BE SUPPLIED READY-MIXED CAPABLE OF BEING PRE-HEATED AND APPLIED IN A HEATED STATE WITHOUT DAMAGE OF PRODUCT. THE SURFACE SHALL RECEIVE TWO (2) COATS, A TOTAL WET FILM THICKNESS NOT LESS THAN 15 MILS. FIRST COAT SHALL BE THOROUGHLY DRY BEFORE THE SECOND COAT IS APPLIED. DO NOT THIN PAINT UNLESS APPROVED BY PARKING CONSULTANT.
- THE PAINT APPLICATOR TO BE AN APPROVED PRESSURE TYPE MOBILE DISTRIBUTOR CAPABLE OF APPLYING PAINT IN SINGLE OR DOUBLE AND DASHED LINES, AND THAT WILL ENSURE UNIFORM APPLICATION AND HAVING A POSITIVE SHUT-OFF.
- ALL PAINTINGS SHALL BE PERFORMED TO THE SATISFACTION OF THE PARKING CONSULTANT BY COMPETENT AND EXPERIENCED EQUIPMENT OPERATORS, LABOURERS AND ARTISANS IN A NEAT AND WORKMANLIKE MANNER.
- THOROUGHLY CLEAN STRIPING EQUIPMENT (METHANOL APPROVED CLEANER) BEFORE APPLYING DIFFERENT PAINT COLOUR.
- STOP BAR LINES SHALL BE LOCATED AS SHOWN ON PLAN.
- REMOVE ALL SPILLED, SPLASHED, SPLATTERED OR OVER-SPRAYED PAINT AS WORK PROGRESSES.
- PROVIDE TRAFFIC CONTROL PROTECTION MEASURES WITH ADEQUATE WARNING SIGNS.
- DO NOT PERMIT TRAFFIC OVER APPLIED PAINTED MARKINGS AND LINES UNTIL THEY HAVE ADEQUATELY DRIED.

SIGN LEGEND

SIGN MOUNT LEGEND

ALL SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER AND NOT OBSTRUCTED BY LANDSCAPE.



PAVEMENT MARKING:

(NOTE-ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11



TOPO SURVEY	LEGAL SURVEY
TOPOGRAPHIC SURVEY OF ORIGINAL GROUND COMPLETED BY JD BARNES LTD., WHITBY ON. FIELDWORK COMPLETED DECEMBER 22, 2016. REFERENCE No. 16-25-300-00.	LEGAL BOUNDARY AND SUBDIVISION PROPERTY LINE INFORMATION FROM SURVEY BY R-PE SURVEYING LTD., WOODBRIDGE ON. REFERENCE No. 23-168.

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REVISIONS				
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0	ISSUED FOR COORDINATION	10/07/25	MSB	
1	ISSUED FOR COORDINATION	12/08/25	MSB	
2	ISSUED FOR SUBMISSION	12/12/25	MSB	

APPROVED ENGINEERING SERVICES DEPT. Approval to works required by the City of Pickering and as defined in the Subdivision Agreement. The City is relying on the technical skills of the Professional Engineer signing and sealing this drawing. DATE:	APPROVED Approval of the Regional Works Dept. for the purposes described in the applicable Regional Subdivision or Servicing Agreement. The Region is relying on the technical skill and ability of the P. Eng. sealing and signing this drawing. BY: DATE:
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THE CORPORATION OF THE CITY OF PICKERING
ENGINEERING SERVICES DEPARTMENT

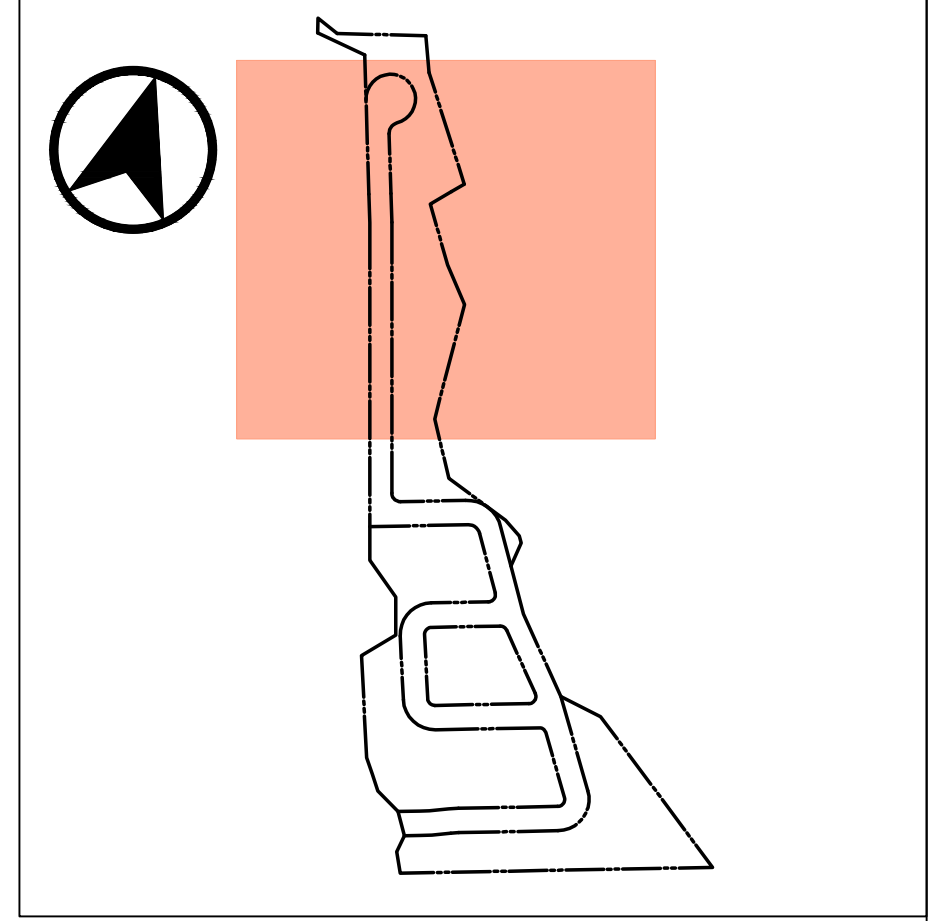
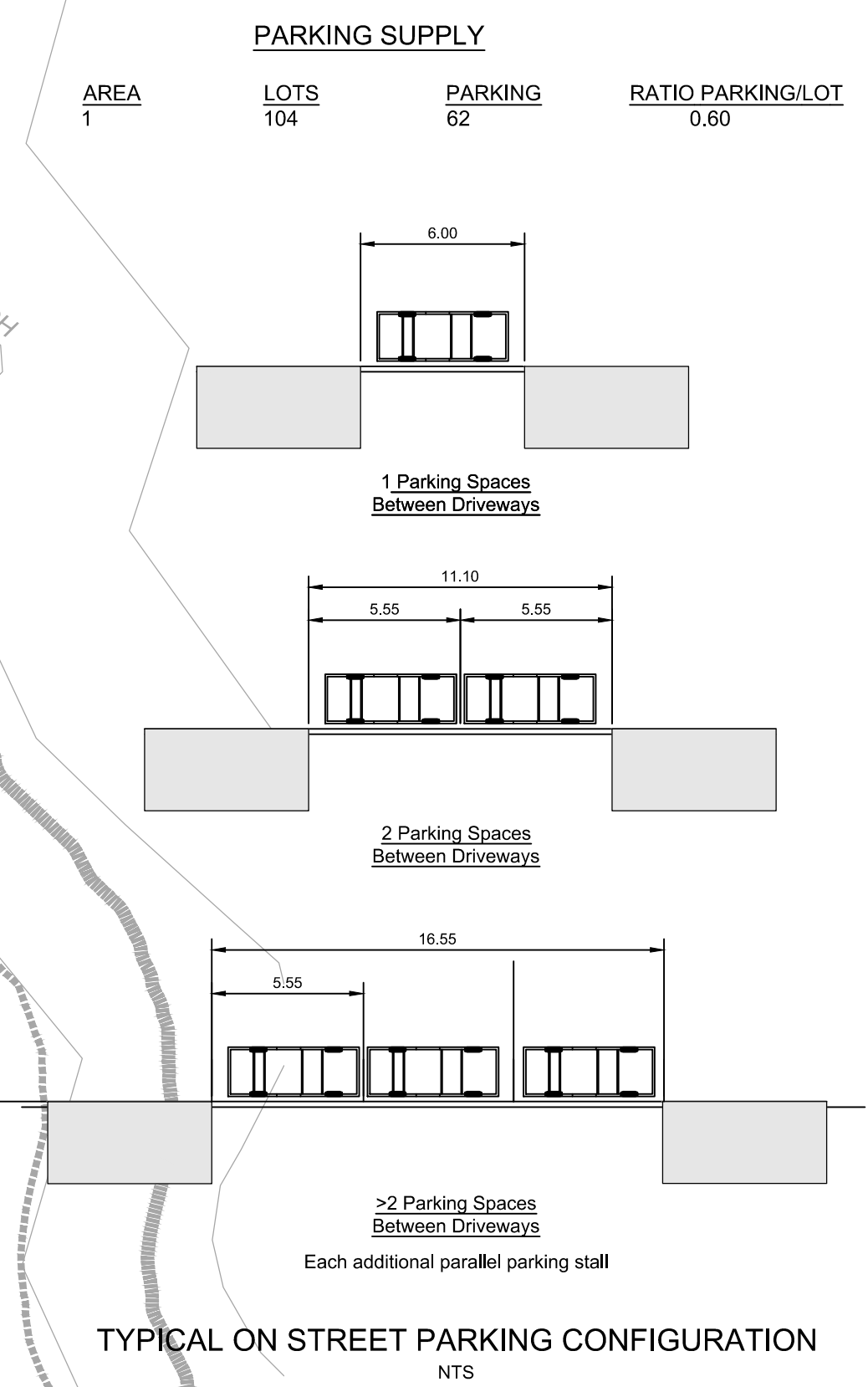
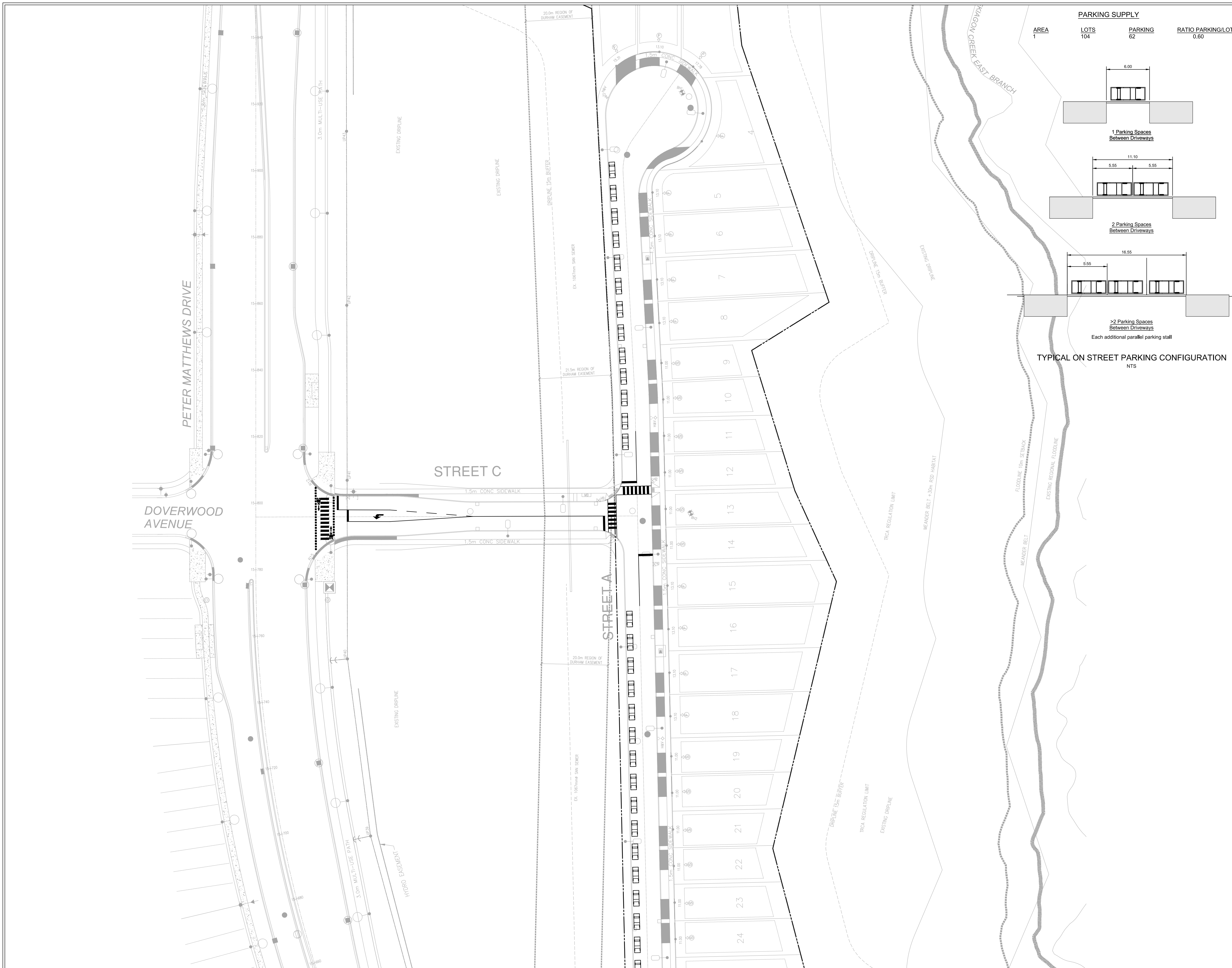
TACCGATE DEVELOPMENTS INC.
SEATON PARCEL 24

DRAFT PLAN OF SUBDIVISION NUMBER: SP-2025-01
REGISTERED PLAN NUMBER: 40M-xxxxx

PAVEMENT MARKING & TRAFFIC SIGNAGE DETAILS

DRAWN BY: MSB	PROJECT NO.: 8160-03	DRAWING No. 803
DESIGN BY: MSB	SCALE: 1:500	
CHECKED BY: MSB	DATE: OCTOBER 7, 2025	
CITY FILE NUMBER:		

Appendix C: On-Street Parking Plans



BENCHMARK INFO - 4-034
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING VERTICAL BENCH MARK NUMBER 4-034 HAVING AN ORTHOMETRIC ELEVATION OF 155.292 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928:1978).

BRASS CAP SET VERTICALLY IN A CHANCE ANCHOR, AT THE NORTHEAST CORNER OF INTERSECTION OF CONCESSION 5 ROAD AND DRIVEWAY TO #1740, 14.7 METRES EAST OF CENTRELINE OF DRIVEWAY TO #1740, 9.4 METRES NORTH OF CENTRELINE OF CONCESSION 5 ROAD AND 0.20 METRES BELOW GRADE.

APPROVED

P. Eng.
 Engineering & Services Department
 Approval of works required by City of Pickering and as defined in the Pre-Service Agreement. The City is relying on the technical skill and ability of the P. Eng. sealing and signing this drawing.
 Date: _____

THE CORPORATION OF THE CITY OF PICKERING
 Engineering & Services Department

No.	Issue / Revision	Date	Auth.	Appr.
0	ISSUED FOR SUBMISSION	12/6/24	MSB	
1	ISSUED FOR SUBMISSION	7/17/25	LC	
2	ISSUED FOR SUBMISSION	12/12/25	MSB	



BA Group
 BA Consulting Group Ltd.
 1000 - 95 St. Clair Ave. W.
 Toronto, ON, M4V 1A9
 Tel: 416.961.7110
 email: bagroup@bagroup.com

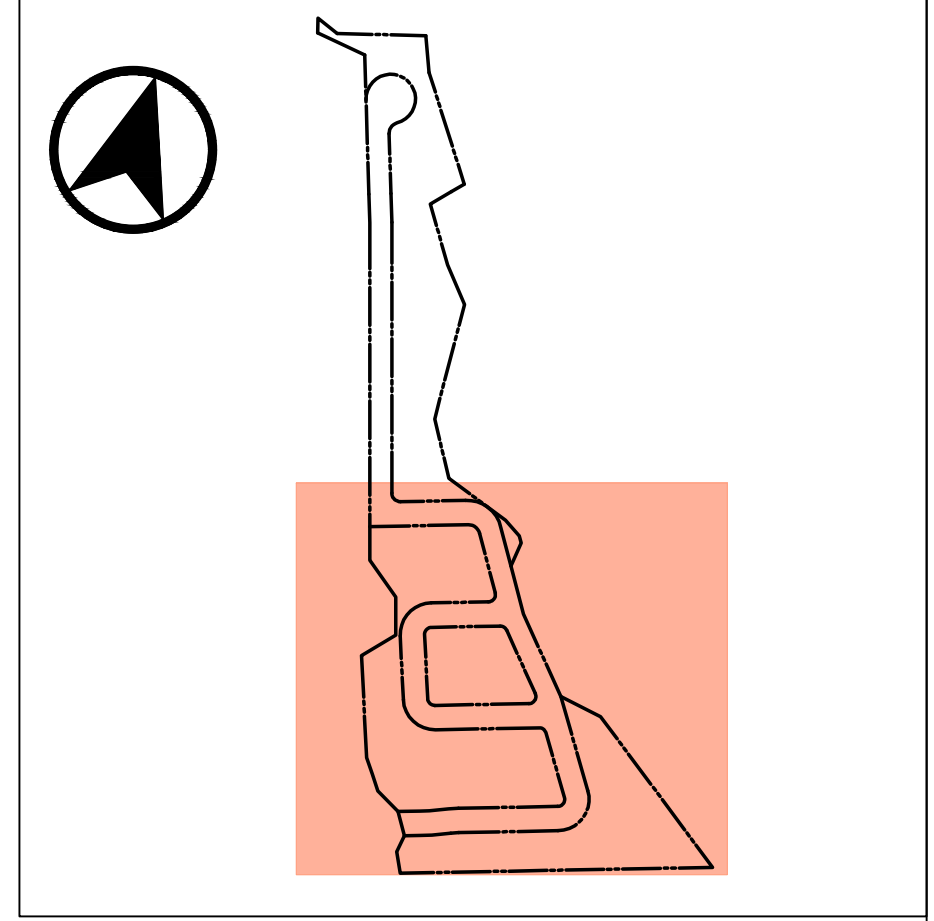
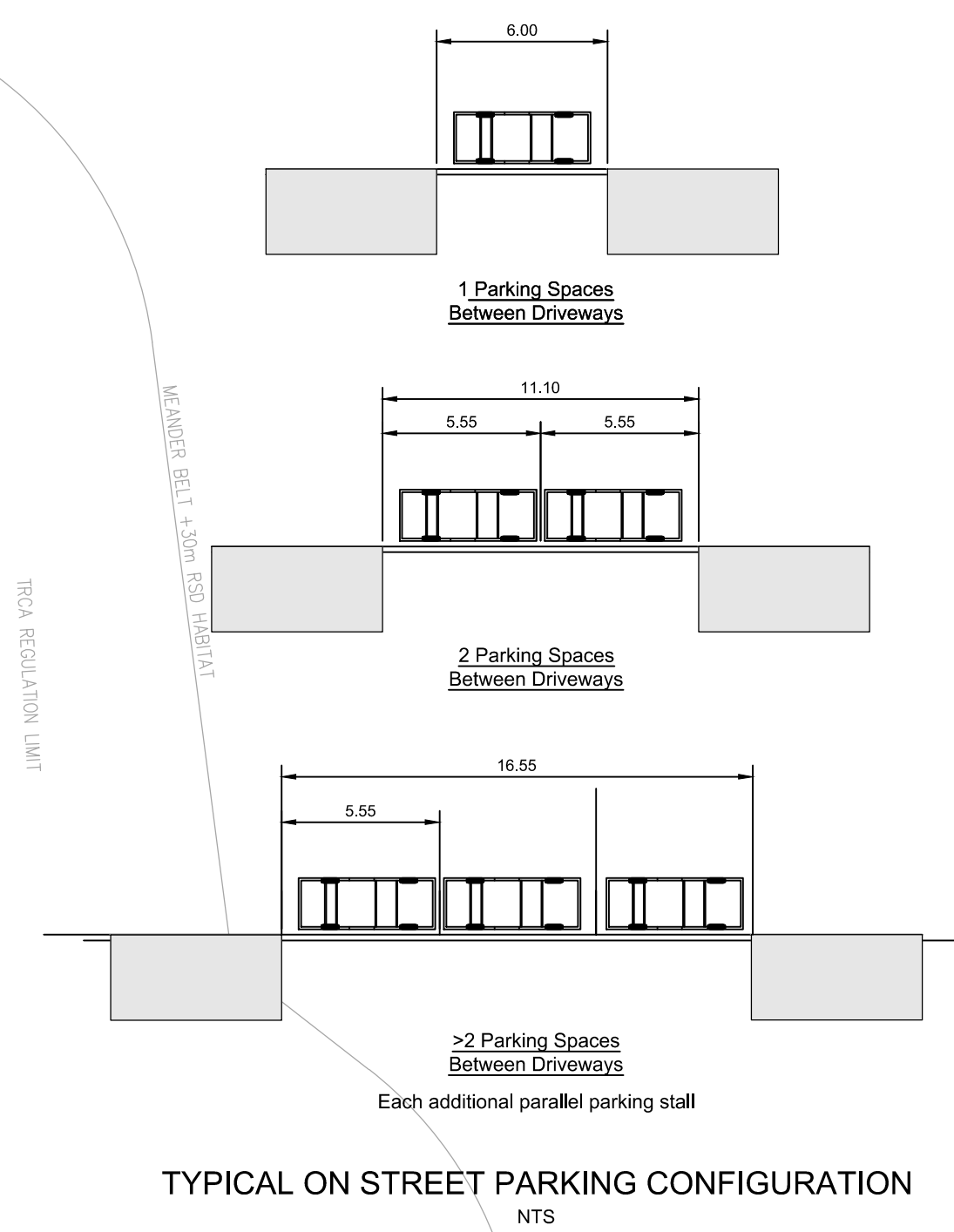
Client:
TACCGATE DEVELOPMENTS
 600 APPLEWOOD CRESCENT
 CONCORD, ONTARIO
 L4K 4B4

Drawing Title:
**WHITEVALE SUBDIVISION
 PARCEL 24
 ON-STREET PARKING PLAN
 AREA 1**

Drawn	Checked	Designed	Checked	Date	Drawing No.
MSB	MSB	MSB	MSB	12/06/24	PK01
Project No. 8160-03	Draft Plan of Subdivision No. SP-2025-01		Revision No. 2		
Scale 1:500	0	5.0	10.0	20.0	30.0m



AREA	LOTS	PARKING	RATIO PARKING/LOT
1	104	62	0.60



BENCHMARK INFO - 4-034
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING VERTICAL BENCH MARK NUMBER 4-034 HAVING AN ORTHOMETRIC ELEVATION OF 155.292 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928:1978).

BRASS CAP SET VERTICALLY IN A CHANCE ANCHOR, AT THE NORTHEAST CORNER OF INTERSECTION OF CONCESSION 5 ROAD AND DRIVEWAY TO #1740, 14.7 METRES EAST OF CENTRELINE OF DRIVEWAY TO #1740, 9.4 METRES NORTH OF CENTRELINE OF CONCESSION 5 ROAD AND 0.20 METRES BELOW GRADE.

APPROVED

P. Eng.
 Engineering & Services Department
 Approval of works required by City of Pickering and as defined in the Pre-Service Agreement. The City is relying on the technical skill and ability of the P. Eng sealing and signing this drawing.
 Date: _____

THE CORPORATION OF THE CITY OF PICKERING
 Engineering & Services Department

No.	Issue / Revision	Date	Auth.	Appr.
0	ISSUED FOR SUBMISSION	12/6/24	MSB	
1	ISSUED FOR SUBMISSION	7/17/25	LC	
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 1000 - 95 St. Clair Ave. W.
 Toronto, ON M6V 1A9
 Tel: 416 961 7110
 Fax: bagroup@bagroup.com

Client:
TACCGATE DEVELOPMENTS
 600 APPLEWOOD CRESCENT
 CONCORD, ONTARIO
 L4K 4B4

Drawing Title:
**WHITEVALE SUBDIVISION
 PARCEL 24
 ON-STREET PARKING PLAN
 AREA 1**

Drawn	Checked	Designed	Checked	Date	Drawing No.
MSB	MSB	MSB	MSB	12/06/24	PK02

Project No. 8160-03
 Scale 1:500
 Draft Plan of Subdivision No. SP-2025-01
 Revision No. 2
 Date 12/06/24