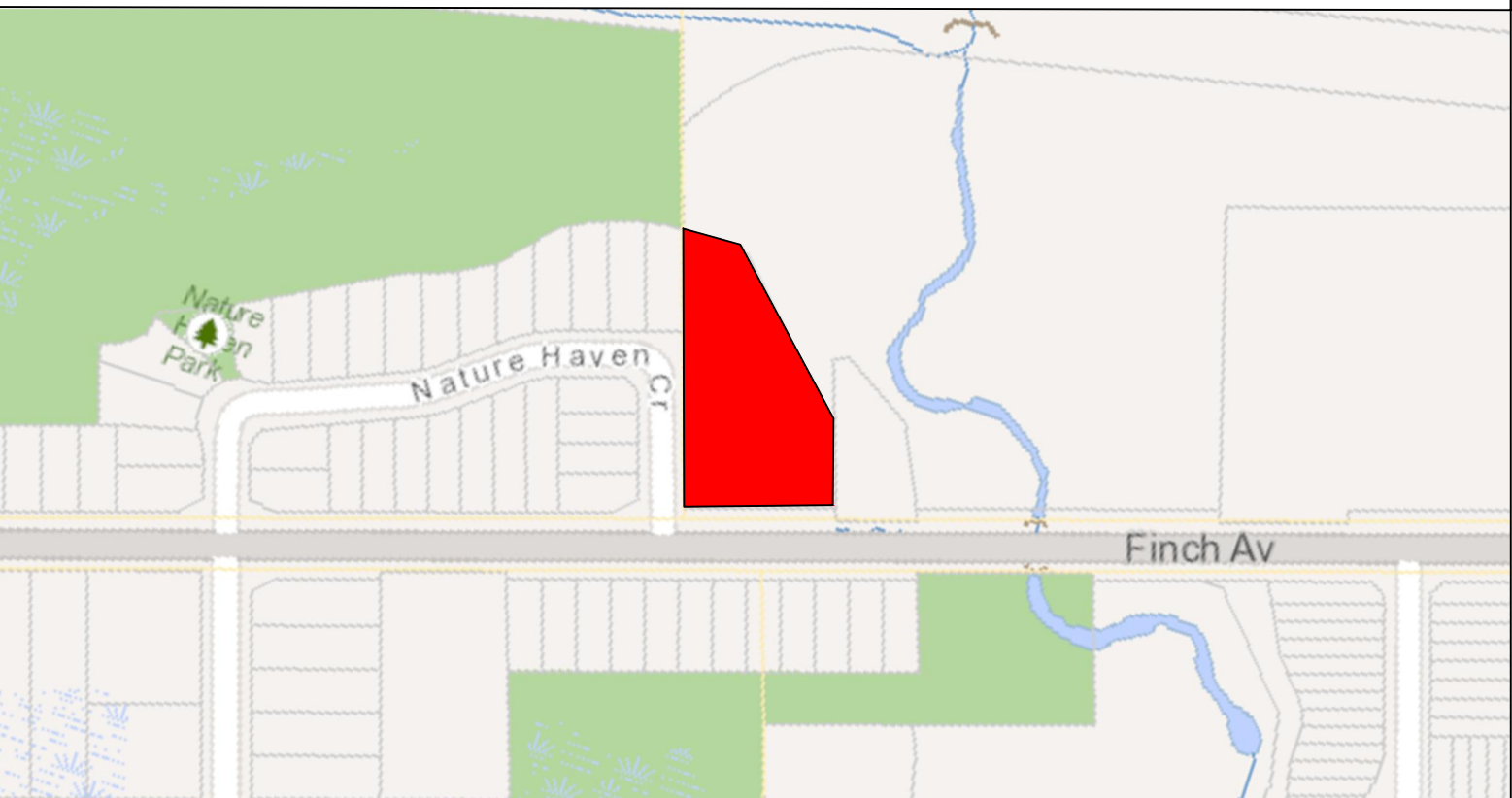


DRAFT PLAN of PROPOSED SUBDIVISION
PART OF LOT 33 CON. 2
(GEOGRAPHIC TOWNSHIP OF PICKERING)
CITY of PICKERING
REGIONAL MUNICIPALITY OF DURHAM



KEY PLAN

Subject Property

0 40 80
Metric Scale

1:3000



AREA TABLE

Residential	Lots 1-8	0.46 ha.
Roads		0.05 ha.
Sight Triangle	Block 1	25.0 m ²
	Total	0.51 ha.

UNIT COUNT

Single-Detached "A" 8 u

ROAD LENGTHS

18 m R.O.W 28.2 m

LEGEND

- Boundary of Subdivision
- Low Density Residential
- Single Detached
- Landscaped/Open space

Draft Plan Number - SP-2022-01

ADDITIONAL INFORMATION REQUIRED
UNDER THE PLANNING ACT

- D. Residential
- H. Piped water to be provided
- I. Primarily clayey silt.
- K. Sanitary and storm sewers to be provided

NOTES

All measurements are in metres.
All elevations refer to Geodetic Datum.
All curbs shown are diagrammatic only.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Lawrence O. Ertl
Signature

03
Day

04
Month

2025
Year

OWNERS AUTHORIZATION

We, Highglen Homes Limited representing the registered owners of the registered lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

John Perciasepe
Signature

03
Day

04
Month

2025
Year



Metric Scale

0 10 20 40

SCALE BAR 1:2500

DESIGN PLAN SERVICES INC.
Town Planning Consultants



87 Skyway Avenue, Suite 200
Toronto, ON M9W 6R3
Telephone: 416.626.5445
www.designplan.ca

1:250

Scale

Sept 12, 2025

Date

1963-20

Drawing Number

Rev.

Drawn

RW

Design