



**KEY PLAN**  
(NOT TO SCALE)

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



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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,G, 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: ±0.219 ha.

TOTAL NUMBER OF P.O.T.L.S: 33

RESIDENT PARKING SPACES: 143

VISITOR PARKING SPACES: 30 (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
  - OPEN SPACE

**NOTES**

BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

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

♿ 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. LAFFRAMBOISE  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

**THE LIVERPOOL ROAD LIMITED PARTNERSHIP**

I, GREG SILAS, 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 GIS  
LAND INFORMATION SPECIALISTS  
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3  
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: N.M.	CHECKED BY: G.C.L.	REFERENCE NO.: 22-25-053-00
DATED: 6/16/2026		