

**DRAFT PLAN OF SUBDIVISION NEIGHBOURHOOD 19 SP-**  
 PART OF LOTS 21 AND 22, CONCESSION 5  
 CITY OF PICKERING  
 (GEOGRAPHIC TOWNSHIP OF PICKERING)  
 REGIONAL MUNICIPALITY OF DURHAM

**OWNER'S AUTHORIZATION**  
 I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL BY THE CITY OF PICKERING.

SIGNED DATE March 7, 2023  
 Andrew Sjogren  
 SEATON TFPM INC.  
 7880 KEELE STREET, SUITE 500  
 VAUGHAN, ON L4K 4G7

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

SIGNED DATE March 10, 2023  
 Ross DenBroeder, Ontario Land Surveyor  
**rpe** R-PE Surveying Ltd.  
 ONTARIO LAND SURVEYORS  
 643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3  
 Tel: (416) 635-5000 Fax: (416) 635-5001

**ADDITIONAL INFORMATION** (UNDER SECTION 51 (17) OF THE PLANNING ACT)  
 A) SHOWN ON PLAN B) SHOWN ON PLAN C) SHOWN ON PLAN D) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE E) SHOWN ON PLAN F) SHOWN ON PLAN  
 G) SHOWN ON PLAN H) MUNICIPAL WATER TO BE PROVIDED I) SILTY SAND AND SANDY SILT J) SHOWN ON PLAN K) FULL MUNICIPAL SERVICES L) SHOWN ON PLAN

**LAND USE SCHEDULE:**

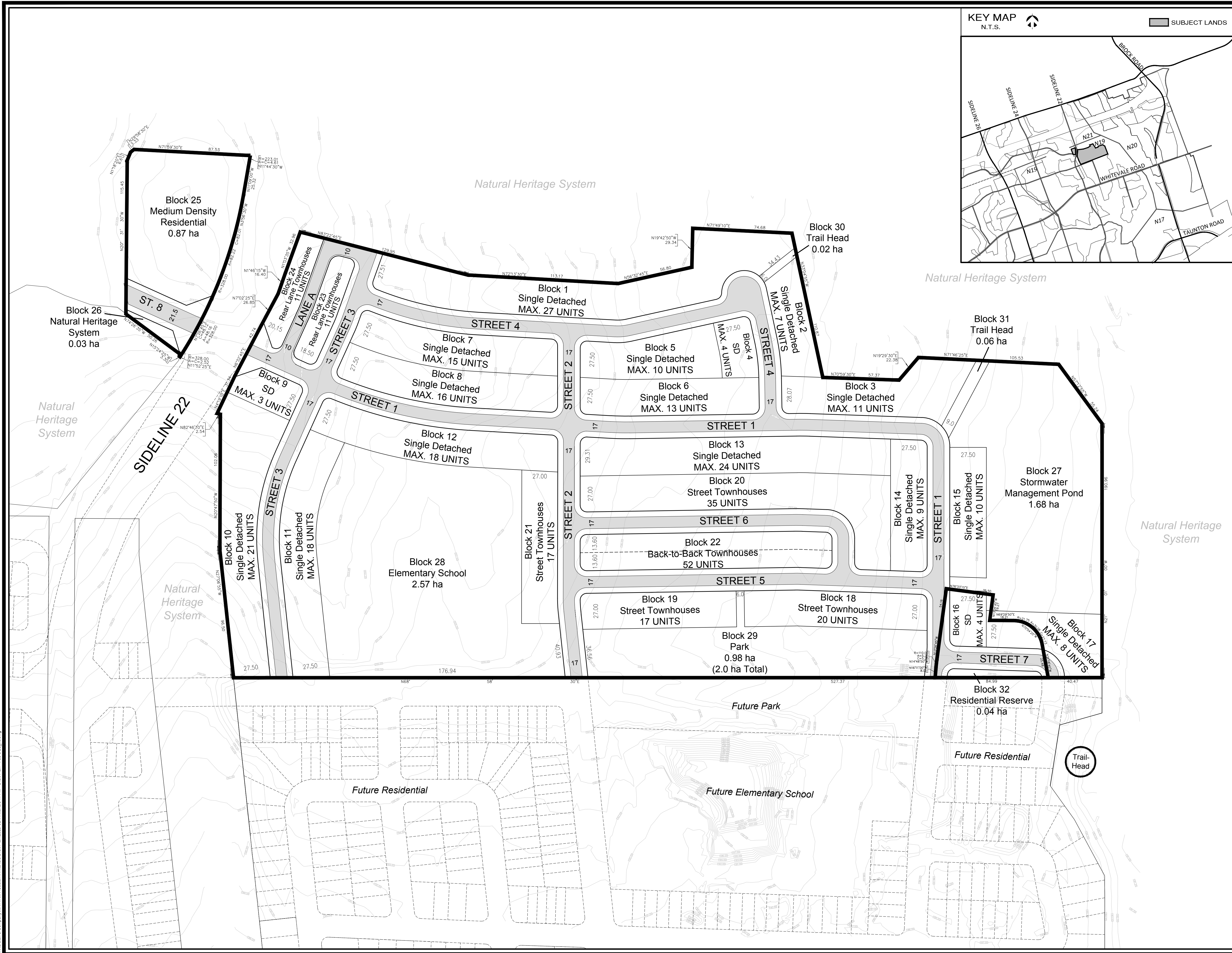
Land Use	Blocks	Block Total	Area (ha)	Units
Single Detached	1-17	17	6.74	218
Street Townhouse	18-21	4	1.76	89
Back-to-Back Townhouse	22	1	0.51	52
Rear Lane Townhouse	23, 24	2	0.31	22
Medium Density Residential	25	1	0.87	TBD
Natural Heritage System	26	1	0.03	
Stormwater Management Pond	27	1	1.68	
Elementary School	28	1	2.57	
Park	29	1	0.98	
Trail Head	30, 31	2	0.08	
Residential Reserve	32	1	0.04	
10m ROW (106 m)			0.11	
17m ROW (2,219 m)			3.86	
21.5m ROW (59 m)			0.15	
<b>Totals</b>		<b>32</b>	<b>19.69</b>	<b>381</b>

**NOTES:**  
 - Collector ROW to arterial ROW daylight triangle = 15m  
 - Local ROW to arterial ROW triangle = 15m  
 - All other daylight roundings = 5.0m  
 - Pavement illustration is diagrammatic

Feb. 8, 2023	First Submission	A	WS
DATE [D.M.Y]	REVISION	DWG	BY



SCALE 1:1250 February 8, 2023  
 DRAWN BY: WS CHECKED BY: KC **A**



S:\Korsiak & Company\MATTAMY\Sutton\Whitevale\Draft Plan\2023-02\Whitevale TFPM - Draft Plan - Feb 8 23 - JC.dwg