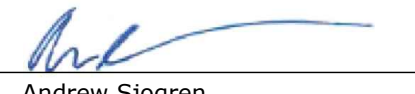


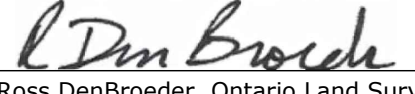
# DRAFT PLAN OF SUBDIVISION NEIGHBOURHOOD 19 SP-

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 KORSIK URBAN PLANNING TO PREPARE THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL BY THE CITY OF PICKERING.

SIGNED  DATE March 7, 2023  
Andrew Sjogren  
SEATON TFM INC. & MATTAMY (SEATON) LIMITED  
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	G) SHOWN ON PLAN
B) SHOWN ON PLAN	H) MUNICIPAL WATER TO BE PROVIDED
C) SHOWN ON PLAN	I) SILTY SAND AND SANDY SILT
D) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE	J) SHOWN ON PLAN
E) SHOWN ON PLAN	K) FULL MUNICIPAL SERVICES
F) SHOWN ON PLAN	L) SHOWN ON PLAN

**LAND USE SCHEDULE:**

Land Use	Blocks	Block Total	Area (ha)	Units
Single Detached	1-19	19	7.02	226
Street Townhouse	20-23	4	1.90	92
Back-to-Back Townhouse	24	1	0.51	52
Low Density Residential	25	1	0.87	TBD
Natural Heritage System	26	1	0.04	
Stormwater Management Pond	27	1	1.68	
Elementary School	28	1	2.57	
Park	29	1	1.00	
Trail Head/Service Block	30	1	0.05	
Trail Head	31	1	0.02	
Service Block	32	1	0.02	
Residential Reserve	33	1	0.04	
17m ROW (2,139 m)			3.70	
20m ROW (49 m)			0.12	
21.5m ROW (69 m)			0.15	
<b>Totals</b>		<b>33</b>	<b>19.69</b>	<b>370</b>

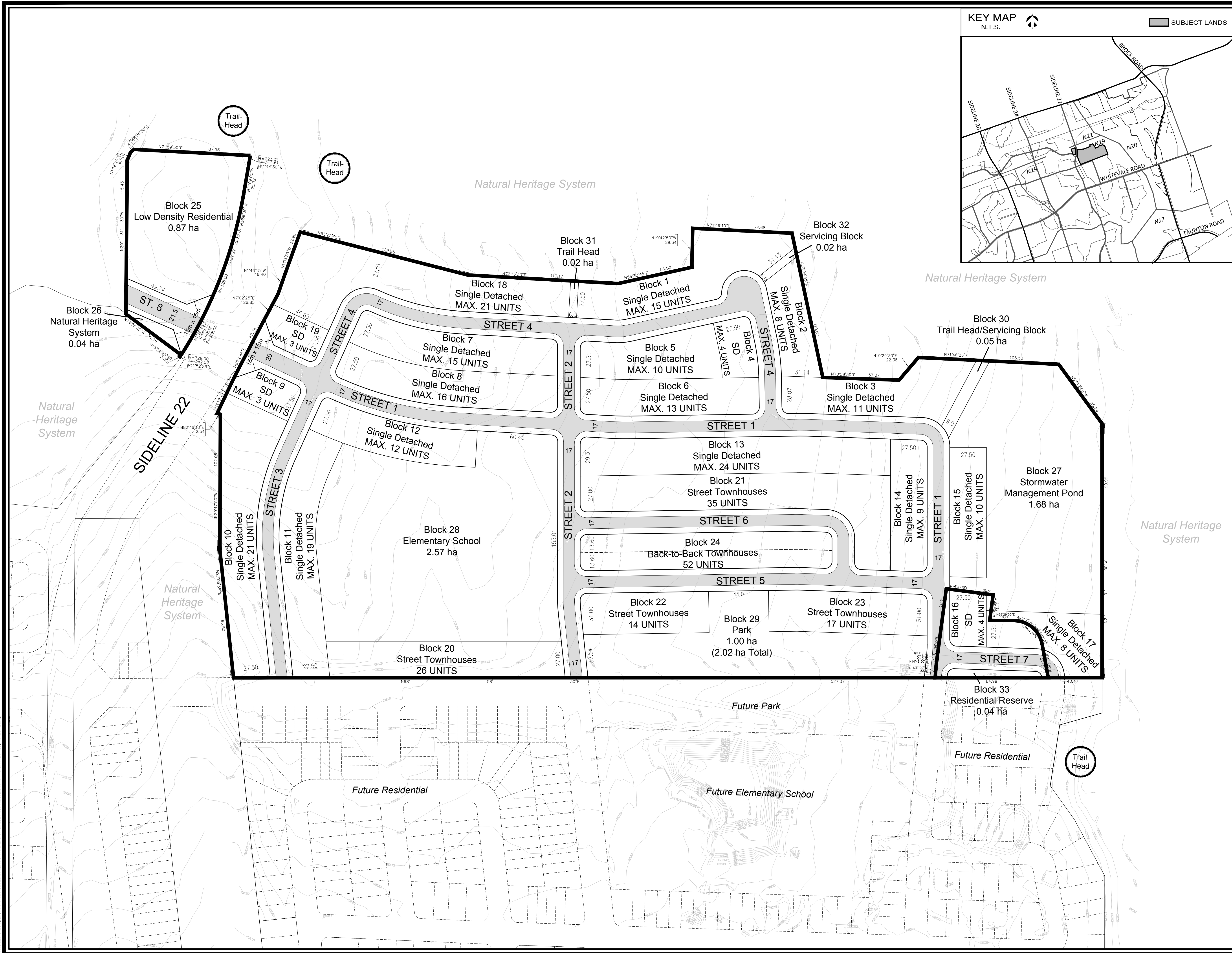
**NOTES:**

- 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

DATE [D.M.Y]	REVISION	DWG	BY
Sep. 17, 2024	Revise Block 30 label, general revisions	E	KC
Apr. 12, 2024	Revisions to Street 1 entrance width	D	KC
Jan. 8, 2024	Revisions to School, Park	C	KC
Aug. 29, 2023	Block 25 label correction	B	CR
Feb. 8, 2023	First Submission	A	WS



SCALE 1:1250 September 17, 2024  
DRAWN BY: JH CHECKED BY: KC



S:\Korsiak & Company\MATTAMY\Seaton\Whitevale\TFM\Draft Plan\2024-09\Whitevale TFM - Draft Plan - Sep-17-24.dwg