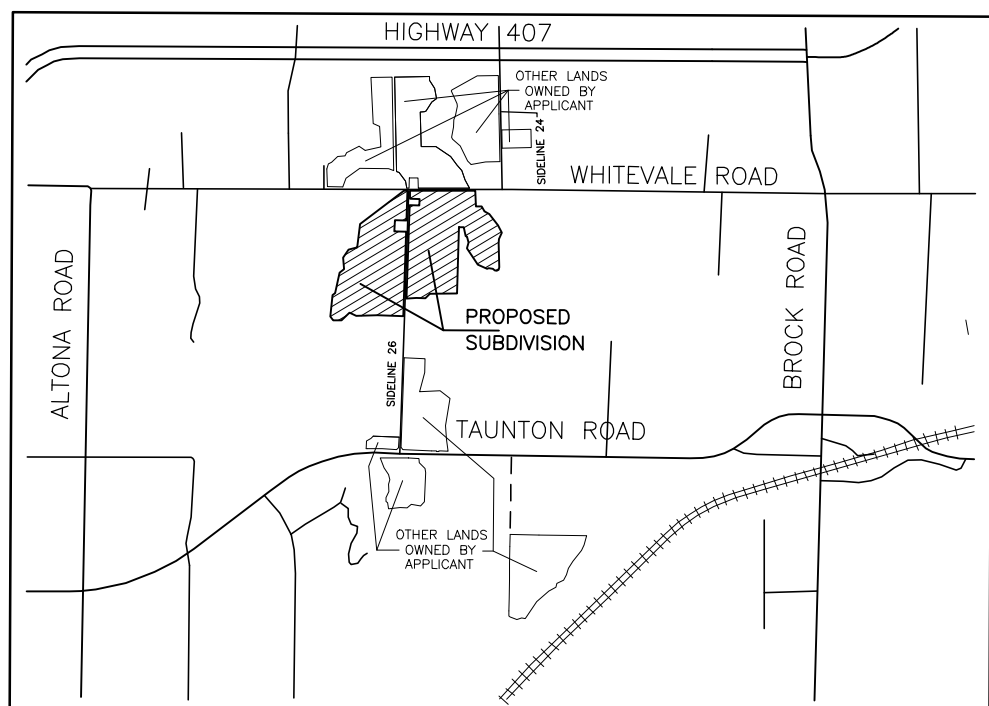


DRAFT PLAN OF SUBDIVISION
PART OF LOTS 25-28, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF PICKERING)
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1:2000

DRAFT PLAN SP-2009-02 REVISED
Mar. 04, 2025



KEY PLAN

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY & STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 83.616±Hq. (206.619±AcS)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Hq.	±AcS.
LOTS 10, 33-34, 36, 42-45, 52-54, 142-147, 180-181, 207-210, 236-239, 265-266, 268-273, 277-279, 281-282, 288, 290-295, 318, 322-325, 329-332, 336-339, 342		61	61	2.512	6.207
MIN LOT FRONTAGE=13.1m. MIN LOT AREA=36.14 sq.m.					
LOTS 400-407, 409-420, 422-438, 440-448, 493-494, 496, 506-516, 526-531		67	67	2.583	6.383
MIN LOT FRONTAGE=12.8m. MIN LOT AREA=35.08 sq.m.					
LOTS 349, 360, 383-385, 389-392, 449-452, 482-492, 497-505, 517-525, 532-543		53	53	2.105	5.202
MIN LOT FRONTAGE=11.6m. MIN LOT AREA=30.25 sq.m.					
LOTS 9, 11-20, 22-23, 25-28, 31-32, 35, 37-41, 46-48, 50-51, 55, 61-62, 69-71, 75-77, 128, 130-141, 148-155, 159-161, 170, 177-179, 186-191, 197-199, 204-206, 211-214, 219-220, 226-227, 232-235, 240-242, 247-249, 255-257, 262-264, 267, 274-276, 280, 283-287, 296-299, 302-307, 310-312, 315-317, 320-321, 326-328, 333-335, 340-341, 343-344		142	142	4.612	11.396
MIN LOT FRONTAGE=11m. MIN LOT AREA=30.25 sq.m.					
LOTS 21, 24, 29-30, 49, 56-60, 63-66, 127, 156-158, 164-169, 171-176, 182-185, 192-193, 195-196, 200-203, 215-218, 221-222, 224-225, 228-231, 243-246, 250-251, 253-254, 258-261, 300-301, 308-309, 313-314		72	72	1.929	4.767
MIN LOT FRONTAGE=0.15m. MIN LOT AREA=25.53 sq.m.					
SPECIAL LOTS 496, 408, 439, 421		4	4	0.187	0.462
TOWNHOUSE DWELLINGS					
BLOCKS 4-5, 67-68, 72-74, 82-83, 86-89, 92-95, 98-101, 103-106, 109-112, 115-118, 121-125, 162-163, 194, 223, 252, 345-348, 362-362, 386-388, 393-399, 453-464, 466-475, 477, 479-481, 544-552	112	750	14.461	35.734	
MIN LOT FRONTAGE=6.0m.					
BLOCKS 1-3, 6-8, 78-81, 84-85, 90-91, 96-97, 107-108, 113-114, 119-120, 350-359, 361	33	220.5	3.095	7.647	
MIN LOT FRONTAGE=4.0m.					
STACKED TOWNHOUSE DWELLINGS					
BLOCKS 465	1	76	0.663	1.640	
GATEWAY SITE					
BLOCKS 561 and 102	2	144	0.855	2.112	
COMMERCIAL / HIGH DENSITY					
BLOCKS 553 and 554	2	997	12.454	30.774	
SUBTOTAL	150	399	2586.5	64.556	112.320
BLOCKS 555, 563, 565					
BLOCK 557					
BLOCKS 556, 562					
BLOCKS 559, 560, 478					
BLOCKS 558, 564					
BLOCKS 126, 129, 289, 319, 476, 575					
BLOCKS 566-574, 576-586					
STREETS & LANEWAYS				21.925	54.178
45.0m. WIDE TOTAL LENGTH= 517m. AREA= 2387sq.m. 37.0m. WIDE TOTAL LENGTH= 951m. AREA= 2332sq.m. 21.5m. WIDE TOTAL LENGTH= 618m. AREA= 1330sq.m. 17.0m. WIDE TOTAL LENGTH= 702m. AREA= 1222sq.m. 15.5m. WIDE TOTAL LENGTH= 308m. AREA= 0.506Hq. LANEWAYS TOTAL LENGTH= 1033m. AREA= 0.878Hq. TOTAL LENGTH= 11257m. AREA= 21.925Hq.					
TOTAL					
LENGTH=11257m. AREA=21.925Hq.					
TOTAL	187	399	2586.5	83.616	206.619

SCHEDULE OF RESIDENTIAL USES WITHIN ELEMENTARY SCHOOL BLOCK 565:

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Hq.	±AcS.
LOTS 462-1 to 462-42, 462-46 to 462-48		45	45	1.691	4.179
MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=30.25sq.m.					
SEMI DETACHED DWELLINGS					
LOTS 462-43 to 462-45		3	6	0.176	0.435
MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=50.32sq.m.					
SUBTOTAL	48	51	1.867	4.614	

SCHEDULE OF RESIDENTIAL USES WITHIN ELEMENTARY SCHOOL BLOCK 563:

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acres
LOTS 463-3 TO 463-18, AND 463-29 TO 463-37		25	25	0.961	2.375
MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=30.25sq.m.					
SEMI DETACHED DWELLINGS					
LOTS 463-2, 463-19, AND 463-20		3	6	0.145	0.358
MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=50.32sq.m.					
TOWNHOUSE DWELLINGS					
BLOCKS 463-1, AND 463-21 TO 463-28	9	48	0.866	2.140	
MIN. LOT FRONTAGE=6.0m					
SUBTOTAL	9	28	79	1.972	4.873

SCHEDULE OF RESIDENTIAL USES WITHIN ELEMENTARY SCHOOL BLOCK 555:

	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
<u>SEMI DETACHED DWELLINGS</u>					
LOTS 464-3, 464-5, 464-8 AND 464-9		4	8	0.297	0.734
MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=50.32sq.m.					
<u>TOWNHOUSE DWELLINGS</u>					
BLOCKS 464-1, 464-2, 464-4, 464-6 464-7 AND 464-10 TO 464-17	13		71	2.203	5.444
MIN. LOT FRONTAGE=7.5m					
SUBTOTAL	13	4	79	2.500	6.178

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE -----, 2024

GARY VANDERVEEN
HOLDING JONES VANDERVEEN INC.
ONTRIO LAND SURVEYORS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PICKERING FOR APPROVAL.

OWNER
HUNLEY HOMES LTD.
1350557 ONTARIO LIMITED
AFFILIATED REALTY CORPORATION LIMITED
CHESTERMERE INVESTMENTS LIMITED

C/O

METRUS DEVELOPMENT INC.
30 FLORAL PARKWAY
SUITE 300
CONCORD, ONTARIO
L4K 4R1

FRASER NELSON A.S.O.

ROBERT MASTERS MANAGER

NOTE - * SUBJECT TO FINAL CALCULATION
NOTE - ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM

PROJECT No. P-1977
(1977-DES32) X-REF: (1977-MAS1 & 1977-MTOPO) Mar. 04, 2025

DWG. No.-24:18

KLM PLANNING PARTNERS INC.
URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
64 JARDIN DRIVE UNIT 1B CONCORD, ONTARIO L4K 3P3