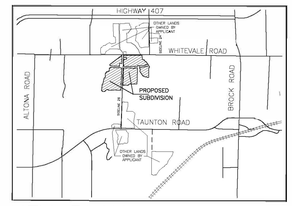
DRAFT PLAN OF SUBDIVISION
PART OF LOTS 25–28, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF PICKERING)
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:2000

DRAFT PLAN SP–2009–02

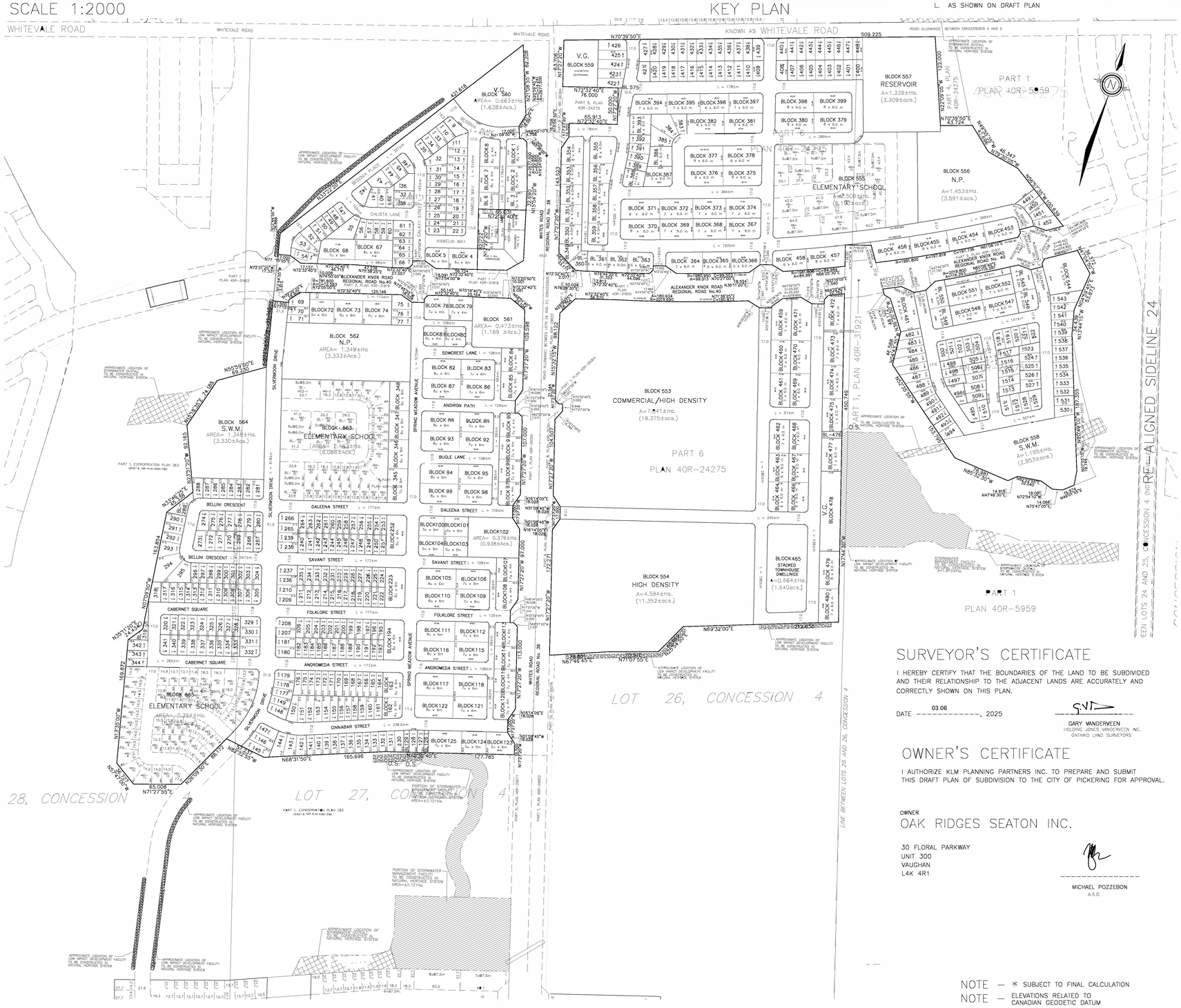
REVISED Mar . 04, 2025



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 = 76.877±Ha. (189.967±Acs)

	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
DETACHED DWELLINGS					
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 MIN. LOT FRONTAGE=13.1m. MIN. LOT AREA= 360.14 sq.m.		61	61	2.511	6.205
LOTS 400–407, 409–420, 422–438, 440–448, 493–494, 496, 506–516, 526–531 MIN. LOT FRONTAGE=12.8m. MIN. LOT AREA=351.88 sq.m.		67	67	2.581	6.378
LOTS 349, 360, 383–385, 389–392,449–452, 482–492, 497–505, 517–525, 532–543 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=318.9 sq.m.		53	53	2.102	5.194
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 MIN. LOT FRONTAGE=11m. MIN. LOT AREA=302.5 sq.m.		142	142	4.610	11.391
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 MIN. LOT FRONTAGE=9.15m. MIN. LOT AREA=251.53 sq.m.		72	72	1.927	4.762
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, 362–382, 386–388, 393–399, 453–464, 466–475, 477, 479–481, 544–552 MIN. UNIT FRONTAGE=8.0m.	112		750	✳ 14.459	35.729
BLOCKS 1–3, 6–8, 78–81, 84–85, 90–91, 96–97, 107–108, 113–114, 119–120, 350–359, 361 MIN. UNIT FRONTAGE=4.0m.	33		220.5	✳ 3.093	7.643
STACKED TOWNHOUSE DWELLINGS					
BLOCKS 465	1		76	✳0.662	1.636
GATEWAY SITE					
BLOCKS 561 and 102	2		144	✳0.853	2.108
COMMERCIAL / HIGH DENSITY					
BLOCKS 553 and 554	2		997	✳12.435	30.727
SUBTOTAL	150	399	2586.5	✳45.420	112.235
BLOCKS 555,563,565 – ELEMENTARY SCHOOL	3			7.363	18.194
BLOCK 557 – RESERVOIR/N.P.	1			1.338	3.306
BLOCKS 556,562 – N.P.	2			2.801	6.921
BLOCKS 559,560,478 – VILLAGE GREEN	3			1.269	3.136
BLOCKS 558,564 – STORM WATER MANAGEMENT	2			2.543	6.284
BLOCKS 126,129,289,319,476,575 – OPEN SPACE	6			0.164	0.406
STREETS & LANEWAYS				15.979	39.485
21.5m. WIDE TOTAL LENGTH= 618±m. AREA= 1.329±Ha.					
17.0m. WIDE TOTAL LENGTH=1803±m. AREA=13.266±Ha.					
15.3m. WIDE TOTAL LENGTH= 328±m. AREA= 0.506±Ha.					
LANEWAYS TOTAL LENGTH= 1033±m. AREA= 0.878±Ha.					
TOTAL LENGTH=3782±m. AREA=15.979±Ha.					
TOTAL	167	399	2586.5	✳ 76.877	189.967

SCHEDULE OF RESIDENTIAL USES WITHIN ELEMENTARY SCHOOL BLOCK 565:

	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
DETACHED DWELLINGS					
LOTS 462–1 TO 462–42, 462–46 TO 462–48 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=319.0sq.m.	45		45	1.691	4.179
SEMI DETACHED DWELLINGS					
LOTS 462–43 TO 462–45 MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=503.25sq.m.	3		6	0.176	0.435
SUBTOTAL	48		51	1.867	4.614

SCHEDULE OF RESIDENTIAL USES WITHIN ELEMENTARY SCHOOL BLOCK 563:

	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
DETACHED DWELLINGS					
LOTS 463–3 TO 463–18, AND 463–29 TO 463–37 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=319.0sq.m.		25	25	0.961	2.375
SEMI DETACHED DWELLINGS					
LOTS 463–2, 463–19, AND 463–20 MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=503.25sq.m.		3	6	0.145	0.358
TOWNHOUSE DWELLINGS					
BLOCKS 463–1, AND 463–21 TO 463–28 MIN. UNIT FRONTAGE=6.0m	9		48	0.866	2.140
SUBTOTAL	9	28	79	1.972	4.873

SCHEDULE OF RESIDENTIAL USES WITHIN ELEMENTARY SCHOOL BLOCK 555:

	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
SEMI DETACHED DWELLINGS					
LOTS 464–3, 464–5, 464–8 AND 464–9 MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=503.25sq.m.		4	8	0.297	0.734
TOWNHOUSE DWELLINGS					
BLOCKS 464–1, 464–2, 464–4, 464–6 464–7 AND 464–10 TO 464–17 MIN. UNIT FRONTAGE=7.5m	13		71	2.203	5.444
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 03.06 , 2025

GARY VANDERVEEN
HOLDING JONES VANDERVEEN INC.
ONTARIO 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
OAK RIDGES SEATON INC.

30 FLORAL PARKWAY
UNIT 300
VAUGHAN
L4K 4R1

MICHAEL POZZEBON
A.S.O.

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.–25:18

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