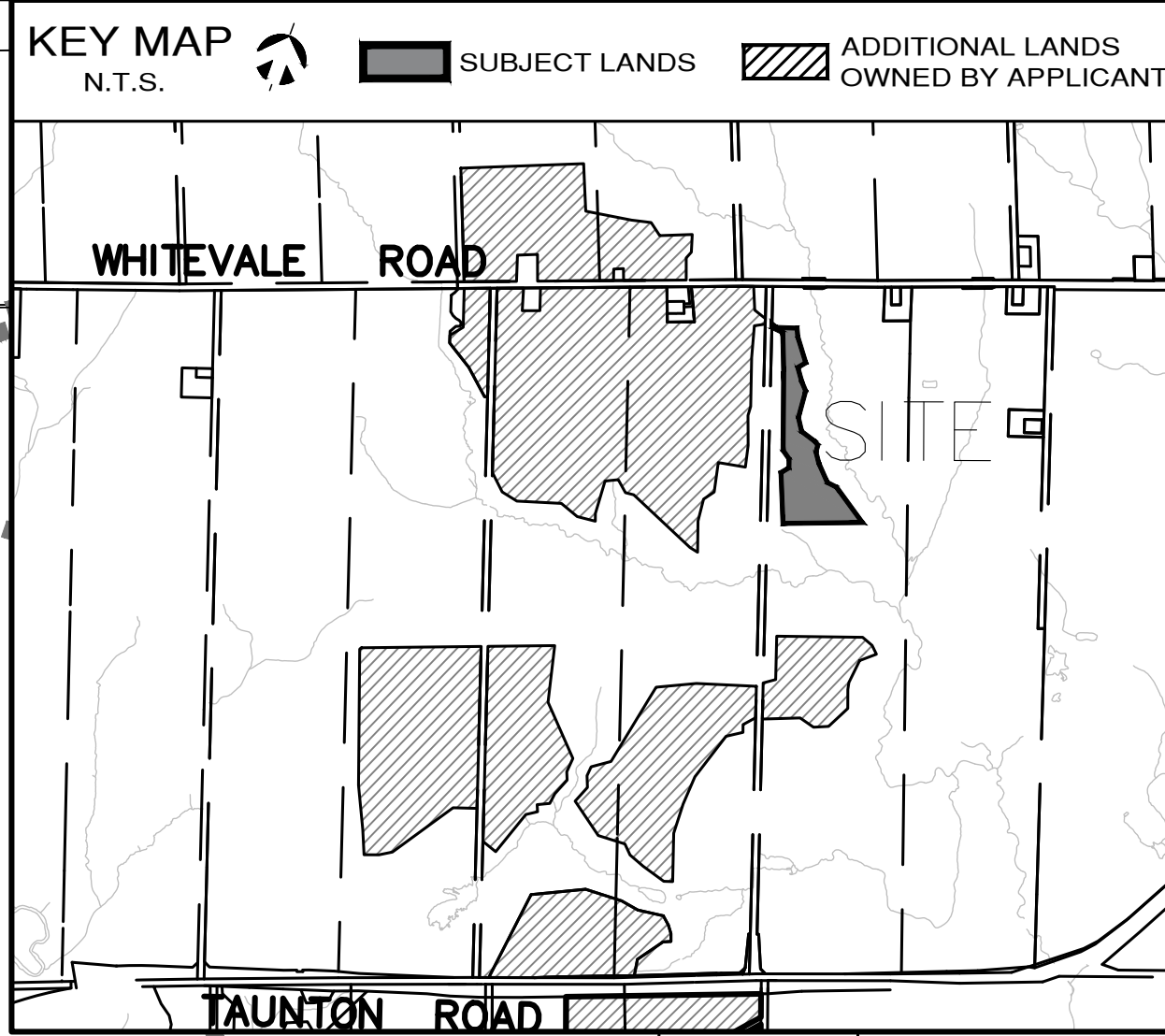


WHITEVALE ROAD



DRAFT PLAN OF SUBDIVISION
Whitevale Parcel 24

PART OF LOT 22
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF PICKERING)
CITY 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 _____
Silvio De Gasperis
Taccgate Developments Inc.

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 _____
Ontario Land Surveyor

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

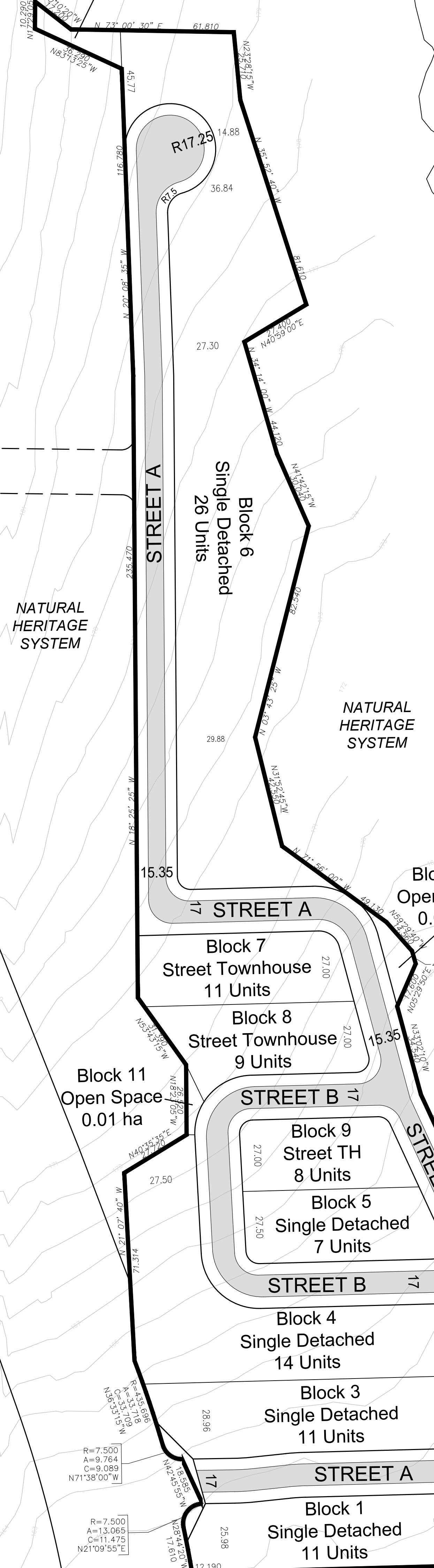
- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL WATER TO BE PROVIDED
- I) LOAM AND SANDY LOAM
- J) SHOWN ON PLAN
- K) FULL MUNICIPAL SERVICES
- L) SHOWN ON PLAN

LAND USE SCHEDULE:

Land Use	Blocks	Block Total	Area (ha)	Units
Single Detached	1 - 6	6	3.05	76
Street Townhouse	7 - 9	3	0.58	28
Stormwater Management Pond	10	1	0.18	
Open Space	11 - 13	3	0.07	
Overland Flow Block	14	1	0.03	
15.35m ROW (434 m)			0.68	
17m ROW (493 m)			0.88	
Total		14	5.47	104

PETER MATTHEWS DRIVE

Block 13
Open Space
0.03 ha



Block 12
Open Space
0.03 ha

Block 11
Open Space
0.01 ha

Block 7
Street Townhouse
11 Units

Block 8
Street Townhouse
9 Units

Block 9
Street TH
8 Units

Block 5
Single Detached
7 Units

Block 4
Single Detached
14 Units

Block 3
Single Detached
11 Units

Block 1
Single Detached
11 Units

Block 14
Overland Flow
Block
0.03 ha

Block 10
Stormwater Management
Pond
0.18 ha

Block 2
Single Detached
7 Units

R=7.500
A=9.764
C=9.089
N71°38'00"W

R=7.500
A=13.065
C=11.475
N21°09'55"E

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

DATE [D.M.Y]	REVISION	DWG	BY
11/11/24	MOVE OVERLAND FLOW BLOCK	C	KC
16/10/24	REVISE CORNER ROUNDINGS	B	KC
28/06/24	FIRST SUBMISSION	A	WS



SCALE 1:1000 November 11, 2024
DRAWN BY: WS CHECKED BY: KC



206-277 Lakeshore Road East
Oakville, Ontario L6J 1R9
T: 905-257-0227
info@korsiak.com