



DRAFT PLAN OF SUBDIVISION
**PART OF LOTS 17 AND 18
 CONCESSION 1**
 TOWN OF PICKERING
 (GEOGRAPHIC TOWNSHIP OF DURHAM)
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:750

KRCMAR SURVEYORS LTD. 2025

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING: BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999982.

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
 NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
 THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/70 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) B(SVNG)	4 856 249.47	655 238.53
(B) SIB(MMM)	4 856 336.17	655 814.88

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 856 088.73	655 060.71
2	4 856 012.05	655 103.42
3	4 856 321.12	655 819.89
4	4 856 292.45	655 402.70

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATE VALUES ARE PROVIDED FOR REFERENCE ONLY AND ARE NOT TO BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION: ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 87-U-002, HAVING AN ELEVATION OF 87.581 METRES. (VERTICAL DATUM: CANADIAN 78)

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - (SVNG) DENOTES SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S.
 - MMM DENOTES MARSHALL MACKLIN MANAGHA O.L.S. (1370)
 - DENOTES KRCMAR SURVEYORS LTD., O.L.S.
 - 15.50 DENOTES EXISTING GRADE ELEVATION

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.**
- A) AS SHOWN ON DRAFT PLAN
 - B) AS SHOWN ON KEY PLAN
 - C) AS SHOWN ON THE KEY PLAN
 - D) AS SHOWN IN LAND USE SCHEDULE
 - E) AS SHOWN ON DRAFT PLAN
 - F) AS SHOWN ON DRAFT PLAN
 - G) AS SHOWN ON DRAFT PLAN
 - H) MUNICIPAL SERVICES TO BE PROVIDED
 - I) CLAY LAM
 - J) AS SHOWN ON DRAFT PLAN
 - K) MUNICIPAL SERVICES TO BE PROVIDED
 - L) AS SHOWN ON DRAFT PLAN

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

DATE: _____ 2025
 SATEESH A. LAKHANI
 KRCMAR Surveyors Ltd.
 Ontario Land Surveyors

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

OWNER'S NAME : PICKERING RIDGE LANDS INC.

DATE: _____ 2025
 name: _____ A.S.O.
 I HAVE AUTHORITY TO BIND THE CORPORATION

MUNICIPAL ADDRESS: No. 1775 PICKERING PARKWAY, PICKERING
 FIELD: _____ DRAWN: D.F. CHECKED: _____ JOB NO: 24-166
 DWG NAME: 24-166(MMM) PLOT INFO: 07-29-2024 WORK ORDER NO: 4087
 1137 Centre Street, Thornhill ON L4J 3M6 905.738.0653 F 905.738.9221 www.krcmar.ca
 PLAN AVAILABLE AT: www.ProtectYourBoundaries.ca



PRELIMINARY

date	notes
Oct. 23/24	First cut of calculations based on site plan date Oct. 18, 2024
Jan. 10/25	Change Street C ROW from 18.50m to 17.00m as per site plan date Jan. 08, 2025

LAND USE	AREAS(ha)
RESIDENTIAL	BLOCK 1 0.8763
RESIDENTIAL	BLOCK 2 1.2884
RESIDENTIAL	BLOCK 3 0.9120
RESIDENTIAL	BLOCK 4 0.9198
RESIDENTIAL	BLOCK 5 1.4155
RESIDENTIAL	BLOCK 6 0.8684
RESIDENTIAL	BLOCK 7 0.5094
PUBLIC PARK	BLOCK 8 0.6890
PUBLIC PARK	BLOCK 9 0.2830
STREET A - 18.5M WIDE PUBLIC ROAD	1.0097
STREET B - 18.5M WIDE PUBLIC ROAD	0.1715
STREET C - 18.5M WIDE PUBLIC ROAD	0.5502
TOTAL AREA OF SUBDIVISION	9.4932

THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 2025, SUBJECT TO THE CONDITIONS, SET FORTH IN LETTER DATED _____, 2025

CHIEF PLANNER AND EXECUTIVE DIRECTOR,
 CITY PLANNING DIVISION, CITY OF PICKERING