



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

SIGNED Andrew Sjogren DATE March 7, 2023
SEATON TFCM INC.
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 Ross DenBroeder DATE March 10, 2023
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
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) SILTY SAND AND SANDY SILT
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	1-19	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	30, 31	2	0.07	
Servicing 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 (59 m)				0.15
Totals		33	19.69	370

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
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

mattamyHOMES

SCALE 1:1250 April 12, 2024

DRAWN BY: JH CHECKED BY: KC

KORSIAK Urban Planning
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Oakville, Ontario L6J 3H9
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S:\Korsiak & Company\MATTAMYS\Seaton\Whitevale\TFPM\Draft\Draft Plan - May 07-24 - v.a.dwg