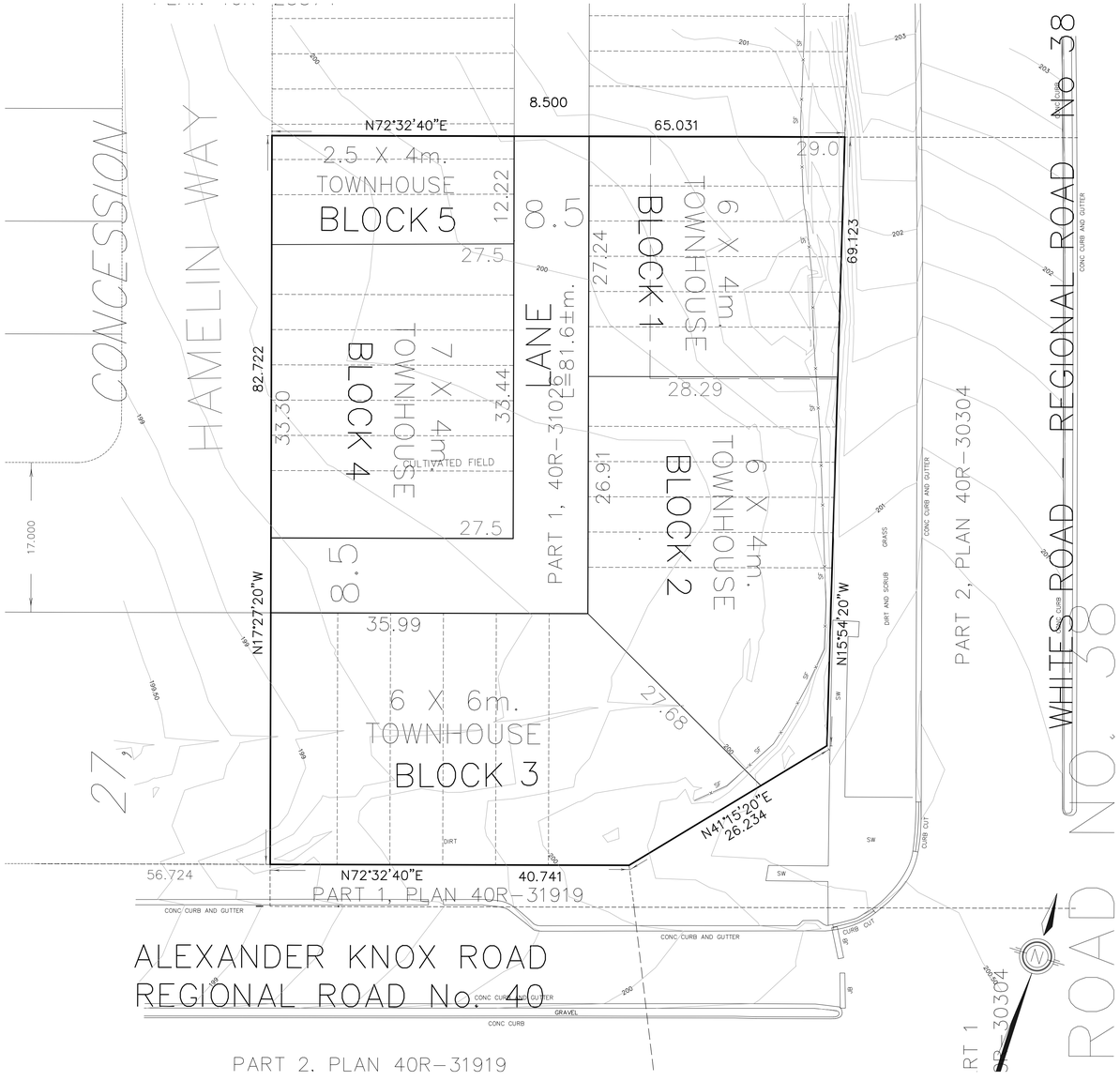
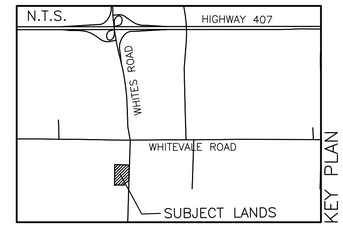
DRAFT PLAN OF SUBDIVISION
PART OF LOT 27 CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF PICKERING)
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM



DRAFT PLAN T–



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 AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

DATE 03.05, 2025

GARY B VANDERVEEN O.L.S
HOLDING JONES VANDERVEEN INC.

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.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 0.513±Ha. (1.269±Acs)

STREET TOWNHOUSES	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
BLOCKS 1,2,4,5 MIN. LOT FRONTAGE=4m	4		215	0.311	0.769
BLOCKS 3 MIN. LOT FRONTAGE=6m	1		6	0.133	0.329
SUBTOTAL	5		26.5 ✳	0.444	1.098
STREETS 8.5m. WIDE TOTAL LENGTH= 81.6±m. AREA= 0.069 ±Ha.				0.069	0.171
TOTAL	5		27.5 ✳	0.513	1.269

✳ NOTE – UNIT COUNT SUBJECT TO FINAL CALCULATION THROUGH SITE PLAN APPROVAL
NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No. P-1977 (A11)
SCALE 1:500 February. 11 2025
(1977DES31) X-REF: (1977MAS2-A11 & 1977TOPO1-A11)
DWG. No. - 25:1

KLM PLANNING PARTNERS INC.
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
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Planning ● Design ● Development