

PROPOSED DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 3 AND 4 CONCESSION 5
 (Geographic Township of Pickering)
 Now in the City of Pickering
 REGIONAL MUNICIPALITY
 of DURHAM

0 m 25 m 50 m



KEYMAP

★ Subject Property

0 km 1 km 2 km



LEGEND

- Subject Site Boundary
- 10 m Buffer from Staked Limit
- Lot Lines
- Easement Line
- Storm Sewer
- Road Centreline
- Residential
- Open Space
- Roads/Infrastructure

AREA TABLE

Residential Lots	Lots 1-13	5.47	ha.
Open Space	Blocks 15, 16	10.41	ha.
Open Space 10 m Buffer	Blocks 17, 18	1.54	ha.
Water Pumping Station	Blocks 20, 21	0.02	ha.
Private Road	Blocks 14, 19	0.47	ha.
TOTAL		17.91	ha.

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

- C. The applicant is not interested in any additional land adjacent to the proposed subdivision.
- D. Residential single-detached, open space and R.O.W easement.
- H. Piped water to be provided.
- I. Clay loam and sandy soil.
- K. Sanitary and storm sewers to be provided

UNIT COUNT

Single-Detached 13 u

ROAD LENGTH

6.5 m Private Road 562.5 m

PARKING

Parking Spots (2.6 m x 5.3 m) 4 spots

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 lands are accurately and correctly shown.

OWNERS AUTHORIZATION

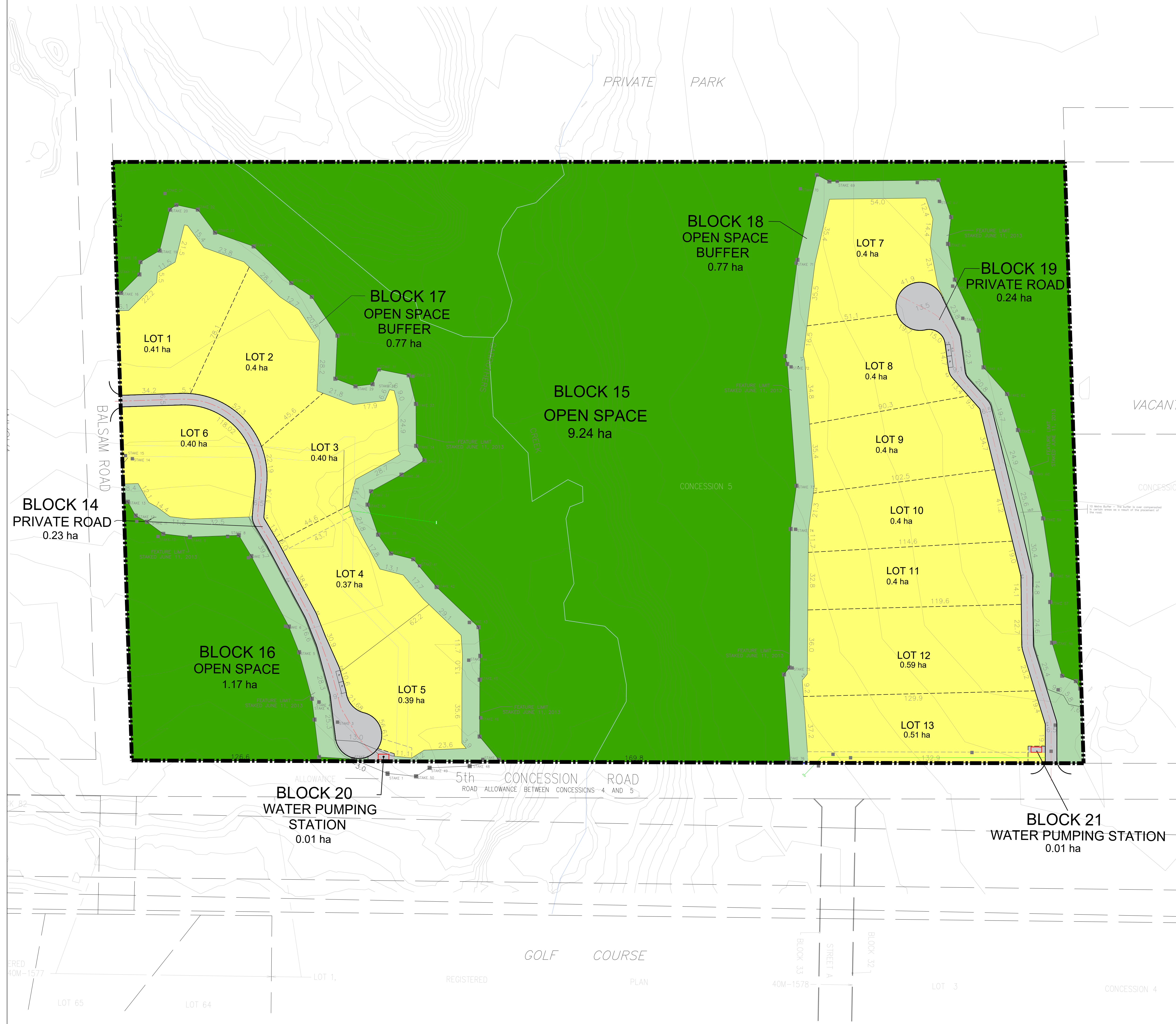
I, Paul Bigoni here by authorize Maurizio Rogato to prepare and submit a draft plan of subdivision for approval.

Gabriel C. Lefromboise - O.L.S. Signature Day Month Year Paul Bigoni Signature Day Month Year
 J.D. Barnes Ltd. 869547 Ontario Inc.



Land Development | Land Use Planning | Project Management | Government Relations

1:1000 Scale	Nov 9th /2023 Date	21226-15a Drawing Number	Rev.	Drawn	RW Design
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REGISTERED PLAN 40M-1578

LOT 65 LOT 64 LOT 1 LOT 3 CONCESSION 4

STREET A BLOCK 33 BLOCK 32