



KEY PLAN (NOT TO SCALE)

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM
PART OF BLOCKS 2 AND 4
REGISTERED PLAN 40M-XXXX
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1 : 1000

J. D. BARNES LIMITED
© COPYRIGHT 2023

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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

- FOR A, B, C, E, F, G AND J SEE DRAFT PLAN AND KEY PLAN
- D PARTS 1 TO 13 (BOTH INCLUSIVE) ON PROPOSED REFERENCE PLAN WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM.
 - H PIPED WATER WILL BE PROVIDED
 - I CLAY LOAM
 - K SANITARY AND STORM TO BE PROVIDED
 - L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

SITE STATISTICS

LAND USE	LOT/BLOCK	AREA
ESTATE RESIDENTIAL LOTS	1-13	5.01 ha.
6.5m PRIVATE ROADS	14 AND 16	0.48 ha.
TOTAL		

FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:

- ASPHALT LANEWAY
- CONCRETE CURBS/SIDEWALKS
- STREET LIGHTS
- LANDSCAPING
- UTILITIES
- MAILBOXES
- WATER PUMPING STATIONS

NOTES
BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999013.

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

DATE _____ G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.
869547 ONTARIO INC.

DATE _____ PRESIDENT
"I HAVE AUTHORITY TO BIND THE CORPORATION"

ZONING:

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
110 SCOTIA COURT, #38, WHITBY, ON L1N 8Y7
T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY: N.M.	CHECKED BY: G.C.L.	REFERENCE NO.: 17-25-315-04
FILE: g:/17-25-315/04/dp_17-25-315-04.dgn		DATED: 09/12/2023
		PLOTTED: 9/12/2023



KNOWN AS BALSAM ROAD
(ROAD ALLOWANCE BETWEEN LOTS 4 AND 5)

(ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5)
(NOT OPEN)

LOT 4, CONCESSION 5, CONCESSION 5

PART 1 P.O.T.L. 1, PART 2 P.O.T.L. 2, PART 3 P.O.T.L. 3, PART 4 P.O.T.L. 4, PART 5 P.O.T.L. 5, PART 6 P.O.T.L. 6, PART 7 P.O.T.L. 7, PART 8 P.O.T.L. 8, PART 9 P.O.T.L. 9, PART 10 P.O.T.L. 10, PART 11 P.O.T.L. 11, PART 12 P.O.T.L. 12, PART 13 P.O.T.L. 13, PART 14 (PRIVATE ROAD) (COMMON ELEMENTS), PART 15, PART 16 (PRIVATE ROAD) (COMMON ELEMENTS), PART 17 P.O.T.L. 17

LOT 1 REGISTERED PLAN 40M-1578, PART 12, PLAN 40R-11616, PART 13, PLAN 40R-11616, PART 14, PLAN 40R-11616, PART 15, PLAN 40R-11616

BLOCK 29 0.3m RESERVE, DEXSHIRE STREET, BLOCK 28 0.3m RESERVE

LOT 3