

KEY MAP  
N.T.S.



## SUBJECT LANDS

 ADDITIONAL LANDS  
OWNED BY APPLICANT

PART OF LOT 22

## CONCESSION 4

(GEOGRAPHIC TOWNSHIP OF PICKERING)

CITY 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 \_\_\_\_\_ DATE \_\_\_\_\_  
Silvio De Gasperis  
Taccgate Developments INC.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
Infrastructure Ontario

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 \_\_\_\_\_ DATE \_\_\_\_\_  
Ontario Land Surveyor

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

|                                                            |                                   |
|------------------------------------------------------------|-----------------------------------|
| A) SHOWN ON PLAN                                           | G) SHOWN ON PLAN                  |
| B) SHOWN ON PLAN                                           | H) MUNICIPAL WATER TO BE PROVIDED |
| C) SHOWN ON PLAN                                           | I) LOAM AND SANDY LOAM            |
| D) LAND TO BE USED IN ACCORDANCE<br>WITH LAND USE SCHEDULE | J) SHOWN ON PLAN                  |
| E) SHOWN ON PLAN                                           | K) FULL MUNICIPAL SERVICES        |
| F) SHOWN ON PLAN                                           | L) SHOWN ON PLAN                  |

LAND USE SCHEDULE:

| Land Use                   | Blocks | Block Total | Area (ha)   | Units      |
|----------------------------|--------|-------------|-------------|------------|
| Single Detached            | 1 - 6  | 6           | 3.08        | 76         |
| Street Townhouse           | 7 - 9  | 3           | 0.58        | 28         |
| Stormwater Management Pond | 10     | 1           | 0.18        |            |
| Open Space                 | 11, 12 | 2           | 0.04        |            |
| Overland Flow Block        | 13     | 1           | 0.03        |            |
| 15.35m ROW (434 m)         |        |             | 0.68        |            |
| 17m ROW (493 m)            |        |             | 0.88        |            |
| <b>Total</b>               |        | <b>13</b>   | <b>5.47</b> | <b>104</b> |

NOTES:

- Local ROW to arterial ROW triangle = 15m
- All other daylight roundings = 5.0m
- Pavement illustration is diagrammatic

|              |                          |     |    |
|--------------|--------------------------|-----|----|
|              |                          |     |    |
|              |                          |     |    |
|              |                          |     |    |
| 22/07/25     | SECOND SUBMISSION        | D   | WS |
| 11/11/24     | MOVE OVERLAND FLOW BLOCK | C   | KC |
| 16/10/24     | REVISE CORNER ROUNDINGS  | B   | KC |
| 28/06/24     | FIRST SUBMISSION         | A   | WS |
| DATE [D.M.Y] | REVISION                 | DWG | BY |

**TACC**  
DEVELOPMENTS

SCALE 1:1000      July 22, 2025

|              |                |
|--------------|----------------|
| DRAWN BY: WS | CHECKED BY: KC |
|--------------|----------------|



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KORSIAK | Urban Planning

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