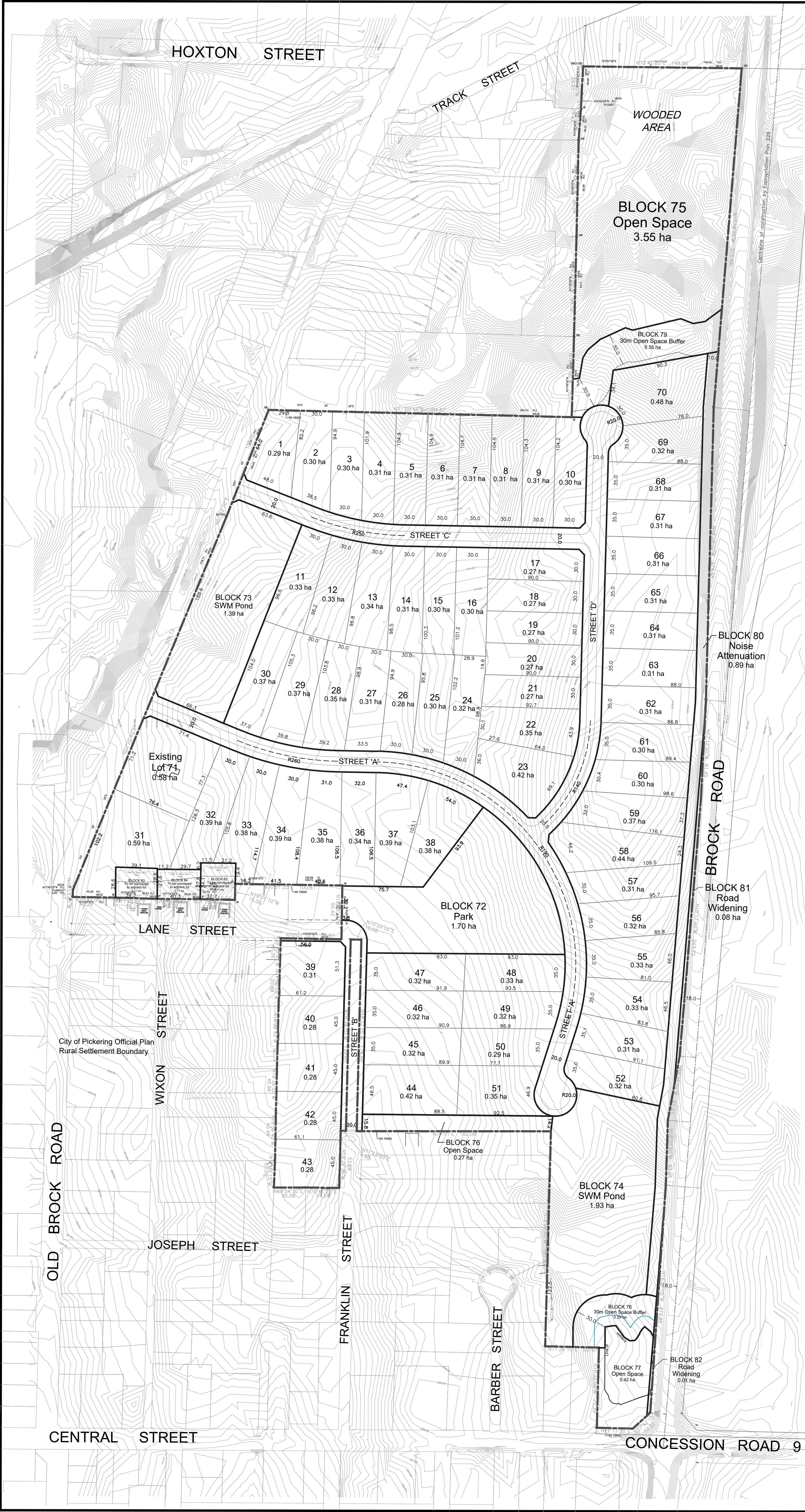
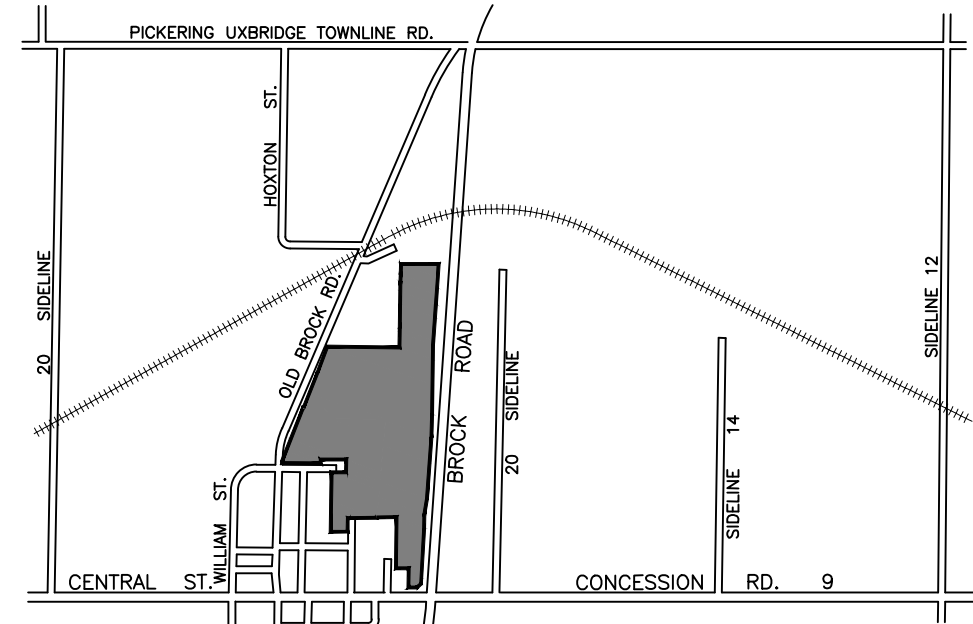




Draft Plan of Subdivision
21T-

Part of Lots 17 & 18, Concession 9
(Geographic Township of Pickering)
Lots 32, 47 & 48, and Part of Lot 31,
Registered Plan 12
City of Pickering
Regional Municipality of Durham

Key Plan



SUBJECT LANDS

Schedule of Land Use

Lot/Block	Land Use	Units	Area(ha)
1-70	Estate Residential Lots	70	22.98
71	Existing Residential	1	0.58
72	Park		1.70
73-74	SWM Pond		3.32
75-77	Open Space		4.24
78-79	30m Open Space Buffers		0.84
80	Noise Attenuation		0.89
81-82	Road Widening		0.09
83-85	to be conveyed to adjacent lot		0.33
Roads - Streets A-D (20m R.O.W.)		1,605m	3.21
Total		71	38.18

NOTES

All measurements are in metres.
All elevations refer to Geodetic Datum.
All corner roundings are 5.0mR, unless otherwise stated.

Owner's Authorization

I, Boaz Feiner of Claremont Developments Inc., hereby
authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of
Subdivision to the City of Pickering.

Boaz Feiner
Claremont Developments Inc.

Jul-14-2021
Date:

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided and their
relationship to the adjoining properties are correctly shown on this Draft Plan.

C.P. Edward
C.P. Edward, O.L.S.
Rady-Pentek & Edward Surveying Ltd.

July 13, 2021
Date:

Additional Information

As required under section 51(17) of the Planning Act (R.S.O. 1990 C.P. 13)
a), e), f), j) As shown on Draft Plan.
b), g) As shown on Draft and Key Plans.
c) As shown on Key Plan.
d) Residential.
h), k) Municipal services to be provided.
i) Silt Loam soil.
l) As shown on Draft Plan.
Note: Contours relate to Canadian Geodetic Datum.

MALONE GIVEN
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140 Renfrew Drive, Suite 201
Markham, Ontario, L3R 6B3
Tel. (905) 513-0170
Fax. (905) 513-0177

Project No. 12-2110
Date: January 31, 2018
Revised: March 1, 2018
July 2021

Scale:

