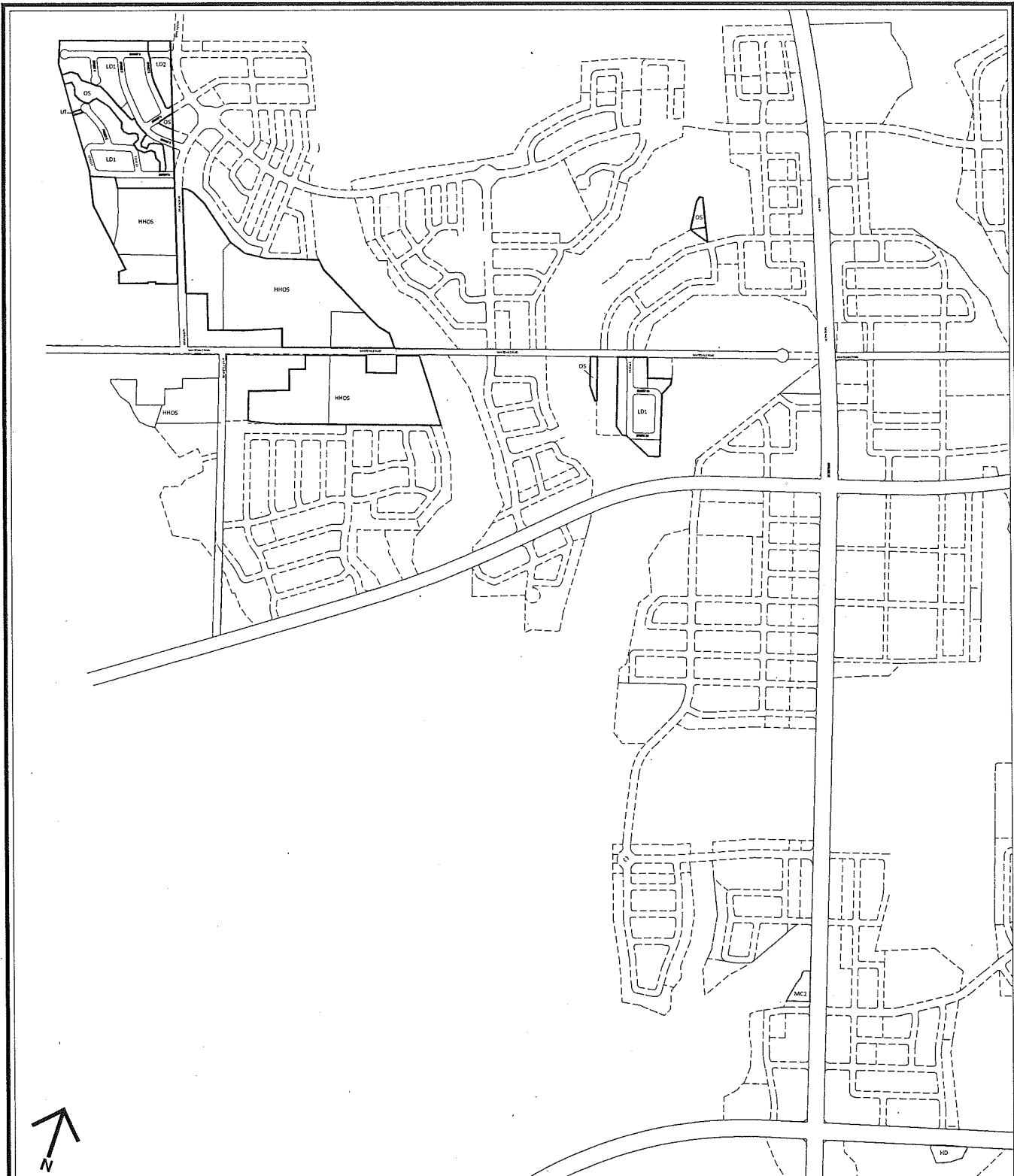


<b>Location Map</b>	
FILE No: SP-2015-06 & A11/15	
APPLICANT: Infrastructure Ontario	
PROPERTY DESCRIPTION: Pt Lt 26-31 Con 4 & Pt Lt 26-31 Con 5	
DATE: Sept.21, 2015	
SCALE NTS	PN-18

Data Sources:  
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**Submitted Plan**

**FILE No:** SP-2015-06 & A11/15

**APPLICANT:** Infrastructure Ontario

**PROPERTY DESCRIPTION:** Pt Lt 26-31 Con 4 & Pt Lt 26-31 Con 5

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
 CITY DEVELOPMENT DEPARTMENT.

**DATE:** Sept. 21, 2015

Attachment # 22 to  
Information Report # 06-15

**Draft Plan of Subdivision SP-2015-06 Proposed Development Detail  
Neighbourhoods 16 and 18**

<b>Pickering Official Plan Designation</b>		-	Urban Residential Areas – High Density Areas
		-	Mixed Use Areas – Mixed Corridor as
		-	Urban Residential Areas – Low Density Area
		-	Hamlet Heritage Open Space
		-	Hamlet Heritage Open Space, that includes a Community Park
<b>Neighbourhood Plan Designation</b>		-	Mixed Corridor Type 2 – Gateway Site
		-	High Density Area
		-	Low Density Area Type 2
		-	Low Density Area Type 1
		-	Hamlet Heritage Open Space
		-	Hamlet Heritage Open Space that includes a Community Park
		-	Hamlet Heritage Open Space that includes a Neighbourhood Park
		-	Hamlet Heritage Open Space that includes elementary schools
		-	Village Green
		-	Cemetery
<b>Zoning</b>	Existing	-	A – Agricultural, Q – Pit and Quarry in By-law 3037
	Proposed	-	appropriate to permit proposed draft plan in Seaton Zoning By-law 7364/14
<b>Details of the Draft Plan</b>			
Total area of draft plan		-	39.9 hectares
High Density Block		-	0.3 hectares
Mixed Corridor Type 2 – Gateway Site		-	0.3 hectares
Low Density Area Type 2		-	0.7 hectares
Low Density Area Type 1		-	7.6 hectares
Hamlet Heritage Open Space			9.0
Hamlet Heritage Open Space Community Park		-	6.67 hectares

Attachment # 22 to  
 Information Report # 06-15

Hamlet Heritage Open Space Neighbourhood Park	-	2.3 hectares
Hamlet Heritage Open Space Elementary School	-	5.0 hectares
Village Green	-	0.1 hectares
Stormwater Management facilities	-	2.3 hectares
Open Space Blocks	-	1.5 hectares
Municipal roads	-	3.4 hectares
<b>Residential Units</b>		
Apartment Dwelling Units	-	96
Detached Dwelling Units	-	195
Semi-Detached Dwelling Units	-	24
<b>Total dwelling units</b>	-	<b>315</b>