

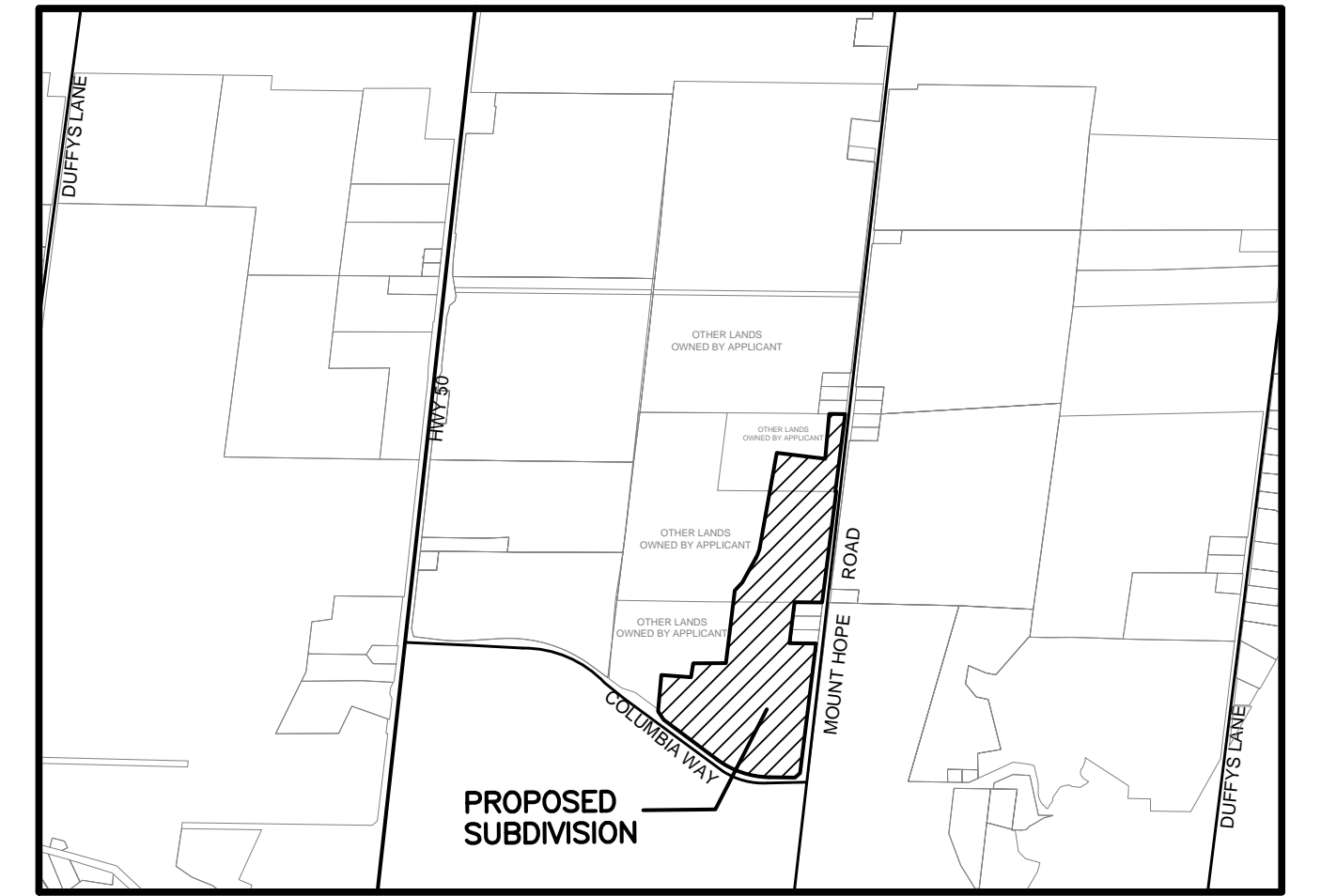
# DRAFT PLAN OF SUBDIVISION

## PART OF LOTS 11 AND 12, CONCESSION 7

(GEOGRAPHIC TOWNSHIP OF ALBION)

### TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN 21T-25003C REVISED FEB. 26, 2026



KEY PLAN

### SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

### SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED=32.067±Ha (79.240±AcS)

SINGLE DETACHED DWELLINGS

LOTS	BLOCKS	UNITS	±Ha.	±AcS.
LOTS 89-97, 101-105, 114-120, 172-174, 181-225, 232-240, 260-274, and 288-294	100	100	3.047	7.529

MIN. LOT FRONTAGE = 9.8m MIN AREA = 250.0m<sup>2</sup>

SEMI-DETACHED DWELLINGS

LOTS 1-15, 17-37, 40-54, 57-71, 75-80, 82-88, 98-100, 106-108, 121-129, 131-141, 144-152, 155-165, 168-171, 176-178, 180, 241-259, and 275-287	165	330	7.038	17.392
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MIN. LOT FRONTAGE = 13.7m MIN AREA = 350.0m<sup>2</sup>

TOWNHOUSE DWELLINGS

BLOCKS 16, 38, 39, 55, 56, 72-74, 81, 109-113, 130, 142, 143, 153, 154, 166, 167, 175, 179, and 226-231	29	171	3.183	7.865
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MIN. FRONTAGE PER UNIT = 6.0m

RESIDENTIAL BLOCK

BLOCK 295	1	40-120*	0.655	1.619	
SUBTOTAL	265	30	641-721*	13.923	34.405

BLOCK 296	-	COMMERCIAL	1	2.641	6.526
BLOCK 297	-	PARK	1	1.419	3.506
BLOCKS 298 and 299	-	STORM WATER MANAGEMENT	2	4.207	10.396
BLOCKS 300 and 301	-	SERVICING BLOCK	2	0.060	0.148
BLOCK 302	-	OTHER LANDS OWNED BY APPLICANT	2	0.031	0.077
BLOCK 303	-	FUTURE DEVELOPMENT	2	0.061	0.150
BLOCKS 304-308	-	ROAD BUFFER	5	0.091	0.225
BLOCKS 309 and 310	-	NATURAL HERITAGE SYSTEM	2	1.212	2.995
BLOCK 311	-	OPEN SPACE	1	0.067	0.166
BLOCKS 312-314	-	ROAD WIDENING	3	0.286	0.707
BLOCKS 315-319	-	0.3m RESERVE	5	0.047	0.116

STREETS			8.022	19.823
23.5m WIDE STREET	TOTAL LENGTH=1475.8m.	AREA=3.466Ha.		
18.0m WIDE STREET	TOTAL LENGTH=2531.1m.	AREA=4.556Ha.		
	TOTAL LENGTH=4.006km.	AREA=8.022Ha.		

TOTAL 265 54 641-721\* 32.067 79.240

\*SUBJECT TO FINAL CALCULATION.

ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM.

0.3m RESERVES EXAGGERATED FOR VISUAL CLARITY.

### OWNERS' CERTIFICATE

WE AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

OWNER:

UNITED HOLDINGS INC.

122 ROMINA DRIVE  
CONCORD, ONTARIO  
L4K 4Z7

BENEDETTO MAROTTA A.S.O.

### 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 LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: FEBRUARY 17, 2026

C. P. EDWARD OLS

TOWN OF CALEDON  
PLANNING  
RECEIVED  
March 29, 2026



DAYLIGHT TRIANGLE LAND DEDICATION:  
LOCAL ROAD TO LOCAL ROAD: 5m BY 5m  
LOCAL ROAD TO COLLECTOR ROAD: 6m BY 6m  
COLLECTOR ROAD TO COLLECTOR ROAD: 10m BY 10m  
COLLECTOR ROAD TO MOUNT HOPE: 15m BY 15m  
COLLECTOR ROAD TO COLUMBIA WAY: 15m BY 15m



PROJECT No. P-3638  
SCALE 1:2000 FEBRUARY 26, 2026  
(3638DES17) X-REF: (3638MAS1 & 3638TOPO1)  
**DWG. No. - 26:2**  
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
TEL: (905)669-4055 - DRAWN BY: B.T. - CHECKED BY: B.M.