

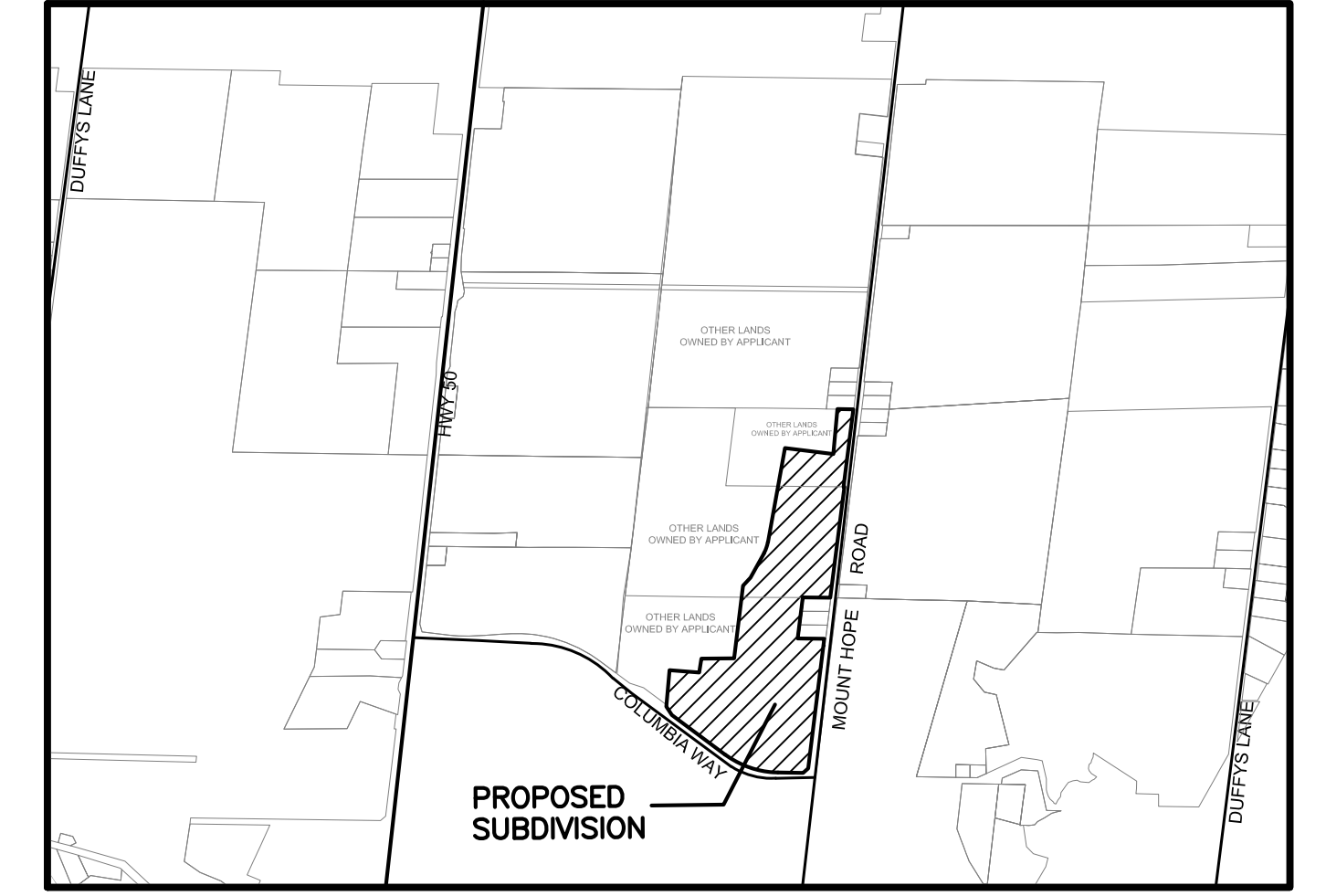
DRAFT PLAN OF SUBDIVISION

PART OF LOTS 11 AND 12, CONCESSION 7

(GEOGRAPHIC TOWNSHIP OF ALBION)

TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN 21T-25003C REVISED MAY 13, 2026



KEY PLAN

TOWN OF CALEDON
PLANNING RECEIVED
May 14, 2026

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
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- 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)

	LOTS	BLOCKS	UNITS	±Ha.	±AcS.
SINGLE DETACHED DWELLINGS					
▲ LOTS 79-87, 91-95, 104-110, 145-147, 155-199, 204-212 and 229-247	97		97	2.893	7.149
MIN. LOT FRONTAGE = 9.8m MIN AREA = 250.0m ²					
SEMI-DETACHED DWELLINGS					
● LOTS 1-15, 18-36, 40-46, 50-62, 66-71, 73-78, 88-90, 96-98, 117-121, 125-127, 130-140, 143, 144, 149-151, 153, 154, 213-228 and 248-260	127		254	5.638	13.932
MIN. LOT FRONTAGE = 13.7m MIN AREA = 350.0m ²					
TOWNHOUSE DWELLINGS					
BLOCKS 16, 17, 37-39, 47-49, 63-65, 72, 99-103, 111-116, 122-124, 128, 129, 141, 142, 148, 152, 200-203, 261 and 262		38	204	4.731	11.690
MIN. FRONTAGE PER UNIT = 7.62m					
RESIDENTIAL BLOCK					
BLOCK 263		1	40-120*	0.655	1.619
SUBTOTAL	224	39	595-675*	13.917	34.390
STREETS					
23.5m WIDE STREET	TOTAL LENGTH=1475.0m.	AREA=3.466±Ha.			
18.0m WIDE STREET	TOTAL LENGTH=2542.0m.	AREA=4.573±Ha.			
	TOTAL LENGTH=4017.0m.	AREA=8.043±Ha.			
TOTAL	224	63	595-675*	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

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 MAY 13, 2026
(3638DES20) X-REF: (3638MAS1 & 3638TOPO1)
DWG. No. - 26:3
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 - DRAWN BY: B.T. - CHECKED BY: B.M.