



# MASTER DEVELOPMENT CONCEPT PLAN

## WEST TULLAMORE

TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

- STUDY AREA**
- SUBJECT LANDS**
- REGION OF PEEL
- OPEN SPACE POLICY AREA
- HEADWATER DRAINAGE FEATURE - To be identified through Site Specific Environmental Impact Study
- HIGHWAY 413 FAA
- CONCEPTUAL R.O.W. LOCATION

DEVELOPMENT STATISTICS	
DEVELOPABLE AREA:	±122.44ha (302.55ac)
CORE GREENLAND AREA:	±34.00ha (84.02ac)
POTENTIAL NATURAL AREA:	±4.29ha (10.60ac)
PROPOSED R.O.W.:	±2.95ha (7.29ac)
FUTURE ROAD WIDENING:	±2.05ha (5.07ac)
<b>TOTAL STUDY AREA:</b>	<b>±165.73ha (409.53ac)</b>

POTENTIAL INDUSTRIAL GFA: ±481,599m<sup>2</sup> (5,183,888ft<sup>2</sup>)

- NOTES**
- MEASUREMENTS AND CALCULATIONS ARE APPROXIMATE ONLY
  - CONSTRAINT LIMITS ARE APPROXIMATE ONLY AND SUBJECT TO AGENCY APPROVAL
  - ROAD WIDENING LIMITS TO BE DETERMINED
  - SWM POND SIZE TO BE DETERMINED SUBJECT TO AGENCY REVIEW