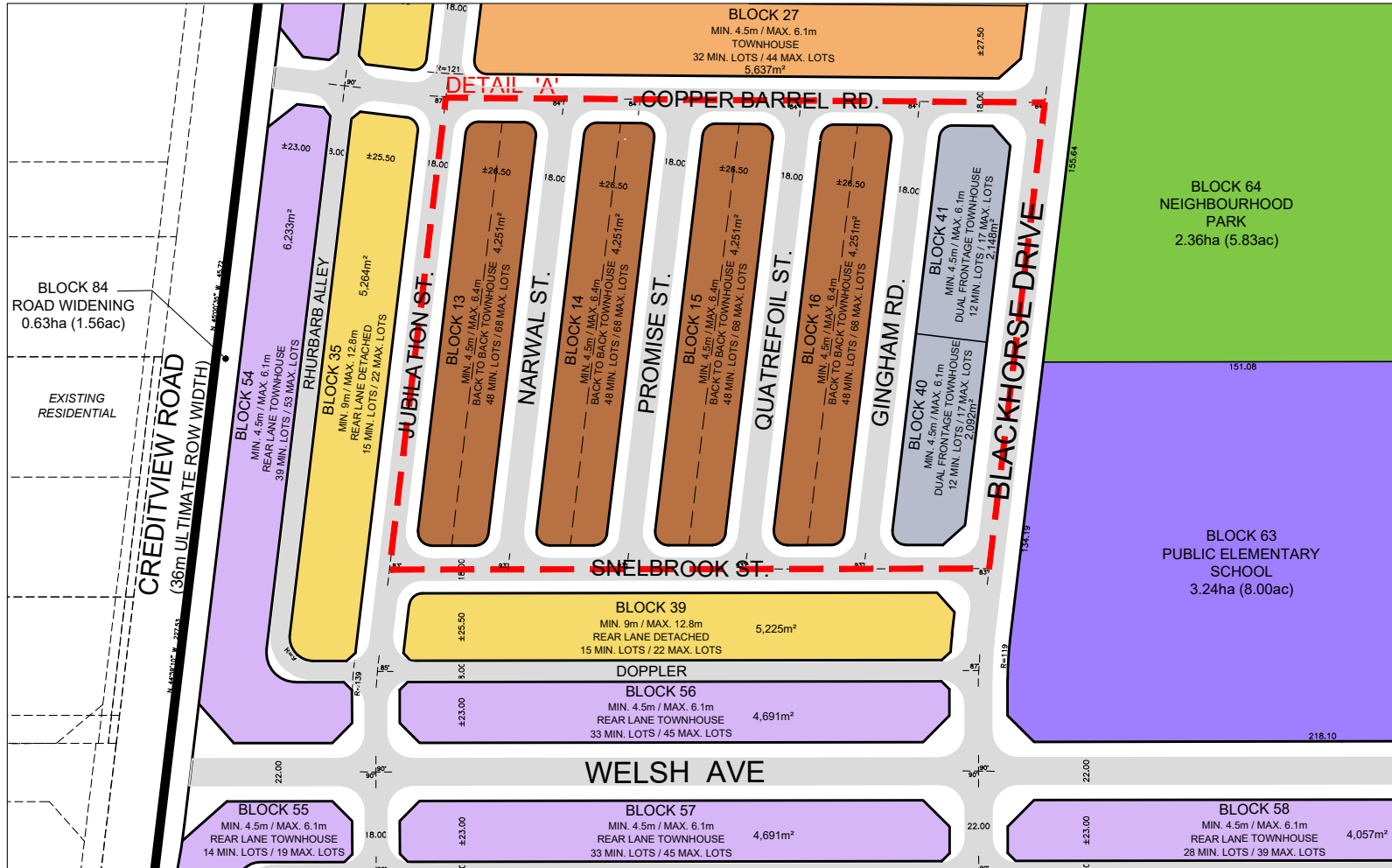


DETAIL 'A'

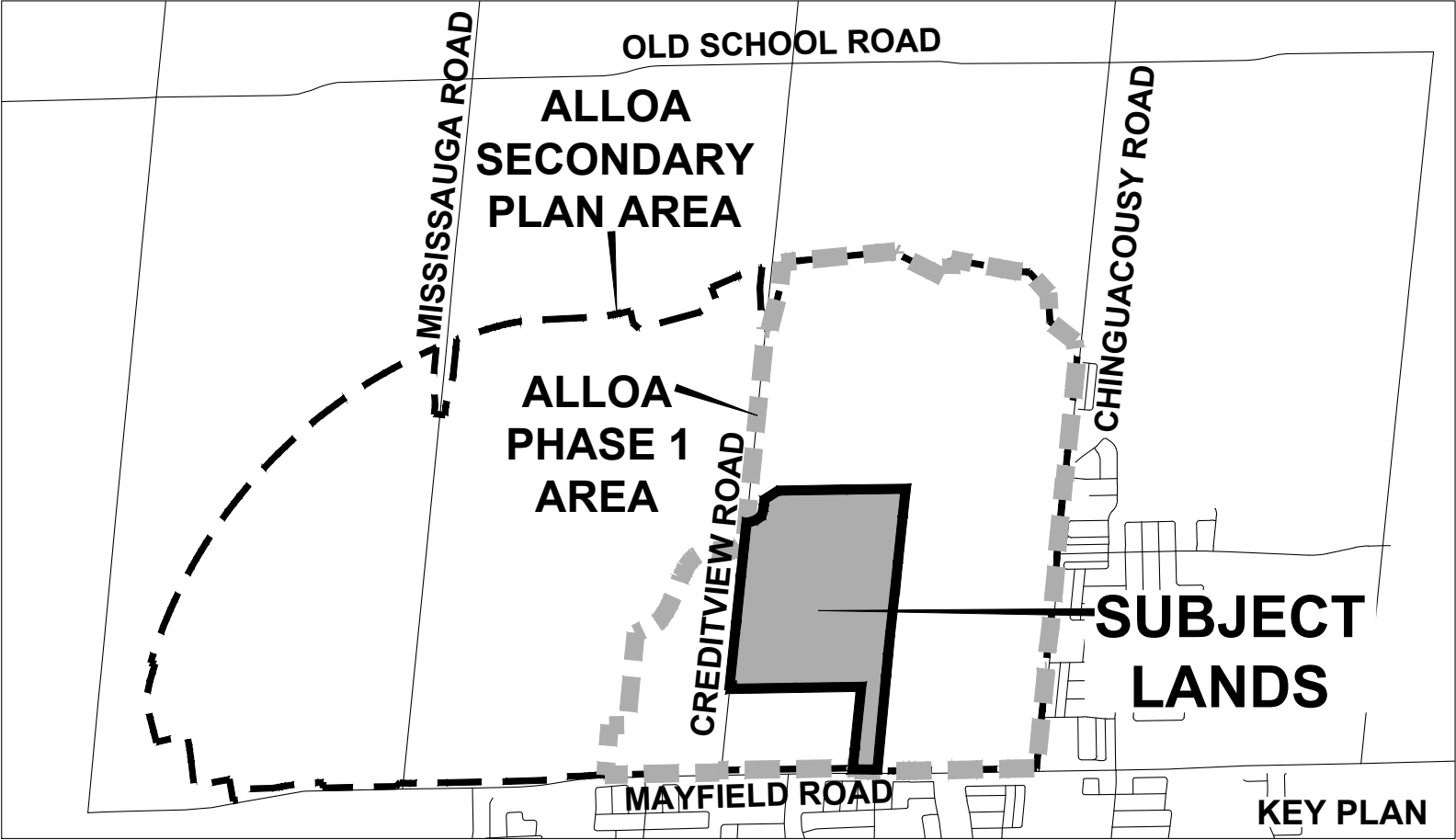
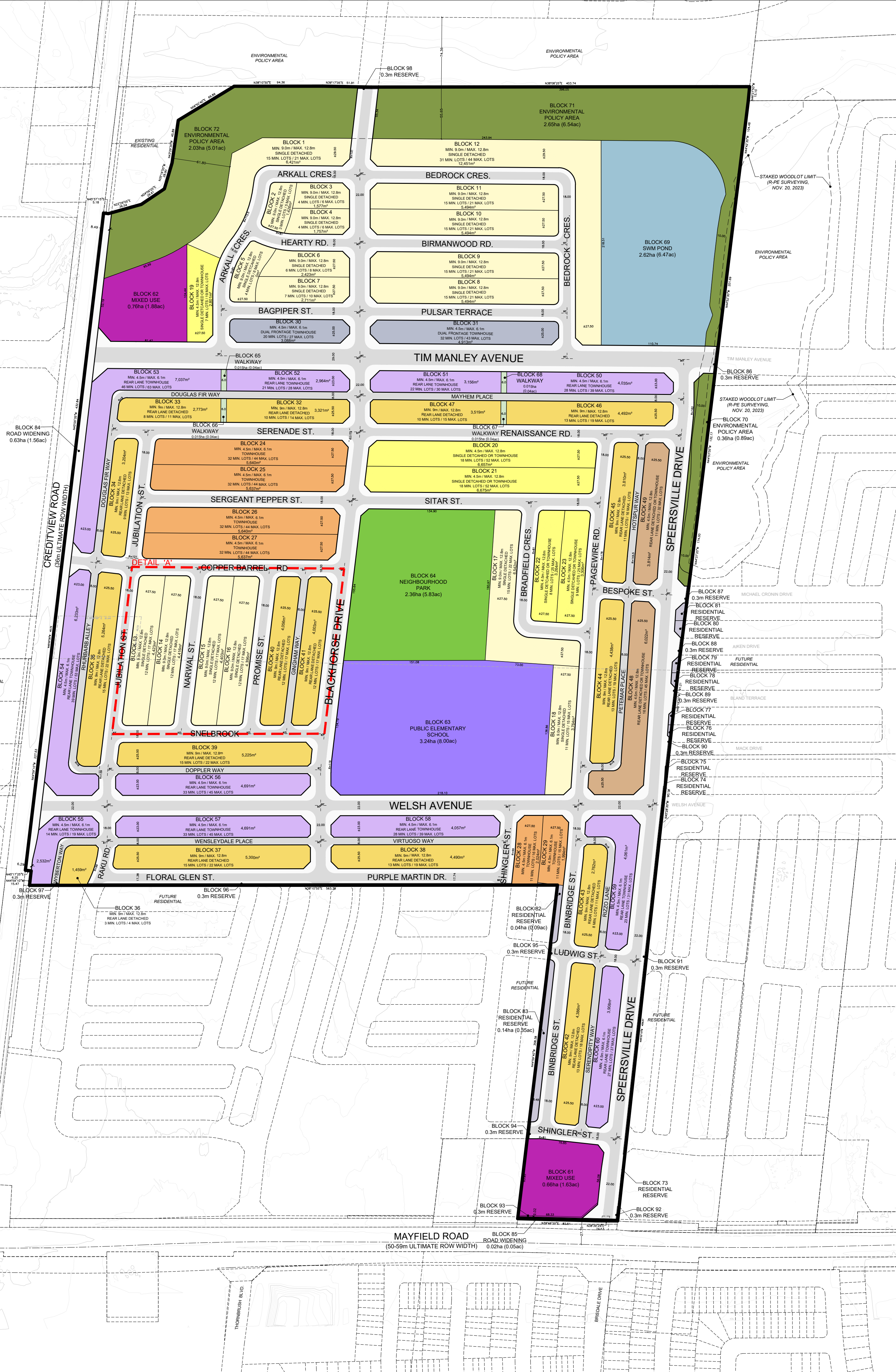


LAND USE SCHEDULE - DETAIL 'A'

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
SINGLE DETACHED	1-12,17,18	6.29	15.54	162-227	26-36
DETACHED OR TOWNHOUSE	19-23	2.27	5.61	60-173	26-77
TOWNHOUSE	24-29,40,41	2.66	6.57	150-207	56-78
DUAL FRONTAGE TOWNHOUSE	30, 31	1.22	3.01	76-104	62-85
REAR LANE DETACHED	32-39, 42-47	5.45	13.47	156-225	28-41
REAR LANE DETACHED OR TOWNHOUSE	48,49	0.98	2.42	27-77	28-78
BACK TO BACK TOWNHOUSE	13-16	1.69	4.18	192-272	113-161
REAR LANE TOWNHOUSE	50-60	4.74	11.71	314-429	66-90
MIXED USE	61,62	1.42	3.51		
PUBLIC ELEMENTARY SCHOOL	63	3.24	8.01		
NEIGHBOURHOOD PARK	64	2.36	5.83		
WALKWAY BLOCK	65-68	0.06	0.15		
SWM POND	69	2.62	6.47		
ENVIRONMENTAL POLICY AREA	70-72	5.04	12.45		
RESIDENTIAL RESERVE	73-83	0.25	0.62		
ROAD WIDENING	84, 85	0.65	1.61		
0.3m RESERVE	86-98	0.00	0.00		
8.0m LANEWAY R.O.W. (LENGTH: 2,477m)		1.90	4.70		
18.0m LOCAL R.O.W. (LENGTH: 5,463m)		10.04	24.81		
22.0m COLLECTOR R.O.W. (LENGTH: 2,480m)		5.27	13.02		
29.0m COLLECTOR R.O.W. (LENGTH: 663m)		1.95	4.82		
TOTAL	98	60.10	148.51	1,137-1,714	45-87

NOTES

- TIM MANLEY AVE. & WELSH AVE. & CREDITVIEW ROAD DAYLIGHT TRIANGLE - 15.0m x 15.0m
- SPEERSVILLE DRIVE & MAYFIELD ROAD DAYLIGHT TRIANGLE - 15.0m x 15.0m
- COLLECTOR TO COLLECTOR DAYLIGHT TRIANGLE - 10.0m x 10.0m
- LOCAL TO COLLECTOR DAYLIGHT TRIANGLE - 7.5m x 7.5m
- LANEWAY TO LOCAL / COLLECTOR DAYLIGHT TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL DAYLIGHT RADII - 0.5m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



DRAFT PLAN OF SUBDIVISION
12101 CREDITVIEW DEVELOPMENTS LIMITED
FILE #21T-_____C

12101 CREDITVIEW ROAD
PART OF LOTS 18 & 19, CONCESSION 3,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED _____ DATE _____

JACK EISENBERGER,
12101 CREDITVIEW DEVELOPMENTS LIMITED

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED A.U. KUMARANAYAKE DATE MAY 16, 2025

A.U. KUMARANAYAKE, O.L.S.
R-P.E SURVEYING LTD.
643 CHRISLEA ROAD, SUITE 7
WOODBIDGE ON, L4L 8A3
PHONE: (416) 635-500

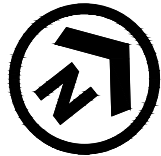
ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
SINGLE DETACHED	1-18	8.05	19.89	210-295	26-36
DETACHED OR TOWNHOUSE	19-23	2.27	5.61	60-173	26-76
TOWNHOUSE	24-29	2.66	6.57	150-207	56-78
DUAL FRONTAGE TOWNHOUSE	30,31	0.80	1.98	52-70	65-88
REAR LANE DETACHED	32-47	6.25	15.44	180-259	29-41
REAR LANE DETACHED OR TOWNHOUSE	48,49	0.98	2.42	27-77	28-78
REAR LANE TOWNHOUSE	50-60	4.74	11.71	314-429	66-90
MIXED USE	61,62	1.42	3.51		
PUBLIC ELEMENTARY SCHOOL	63	3.24	8.01		
NEIGHBOURHOOD PARK	64	2.36	5.83		
WALKWAY BLOCK	65-68	0.06	0.15		
SWM POND	69	2.62	6.47		
ENVIRONMENTAL POLICY AREA	70-72	5.04	12.45		
RESIDENTIAL RESERVE	73-83	0.25	0.62		
ROAD WIDENING	84,85	0.65	1.61		
0.3m RESERVE	86-98	0.00	0.00		
8.0m LANEWAY R.O.W. (LENGTH: 2,317m)		2.02	4.99		
18.0m LOCAL R.O.W. (LENGTH: 5,143m)		9.47	23.40		
22.0m COLLECTOR R.O.W. (LENGTH: 2,480m)		5.27	13.02		
29.0m COLLECTOR R.O.W. (LENGTH: 663m)		1.95	4.82		
TOTAL	98	60.10	148.51	993-1,510	38-58



SCALE: 1:2500
(24 x 36)
MAY 13, 2025

