

DRAFT PLAN OF SUBDIVISION

PART OF LOT 18, CONCESSION 8 AND BLOCK 15,

PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION)

TOWN OF CALEDON

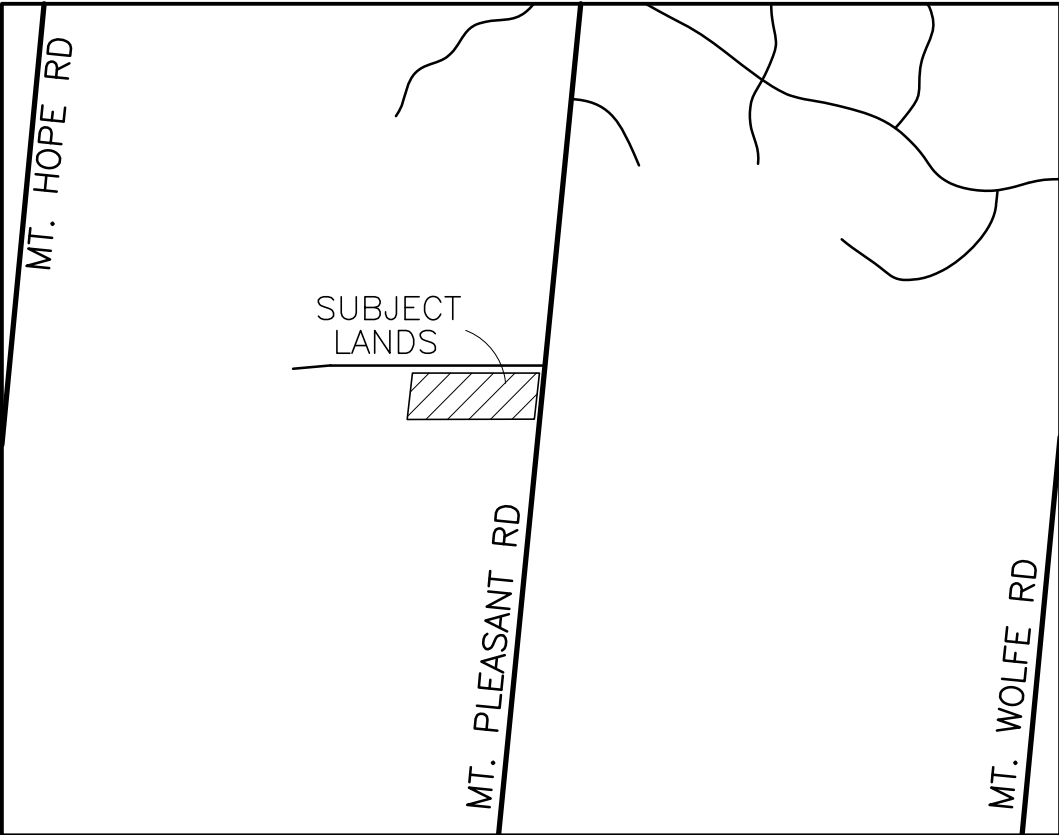
REGIONAL MUNICIPALITY OF PEEL

TOWN OF CALEDON  
PLANNING  
RECEIVED  
June 17th, 2025

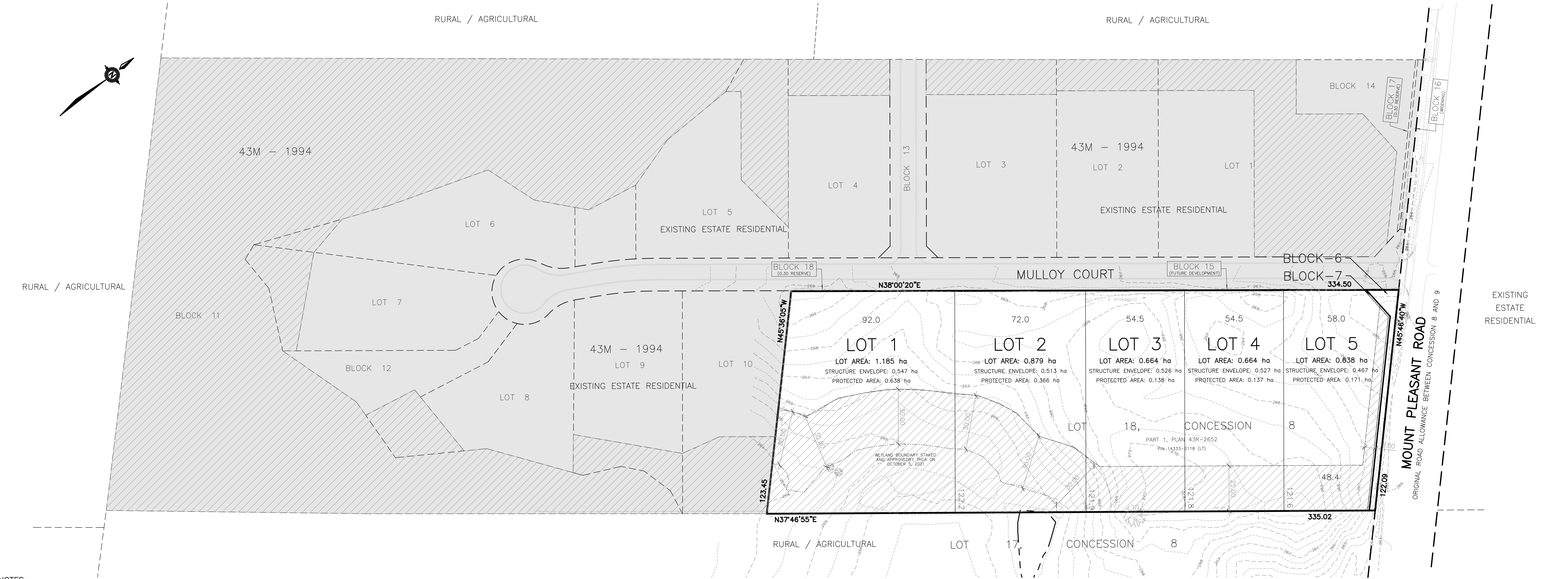
SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- 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
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

DRAFT PLAN 21T-



KEY PLAN



NOTES:

LOTS 4 AND 5 ARE BONUS LOTS PER POLICY 7.1.9.13 OF THE OFFICIAL PLAN

0.3m RESERVES HAVE BEEN EXAGGERATED TO 1.0m FOR DISPLAY PURPOSES

ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

LEGEND

PHASE 1 SUBDIVISION      PHASE 2 SUBDIVISION      LANDS TO BE MANAGED, PROTECTED OR REFORESTED = 7.885±Ha. ( 19.484±Acs. )

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 4.083±Ha. ( 10.089±Acs. )

LOTS 1 - 5: DETACHED ESTATE RESIDENTIAL	BLOCKS	LOTS	UNITS	HECTARES	ACRES
MINIMUM LOT FRONTAGE = 51m		5	5	4.030	9.958
MINIMUM LOT AREA = 0.600ha					
SUBTOTAL		5	5	4.030	9.958
BLOCK 6: ROAD WIDENING	1			0.048	0.118
BLOCK 7: RESERVE	1			0.005	0.012
TOTAL	3	5	5	4.083	10.089

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE \_\_\_\_\_, 2024

GANESH SUNDAR O.L.S.  
MAURO GROUP INC.

OWNER'S CERTIFICATE

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

OWNER:  
STELLAR HOMES INC.

125 DON HILLOCK  
DR. UNIT 28  
AURORA, ON  
L4G 0H8

VITO FROIO A.S.O.



Planning • Design • Development

PROJECT No. P-3469

SCALE 1:1000      DECEMBER 9, 2024  
(3469DES5) X-REF: (3469MAS5 and 3469TOPO2)

DWG. No. - 24:2

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