

# DRAFT PLAN OF SUBDIVISION

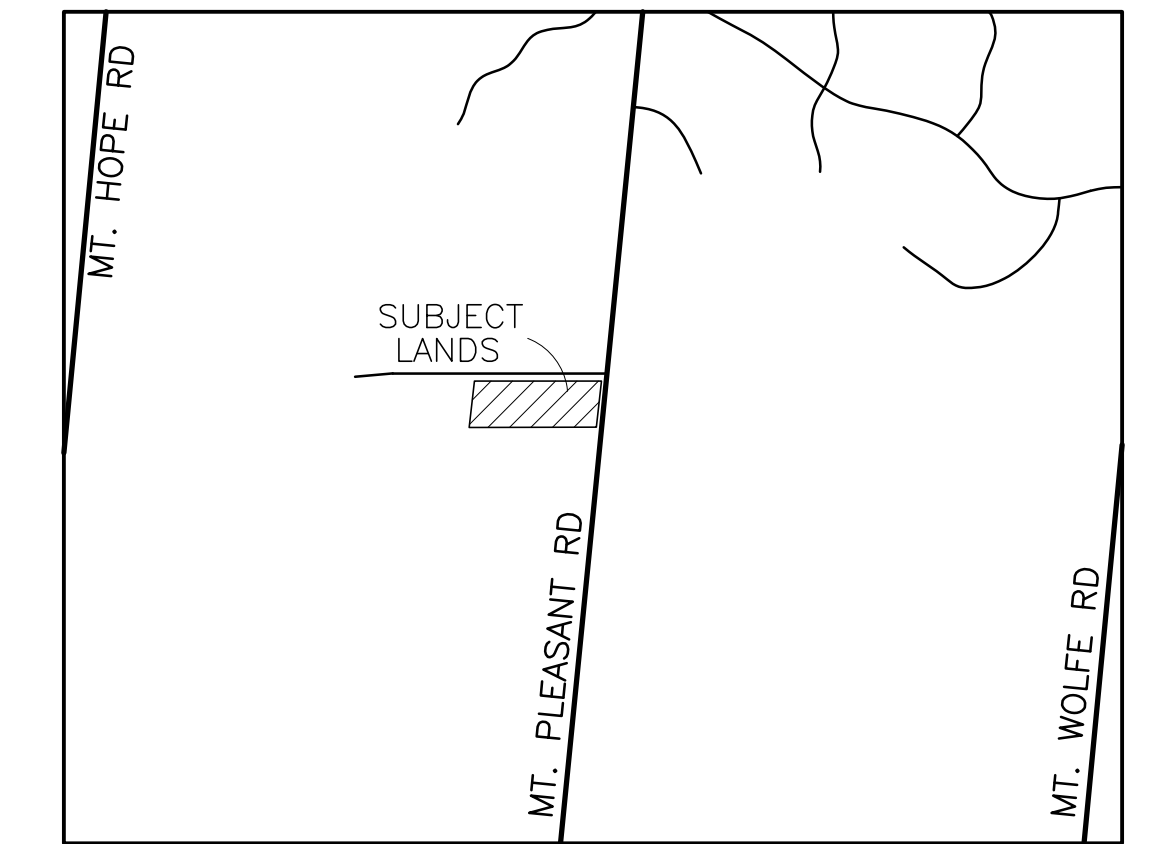
PART OF LOT 18, CONCESSION 8 AND BLOCK 15,  
 PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION)  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL

## SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

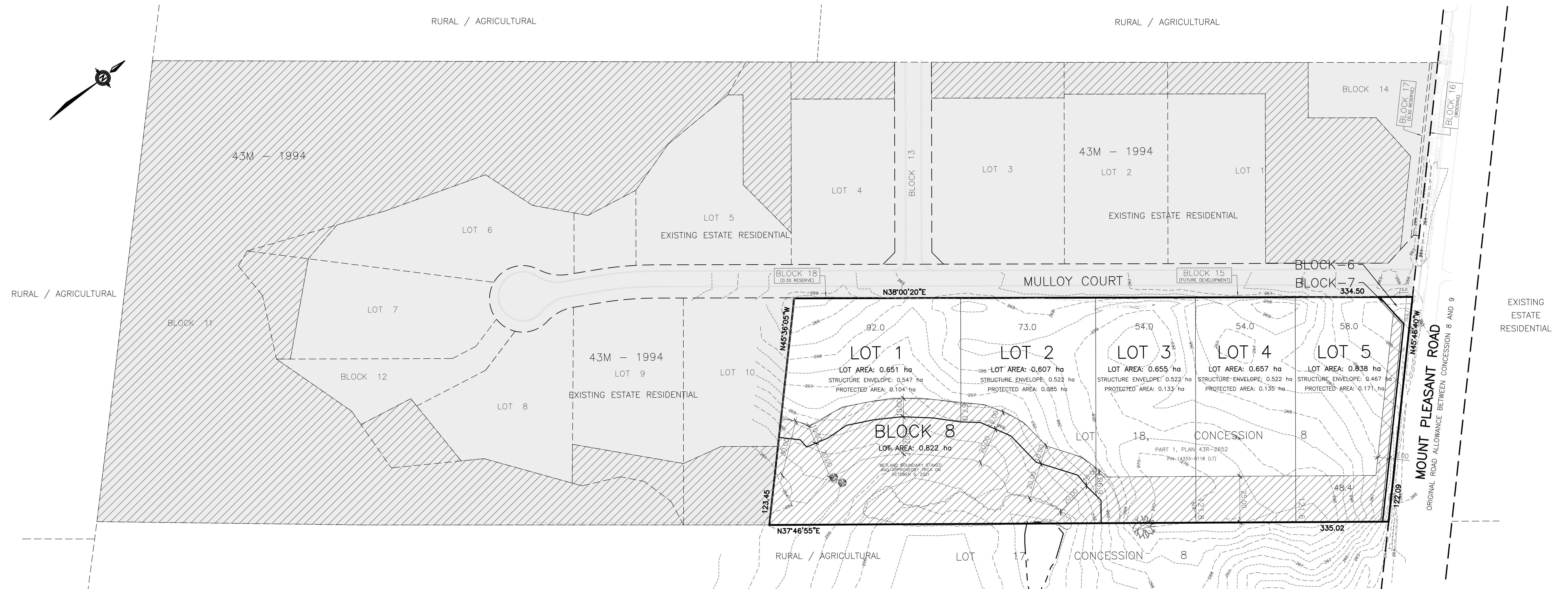
- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT 1
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

TOWN OF CALEDON  
 PLANNING  
 RECEIVED  
 December 5th, 2025

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. )

	BLOCKS	LOTS	UNITS	HECTARES	ACRES
LOTS 1 - 5: DETACHED ESTATE RESIDENTIAL		5	5	3.208	7.927
MINIMUM LOT FRONTAGE = 51m					
MINIMUM LOT AREA = 0.500ha					
<b>SUBTOTAL</b>		5	5	3.208	7.927
BLOCK 6: ROAD WIDENING	1			0.048	0.119
BLOCK 7: RESERVE	1			0.005	0.012
BLOCK 8: WETLAND	1			0.822	2.031
<b>TOTAL</b>	4	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 MAR 7, 2024

*G. Sundar*  
 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 88  
 AURORA, ON  
 L4G 0H8

*Vito Froio*  
 VITO FROIO A.S.O.



Planning • Design • Development

PROJECT No. P-3469

SCALE 1:1000 NOVEMBER 27, 2025  
 (3469DES6) X-REF: (3469MAS5 and 3469TOPO2)

**DWG. No. - 25:2**

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