

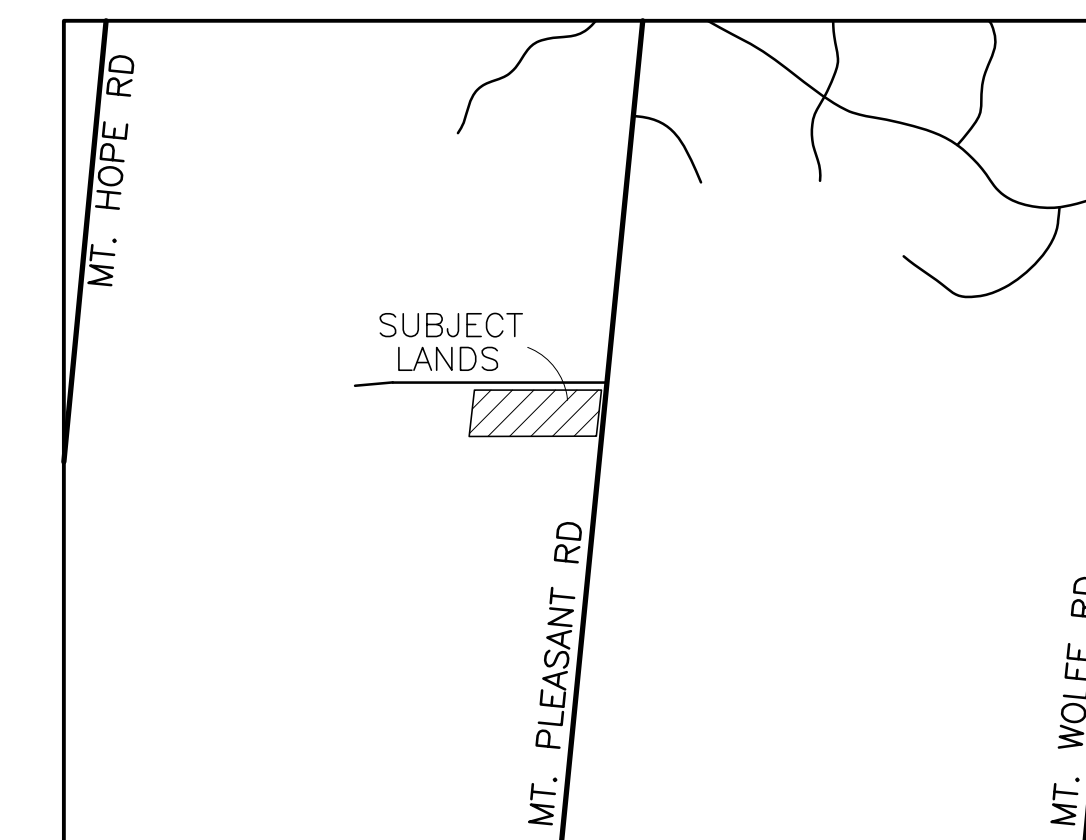
DRAFT PLAN OF SUBDIVISION

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

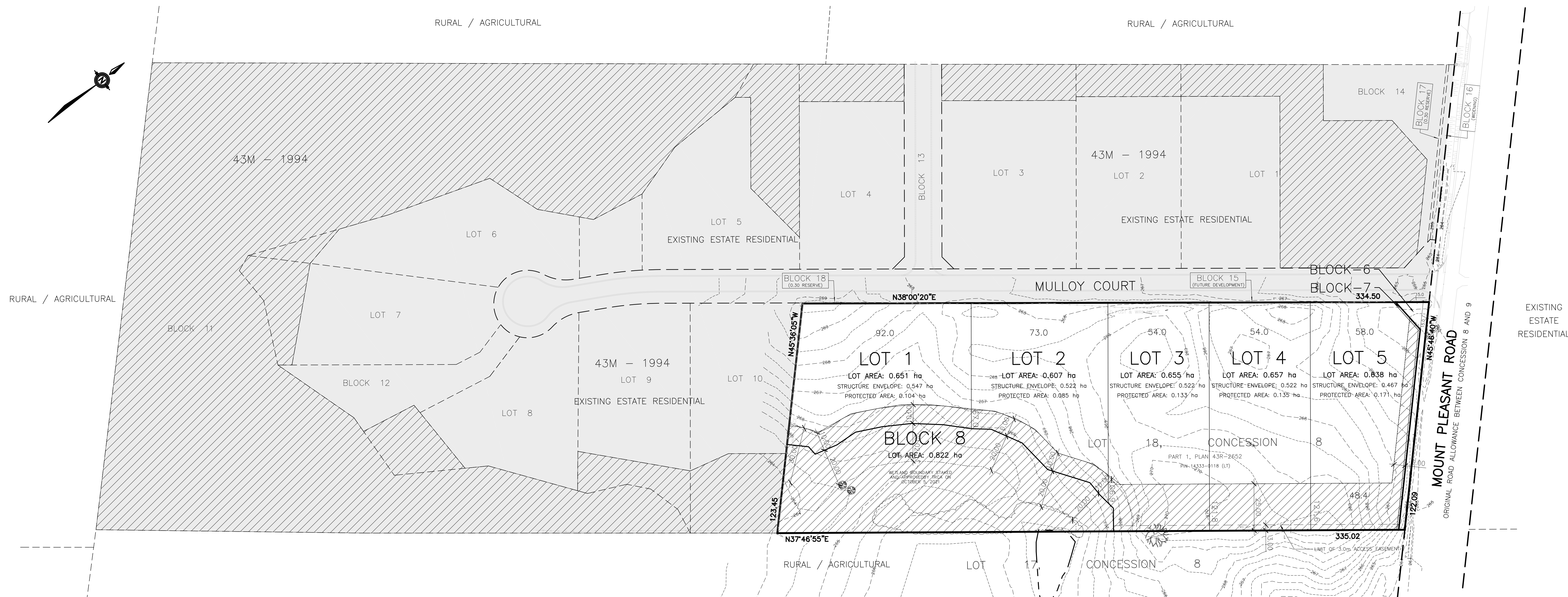
SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- 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

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±Ac.)

SCHEDULE OF LAND USE

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

	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					
SUBTOTAL		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
TOTAL	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.

TOWN OF CALEDON
 PLANNING RECEIVED
 04/14/2026



PROJECT No. P-3469

SCALE 1:1000 MARCH 18, 2026
 (3469DES7) X-REF: (3469MAS5 and 3469TOPO2)

DWG. No. - 26:1

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3 TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com

PLANNING PARTNERS INC.
 Planning • Design • Development