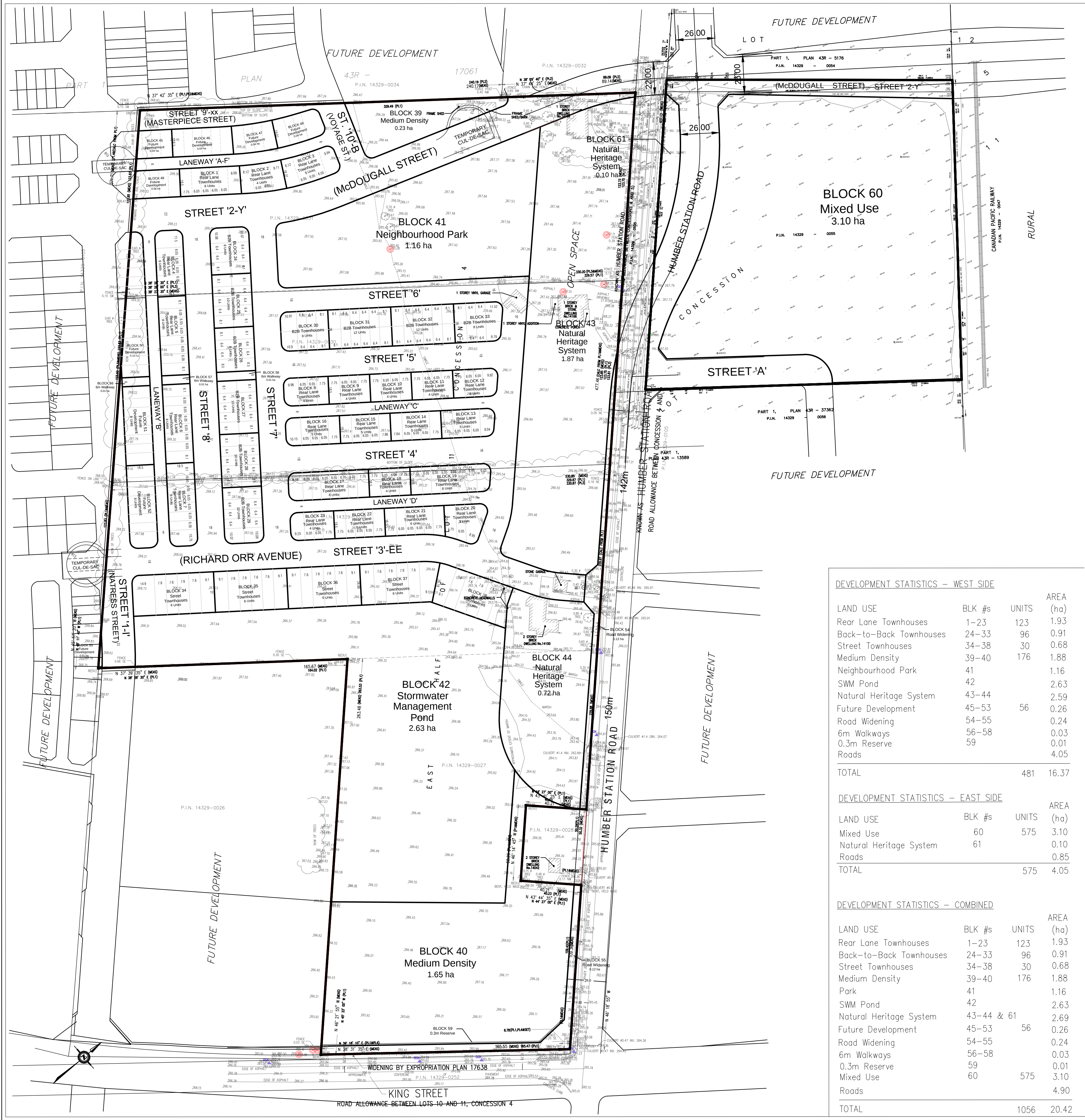


TOWN OF CALEDON
PLANNING
RECEIVED

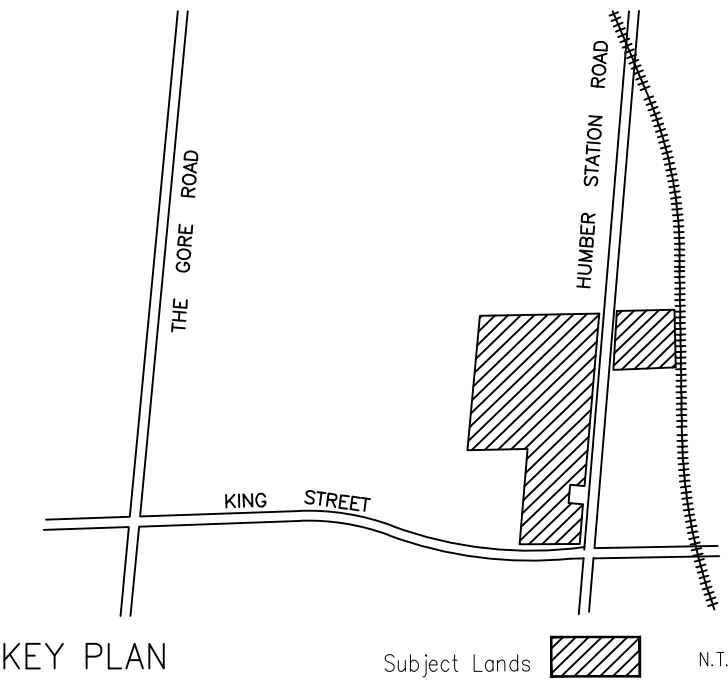
May 6 2025



DEVELOPMENT STATISTICS – WEST SIDE			
LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1–23	123	1.93
Back-to-Back Townhouses	24–33	96	0.91
Street Townhouses	34–38	30	0.68
Medium Density	39–40	176	1.88
Neighbourhood Park	41		1.16
SWM Pond	42		2.63
Natural Heritage System	43–44		2.59
Future Development	45–53	56	0.26
Road Widening	54–55		0.24
6m Walkways	56–58		0.03
0.3m Reserve	59		0.01
Roads			4.05
TOTAL		481	16.37

DEVELOPMENT STATISTICS – EAST SIDE			
LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1–23	123	1.93
Back-to-Back Townhouses	24–33	96	0.91
Street Townhouses	34–38	30	0.68
Medium Density	39–40	176	1.88
Park	41		1.16
SWM Pond	42		2.63
Natural Heritage System	43–44 & 61		2.69
Future Development	45–53	56	0.26
Road Widening	54–55		0.24
6m Walkways	56–58		0.03
0.3m Reserve	59		0.01
Mixed Use	60	575	3.10
Roads			4.90
TOTAL		1056	20.42

DEVELOPMENT STATISTICS – COMBINED			
LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1–23	123	1.93
Back-to-Back Townhouses	24–33	96	0.91
Street Townhouses	34–38	30	0.68
Medium Density	39–40	176	1.88
Park	41		1.16
SWM Pond	42		2.63
Natural Heritage System	43–44 & 61		2.69
Future Development	45–53	56	0.26
Road Widening	54–55		0.24
6m Walkways	56–58		0.03
0.3m Reserve	59		0.01
Mixed Use	60	575	3.10
Roads			4.90
TOTAL		1056	20.42



OWNER'S CERTIFICATE:
I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

Robert Vitello Date: **July 31, 2024**

Humberking (I) Developments Limited
8800 Jane Street
Vaughan, ON L4K 2M9

Robert Vitello Date: **July 31, 2024**

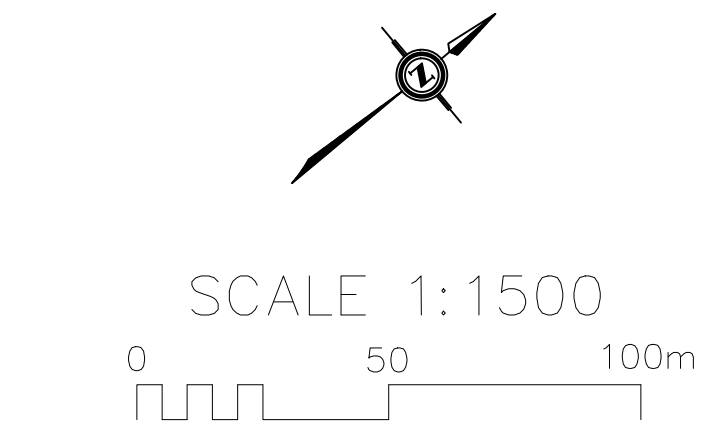
Humberking (IV) Developments Limited
8800 Jane Street
Vaughan, ON L4K 2M9

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Wahba Surveying Date: **2024-06-07**

WAHBA SURVEYING
285 Vaughan Valley Blvd.
Woodbridge ON L4C 8S5 Tel: 905.851.1300
Tel: 905.851.1300 www.wahbasurveying.com
www.wahbasurveying.com

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]
i) – none
a), b), e), f), g), & j) – on plan.
c) – on key plan
d) – see statistics
h) – piped water to be installed by developer
i) – loam, sandy loam
k) – all services to be made available by developer



DRAFT PLAN OF SUBDIVISION

THE EAST HALF OF LOT 11,
CONCESSION 4
AND PART OF LOTS 11 AND 12,
CONCESSION 5,
(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

HUMPHRIES PLANNING GROUP INC.
216 CHURCHILL ROAD, SUITE 101, VAUGHAN, ONTARIO L4L 8B5
TEL: (905) 881-1300 FAX: (905) 881-1301
www.humphriesplanning.com

File Number: **13 FEB 23**
Date Drawn: **BT**
Drawn By: **R.H.**
Checked By: **19 APR 25**
Date Revised: **CAD File No. :**

Drawing Number: **A1**