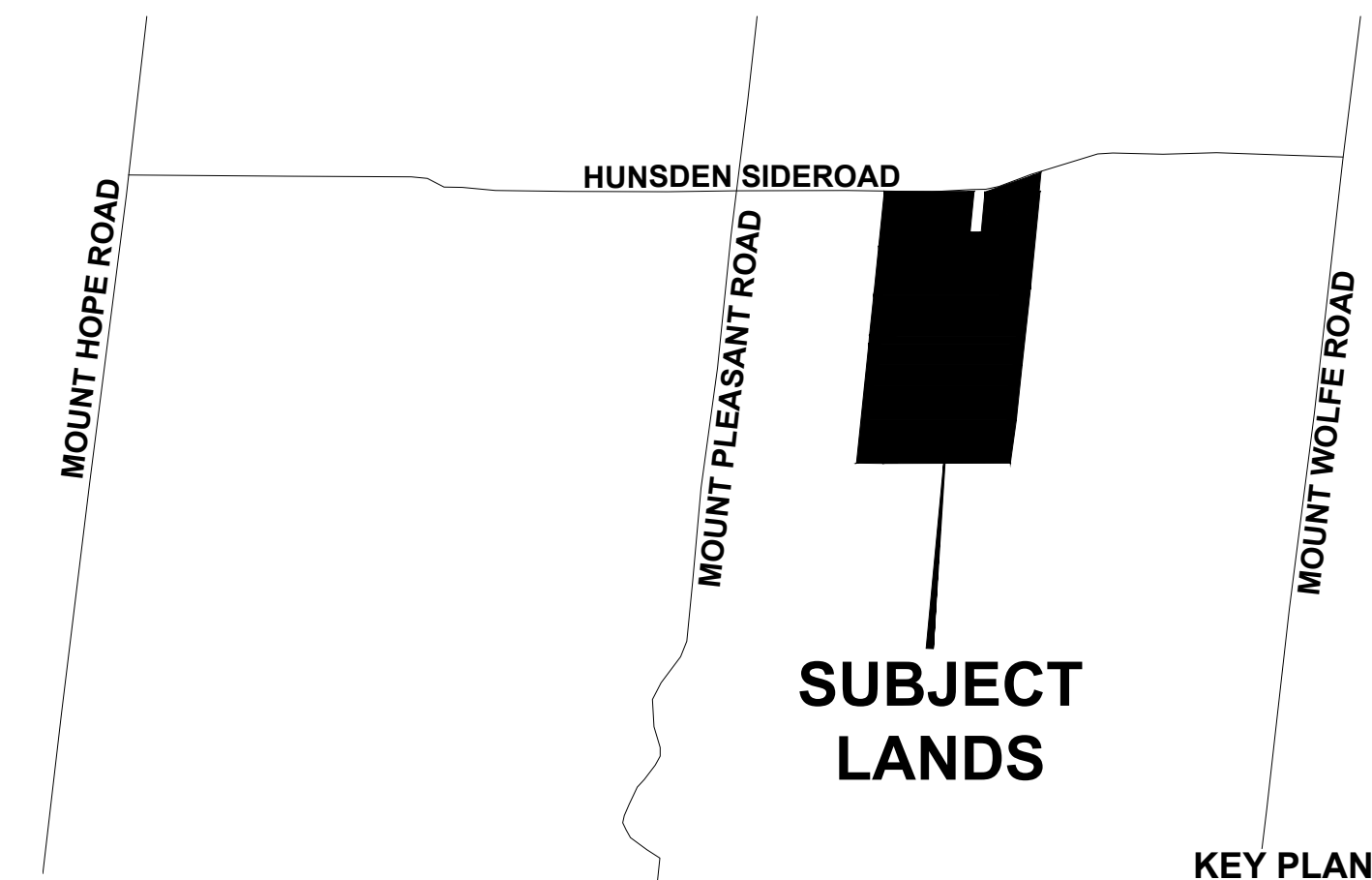
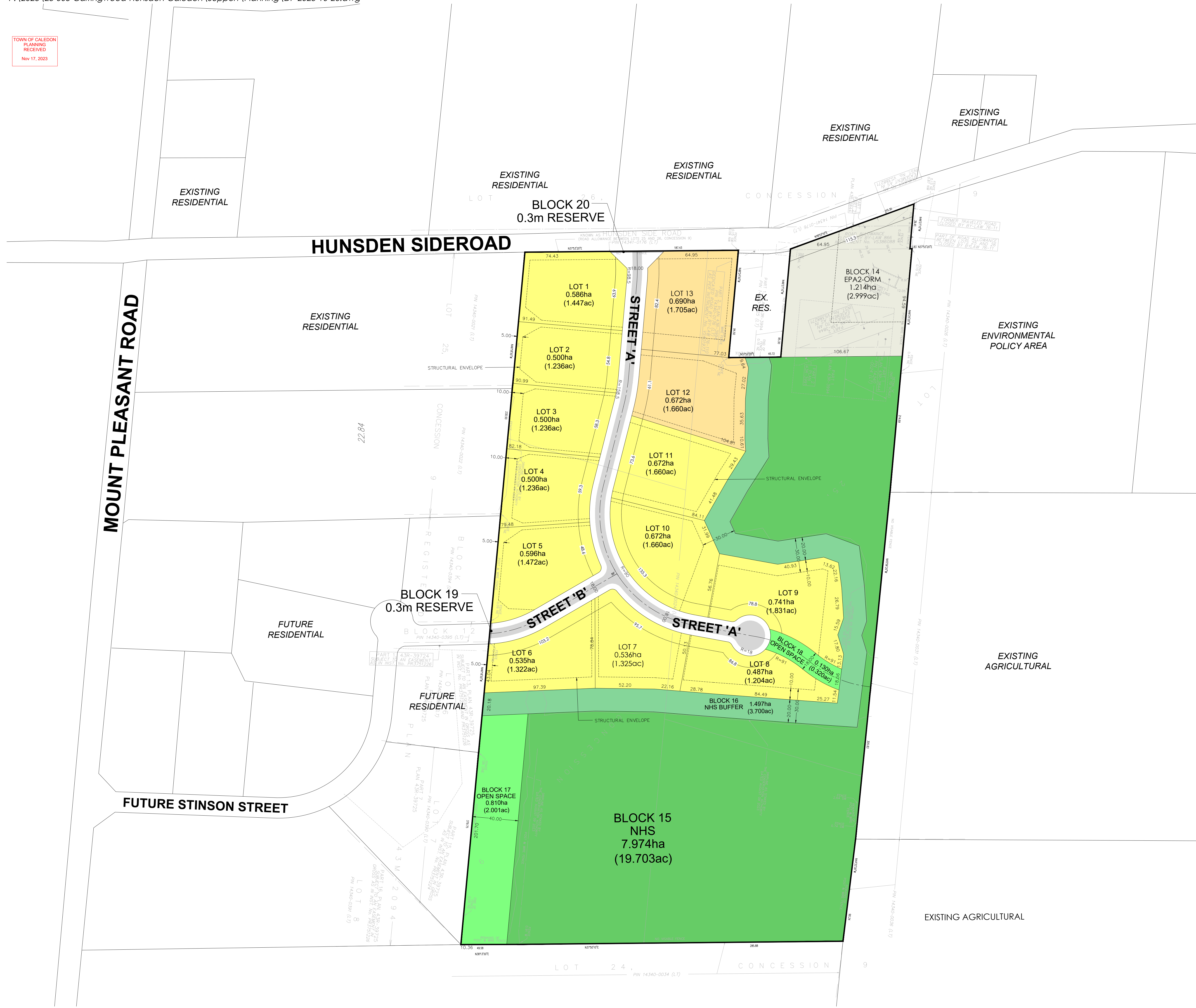


TOWN OF CALEDON
PLANNING
RECEIVED
Nov 17, 2023



DRAFT PLAN OF SUBDIVISION
SUZANNE WILSON
FILE # 21T-22004C

PART OF LOTS 25 AND 26, CONCESSION 9 (ALBION)
PART OF ROAD ALLOWANCE BETWEEN PARTS 25 AND
26, CONCESSION 9 (ALBION)
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: *Suzanne Wilson* DATE: June 29, 2022
SUZANNE WILSON

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: *G.T. Stidwill* DATE: July 6, 2022
GRANT T. STIDWILL, O.L.S.
J.D. BARNES LIMITED
401 WHEELABRATOR WAY, SUITE A
MILTON, ON
TEL.: (905) 875-9955
WEB: www.jdbarnes.com

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) SERVICED BY SEPTIC SYSTEMS.

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
ESTATE LOTS	1-11	6.325	15.628	11
BONUS ESTATE LOTS	12 & 13	1.362	3.365	2
EX. WILSON DWELLING PARCEL, EPA2-ORM	14	1.214	2.999	
NHS	15	7.974	19.703	
NHS BUFFER	16	1.497	3.700	
OPEN SPACE	17 & 18	0.939	2.321	
0.3m RESERVE	19 & 20	0.00	0.000	
18.0m LOCAL R.O.W. (LENGTH: 566m)		1.064	2.630	
TOTAL	19	20.374	50.346	13

NOTES
-PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
-EXISTING RESIDENCE TO REMAIN
-DAYLIGHT ROUNDINGS 5m UNLESS OTHERWISE NOTED
-DRIPLINE AS STAKED BY THE CONSERVATION AUTHORITY DATED AUGUST 09 2023
-STRUCTURAL ENVELOPE MINIMUM 30M FROM NHS BLOCK 15