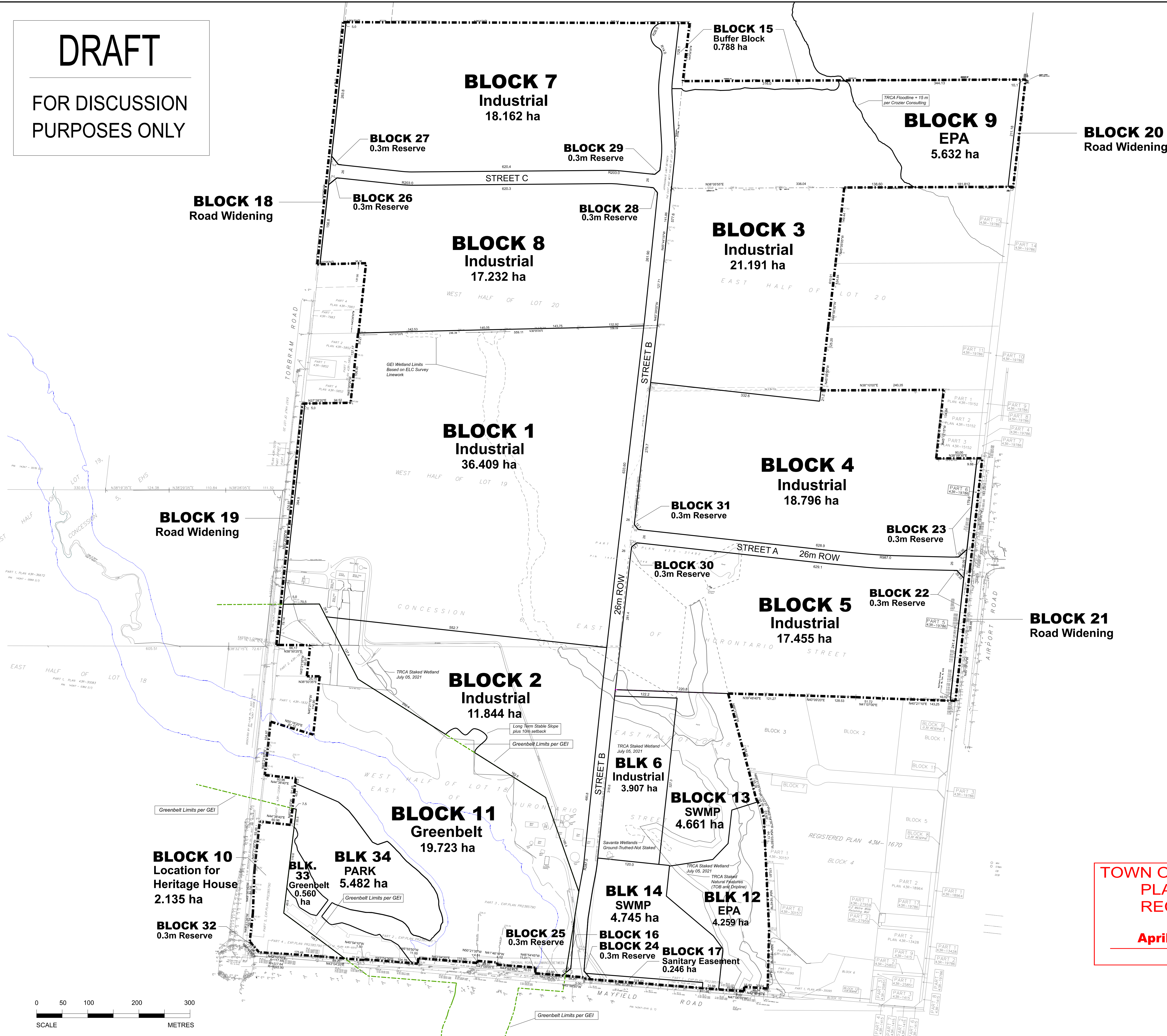


DRAFT

FOR DISCUSSION
PURPOSES ONLY

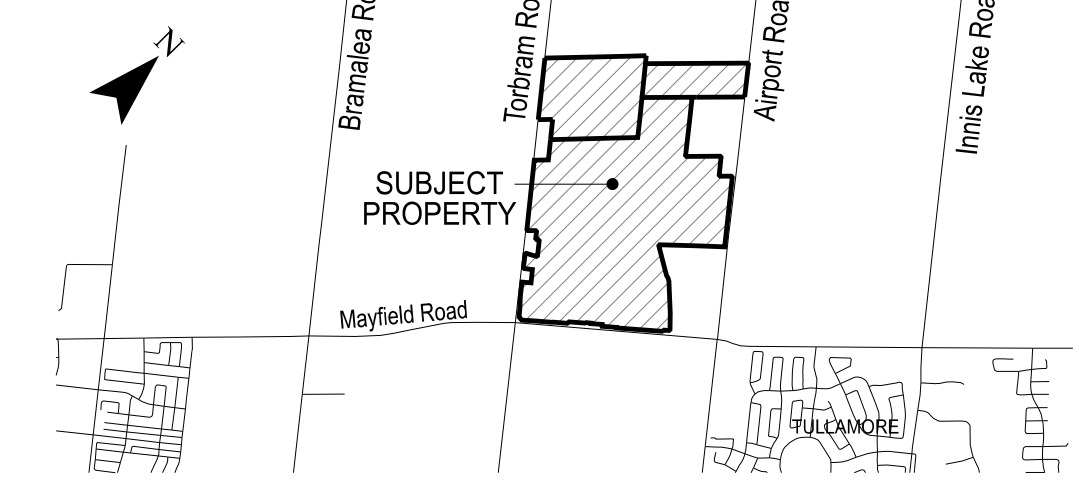


DRAFT PLAN OF SUBDIVISION

PART OF LOTS 18, 19 AND 20, CONCESSION 6
EAST OF HURONTARIO STREET
PART OF LOTS THE ROAD ALLOWANCE
BETWEEN LOTS 17 AND 18, CONCESSION 6
EAST OF HURONTARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

KEY PLAN

1:50,000



OWNER'S CERTIFICATE:

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Tullamore Industrial GP Limited
John McGovern, Senior Vice President, Policy and Planning
75 Twerton Court, Markham, Ontario L3R 4M8
TEL: 905.888.1277 x 228
e: john.mcgovern@wecgroup.ca

Date:

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.

Name of Surveyor, O.L.P.
Ontario Land Surveyor

YOUNG & YOUNG SURVEYING INC.
2 HOLLAND DRIVE, UNIT 5, BOLTON
ONTARIO L7E 1E1
PHONE: 905.951.6000 FAX: 905.957.4811
www.youngsurveying.ca info@youngsurveying.ca

Date:

ADDITIONAL INFORMATION:

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13],
as amended to March 29, 2023.

- a), b), e), f), g), & j) - on plan.
- c) - on key plan
- d) - see statistics
- h) - piped water to be installed by developer
- i) - clay loam / loam
- k) - all services to be made available by developer
- l) - nil

DEVELOPMENT STATISTICS:

BLOCKS	AREA(HA)
Industrial [Block 1-8]:	144.996 ha
Future Development Block [Block 10]:	2.135 ha
Greenbelt [Block 11,33]:	20.283 ha
Environmental Protection Area [Block 9,12]:	9.891 ha
SWMP [Block 13-14]:	9.406 ha
Park [Block 34]:	5.482 ha
Buffer Block [Block 15]:	0.788 ha
Block 16:	0.046 ha
Sanitary Easement [Blk 17]:	0.246 ha
Road Widening [Block 18-21]:	1.161 ha
0.3m Reserve [Block 22-32]:	0.035 ha
Roads:	8.445 ha
Total:	202.914 ha

WESTON
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REVISIONS LIST

DATE	REVISION
03 APR 2023	Revise block numbering
28 MAR 2023	Revise block limits per Site Plan. Modify Park blk to include parking area & link.
18 JAN 2023	Revise block limits per 2023-01-12 Site Plan & TRCA limits
16 DEC 2022	Revise block limits per Turner Fleischer 2022-12-13 Site Plan
14 DEC 2022	Exclude NE lands - NHS Constraints area. Modify subject lands & Blk 4
13 DEC 2022	Revise per Crozier Street A modifications & Crest of Slope - NHS Constraints per GEI
23 NOV 2022	Adjusted Blocks per Crozier site plan & R-Plan boundaries
18 FEB 2022	Adjusted blocks and updated TRCA survey with natural features
13-20 OCT 2021	Combine blocks 1 and 2. Adjust plan with ground topo survey
12 OCT 2021	Increase channel width, revise street and adjust all blocks accordingly
23-24 AUG 2021	Increase SWMP Revise Street A & B sight triangles
19 JUL 2021	First draft

File Number: 10208
Drawn By: SM
Planner: SS
Scale: 1:3500
CAD: 10208/Draft plans/D5_2023-04-03.dgn



D5

TOWN OF CALEDON
PLANNING
RECEIVED

April 14, 2023