

# DRAFT

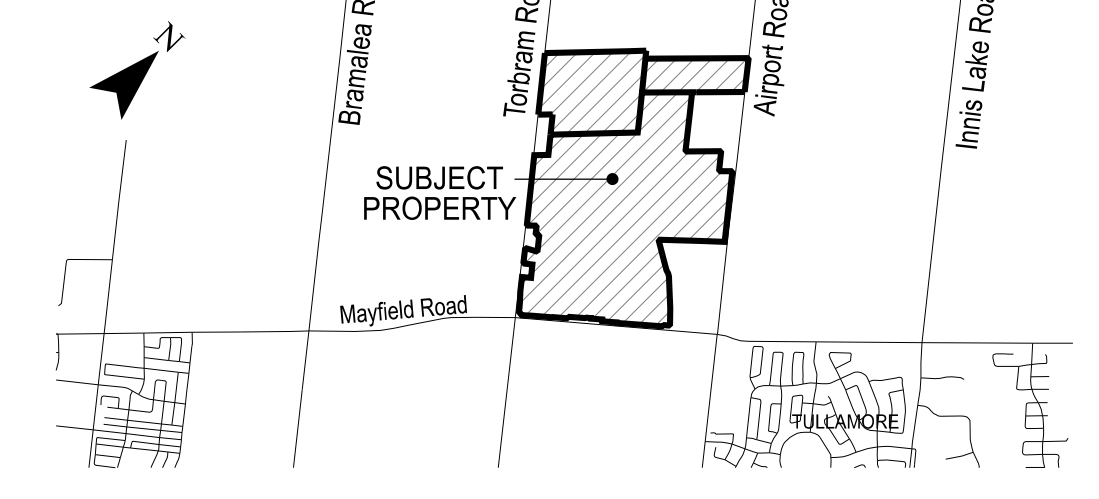
FOR DISCUSSION  
PURPOSES ONLY

TOWN OF CALEDON  
PLANNING  
RECEIVED  
October 31, 2023

## 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 Twicken Court, Markham, Ontario L3R 4M8  
TEL: 905.686.1277 x 228  
e: john.mcgovern@rogroup.ca

### 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.

YOUNG & YOUNG SURVEYING INC.  
2 HOLLAND DRIVE, UNIT 5, BOLTON,  
ONTARIO L7E 1E1  
PHONE: 905.951.8000, FAX: 905.957.4811  
www.youngsurveying.ca, info@youngsurveying.ca

### ADDITIONAL INFORMATION:

- [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to October 12, 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 1-5,7-8]:	137.859 ha
Reserve Block [Block 6]:	0.876 ha
Future Community Block [Block 10]:	2.135 ha
Greenbelt [Block 11]:	25.937 ha
Environmental Protection Area [Block 9,12]:	15.886 ha
SWMP [Blocks 13,14]:	8.994 ha
Buffer Block [Block 15]:	1.361 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:	8.378 ha
Total:	202.914 ha

**WESTON CONSULTING**  
1-800-363-3558 westonconsulting.com  
Vaughan: 201 Millway Ave. Suite 19  
Vaughan, Ontario L4K 5K6  
T. 905.736.8060 F. 905.736.6637  
Toronto: 268 Berkeley St.  
Toronto, Ontario M5A 2X1  
T. 416.640.9917 F. 905.736.6637

### REVISIONS LIST

Date	Description
24 OCT 2023	Revise Crest of Slope & Woodlot/setbacks per GEI Mapping & SWM-EPA-Buffer per Crozier
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	Exclude NHS Constraints. Modify Blk 4 & per Turner Fleischer 2022-12-13 Site Plan
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	Increased 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/D6\_2023-10-24.dgn  
Drawing Number: **D6**

