

DRAFT PLAN OF SUBDIVISION

PART OF LOT 19 & 20
CONCESSION 1
WEST of HURONTARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

TOWN OF CALEDON
PLANNING
RECEIVED
July 12, 2023.

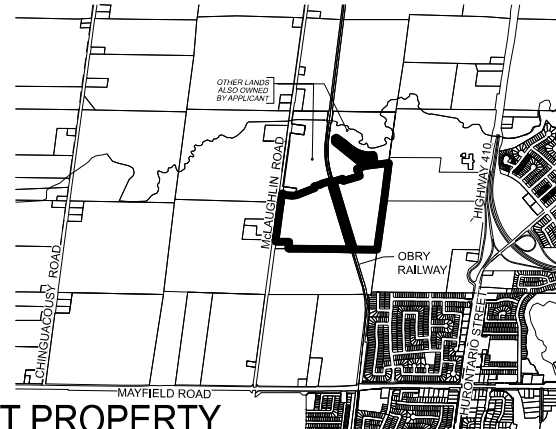


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THE
CONSERVATORY
GROUP
BUILDING A BETTER FUTURE. TODAY

KEY PLAN
1:50,000



 SUBJECT PROPERTY

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

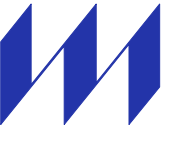
Date: Sept 10, 2019.
SHELDON LIBFIELD, PRESIDENT
SHANKONTOWN DEVELOPMENTS INC.
200 - 80 TIVERTON COURT
MARKHAM, ONTARIO, L3R 9V2
TEL: (905) 477-7609

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.


Date: Sept 10, 2019.
PHILLIP S. SWIFT, O.L.S.
RADY, PENTEK & EDWARD SURVEYING LTD.
643 CHURCH ROAD, SUITE 7
WOODBRIDGE, ONTARIO, L4L 8A3
TEL: (416) 855-9000

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to October 07, 2019.
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
k) - all services to be made available by developer
l) - nil

DEVELOPMENT STATISTICS:				
PROPOSED LAND USE	Lots / Blocks / Streets	YIELD Units/Block	ha [Ac.]	AREA %
1) Single Detached Units 11.00m (36') min.	145 Units	105	4.276 [10.57]	14.8
2) Semi-Detached Units 7.62m (25') min.	154 Units	154	4.521 [11.17]	15.6
3) Street Townhouse 6.00m (20') min.	107 Units	107	2.405 [5.95]	8.3
4) Laneway Townhouse 6.00m (20') min.	137 Units	137	2.904 [7.17]	10.0
5) Residential - High Density	Block A	169	1.252 [3.09]	4.3
6) Residential Reserve	Block B, C, D	3	0.288 [0.71]	1.0
7) Village Square	Block E	1	0.126 [0.31]	0.4
8) Parks	Block F, G	2	0.830 [2.05]	2.9
9) Greenlands A	Block H	1	1.070 [2.64]	3.7
10) Greenlands B	Block I	1	0.324 [0.80]	1.1
11) 15.0m Railway Buffer	Block J, K	2	1.316 [3.25]	4.6
12) SWM Pond	Block L	1	1.031 [2.55]	3.6
13) SWM Pond Access	Block M	1	0.019 [0.05]	0.1
14) 6.0m Walkway	Block N	1	0.038 [0.09]	0.1
15) Road Widening	Block O	1	0.243 [0.60]	0.8
16) Emergency Access	Block P	1	0.027 [0.07]	0.1
17) Future Road	Block Q	1	0.084 [0.21]	0.3
18) 0.3m (1') Reserves	Blocks R, S, T, U, V, W, X, Y	8	0.026 [0.07]	0.1
19) Proposed Public R.O.W.	Streets A-U (as named)	-	8.121 [20.07]	28.1
TOTALS		673	26 [68.903]	71.42
			100	



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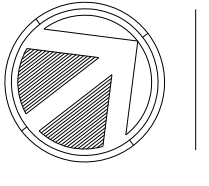
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DRAWN / REVISED

10 SEPT 2019	First Draft
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File Number: 9600-4
Drawn By: SM
Planner: RW
Scale: 1:2000
CAD: 9600-4/Draft Plan/D1.dgn



D1

Drawing Number: