

## LEGEND

EP	DENOTES	EDGE OF PAVEMENT
FF	DENOTES	FINISHED FLOOR
FF	DENOTES	FIRE HYDRANT
INV	DENOTES	INVERT
LP	DENOTES	LIGHT POLE
MBOX	DENOTES	MAIL BOX
MW	DENOTES	MONITORING WELL
PWF	DENOTES	POST AND WIRE FENCE
RF	DENOTES	RAIL FENCE
RM	DENOTES	ROAD MARKING
SP	DENOTES	SIGN POST
WIF	DENOTES	WROUGHT IRON FENCE
WV	DENOTES	WATER VALVE
Ø	DENOTES	DIAMETER
Ø	DENOTES	BOTTOM OF SLOPE
Ø	DENOTES	DITCH LINE
Ø	DENOTES	OVERHEAD WIRES
Ø	DENOTES	SWALE
Ø	DENOTES	TOP OF SLOPE
Ø	DENOTES	ARCHEOLOGY AREA
Ø	DENOTES	CONIFEROUS TREE
Ø	DENOTES	DECIDUOUS TREE
Ø	DENOTES	TREE LINE

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51 OF THE ONTARIO PLANNING ACT, R.S.O. 1990, c.P.13 (AS AMENDED APRIL, 1997).

a) AS SHOWN  
b) AS SHOWN  
c) SEE LAND USE SCHEDULE  
d) AS SHOWN  
e) AS SHOWN  
f) AS SHOWN  
g) AS SHOWN  
h) MUNICIPAL WATER SUPPLY AVAILABLE  
i) SANDY  
j) AS SHOWN  
k) MUNICIPAL SANITARY AND STORM SEWERS  
l) AS SHOWN

## OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION.

185 THE WEST MALL  
SUITE 700, TORONTO  
ONTARIO M9C 5L5

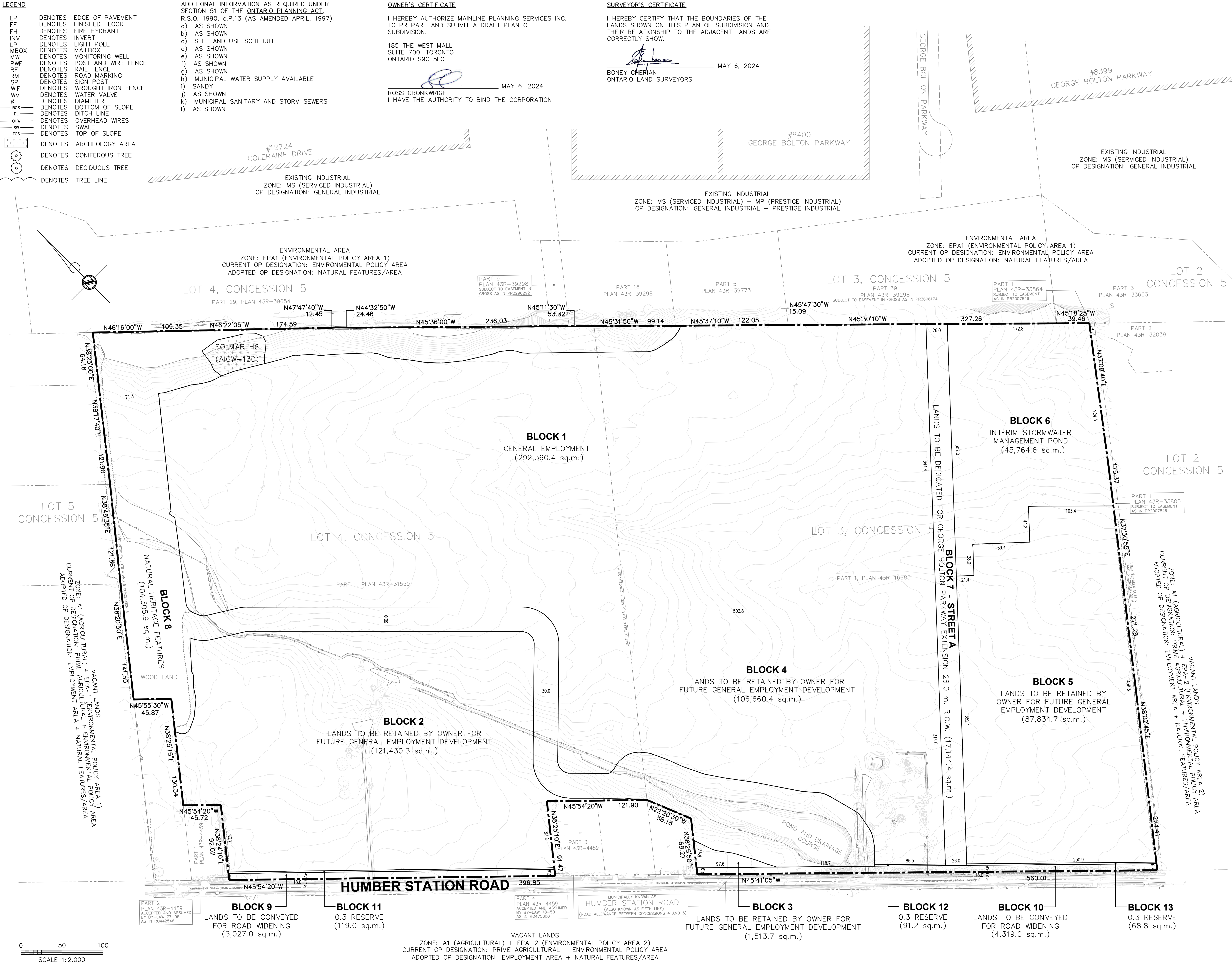
ROSS CRONKWRIGHT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN OF SUBDIVISION AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

BONEY CHERIAN  
ONTARIO LAND SURVEYORS

MAY 6, 2024



## GENERAL NOTE.

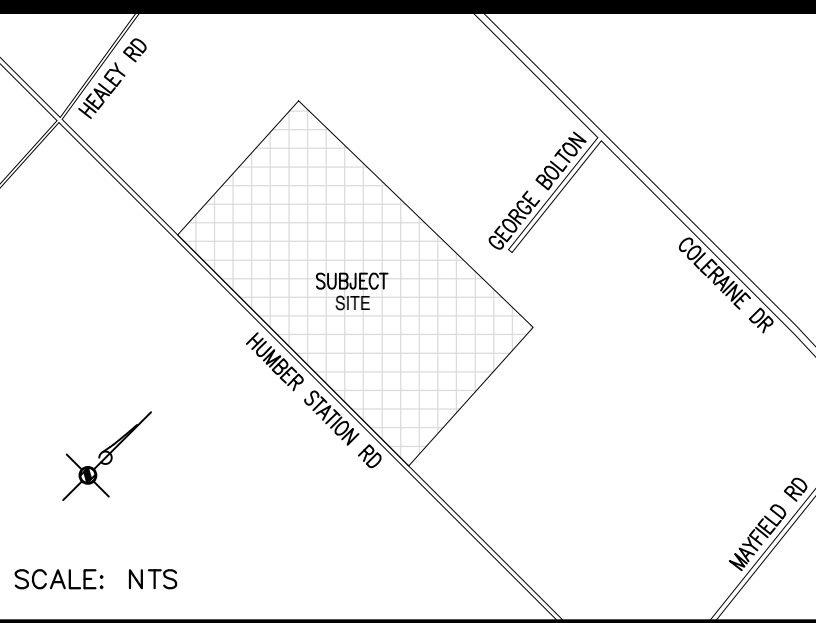
THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.

## LEGAL DESCRIPTION

12519-12712 HUMBER STATION ROAD  
PART OF LOTS 3 AND 4 CONCESSION 5,  
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)  
TOWN OF CALEDON REGIONAL  
MUNICIPALITY OF PEEL

NOTE:  
ALL SURVEY INFORMATION PROVIDED BY DAVID B.  
SEARLES SURVEYING LTD. ONTARIO LAND SURVEYOR.



## LAND USE SCHEDULE

TOTAL SITE AREA:	=	784,639.4 sq.m. (100.0%)
BLOCK 1	=	292,360.4 sq.m. (37.3%)
BLOCKS 2-5: LANDS TO BE RETAINED	=	317,439.1 sq.m. (40.5%)
BLOCK 6: INTERIM S.W.M. POUND	=	45,764.6 sq.m. (5.8%)
BLOCK 7: STREET A (26.0 m. R.O.W.)	=	17,144.4 sq.m. (2.2%)
BLOCK 8: NATURAL HERITAGE FEATURES	=	104,305.9 sq.m. (13.3%)
BLOCKS 9-10: LANDS TO BE CONVEYED	=	7,346.0 sq.m. (0.9%)
BLOCKS 11-13: 0.3 RESERVE	=	279.0 sq.m. (0.0%)

EXISTING OFFICIAL PLAN	=	EMPLOYMENT AREA AND EPA-1 (ENVIRONMENTAL POLICY/AREA 1)
PROPOSED OFFICIAL PLAN	=	EMPLOYMENT AREA AND EPA-1 (ENVIRONMENTAL POLICY/AREA 1)
EXISTING ZONING	=	A1 (AGRICULTURAL) AND EPA-1 (ENVIRONMENTAL POLICY/AREA 1)
PROPOSED ZONING	=	MS (SERVICED INDUSTRIAL)
EXISTING USE OF LAND	=	VACANT
ADJACENT USE OF LAND	=	SEE PLAN

NO.	DATE	DESCRIPTION	BY
4	AUG-25	REVISED ROAD WIDENING	J.P.P.
3	MAY-25	REVISED S.W.M. POUND	J.P.P.
2	FEB-25	REVISED BLOCKS PER STAFF COMMENTS	J.P.P.
1	APR-24	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.
REVISIONS			

mainline  
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474  
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

## DRAWING TITLE

DRAFT PLAN OF SUBDIVISION

## PROJECT

HUMBER STATION DISTRIBUTION CENTER

## DEVELOPER/OWNER

PLD HUMBER STATION INVESTMENT LP.

DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	J.P.P.	1 = 2000	DPS1
DATE	ISSUED	JOB NO.	
APR-2024	J.P.P.	-	