TOWN OF CALEDON
PLANNING
RECEIVED
April 8, 2026

LEGEND

EP	DENOTES	EDGE OF PAVEMENT
FF	DENOTES	FINISHED FLOOR
FH	DENOTES	FIRE HYDRANT
INV	DENOTES	INVERT
LP	DENOTES	LIGHT POLE
MBOX	DENOTES	MAILBOX
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
BOS	DENOTES	BOTTOM OF SLOPE
DL	DENOTES	DITCH LINE
OHW	DENOTES	OVERHEAD WIRES
SW	DENOTES	SWALE
TOS	DENOTES	TOP OF SLOPE
	DENOTES	ARCHEOLOGY AREA
	DENOTES	CONIFEROUS TREE
	DENOTES	DECIDUOUS TREE
	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 S9C 5LC

MAY 6, 2024
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 SHOW.

MAY 6, 2024
BONEY CHERIAN
ONTARIO LAND SURVEYORS

GENERAL NOTE:

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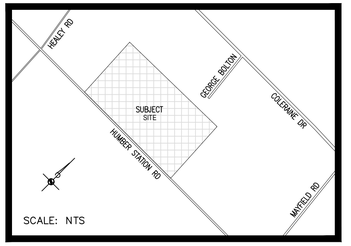
LEGAL DESCRIPTION
12519-12712 HUMBER STATION ROAD
PART OF LOTS 3 AND 4 CONCESSION 5,
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)
TOWN OF CALEDON REGIONAL
MUNICIPALITY OF PEEL

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	= 290,598.2 sq.m.	(37.0%)
BLOCKS 2-5: LANDS TO BE RETAINED	= 314,675.3 sq.m.	(40.1%)
BLOCK 6: INTERIM S.W.M. POUND	= 37,744.2 sq.m.	(4.8%)
BLOCK 7: STREET A (26.0 m. R.O.W.)	= 20,172.5 sq.m.	(2.6%)
BLOCK 8: NATURAL HERITAGE FEATURES	= 104,989.9 sq.m.	(13.4%)
BLOCKS 9-10: LANDS TO BE CONVEYED	= 7,346.0 sq.m.	(0.9%)
BLOCKS 11-13: 0.3 RESERVE	= 186.7 sq.m.	(0.0%)
BLOCKS 14: PROPOSED NORTH-SOUTH ROAD	= 7,397.6 sq.m.	(1.0%)
BLOCKS 15: S.W.M. TANK FOR STREET A	= 1,529.0 sq.m.	(0.2%)

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) EPA-2 (ENVIRONMENTAL POLICY/AREA 2)
PROPOSED ZONING	= MS (SERVICED INDUSTRIAL)
EXISTING USE OF LAND	= VACANT
ADJACENT USE OF LAND	= SEE PLAN

NO.	DATE	DESCRIPTION	BY
5	FEB-26	NATURAL HERITAGE REVISION	J.P.P.
4	AUG-25	REVISED ROAD WINDENING	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.	-	