


DRAFT PLAN OF SUBDIVISION FP MAYFIELD WEST (CALEDON) INC.


FILE # 21T- _____

PART OF LOT 20, CONCESSION 2, W.H.S.
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

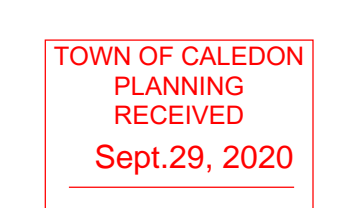
SIGNED:  DATE: AUG. 13, 2020
RON BARUCH, A.S.O.
FP MAYFIELD WEST (CALEDON) INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DATE: AUG. 18, 2020
ALISTER SANKEY, O.L.S.
DAVID B. SEARLES SURVEYING
4255 SHERWOODTOWNE BOULEVARD, SUITE 206
MISSISSAUGA ON, L4Z 1Y5
TEL.: (905) 273-6840

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED



LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 9.15m (30')	1-78	0.47	1.16	18	38.30
DETACHED - 11.00m (36')		2.14	5.29	60	28.04
TOWNHOUSE - 6.10m (20')	79-93	1.83	4.52	89	48.63
REAR LANE TOWNHOUSE - 7.62m (25')	94-99	0.74	1.83	38	51.35
OPEN SPACE	100,101	0.05	0.12		
SERVICING BLOCK	102,103	0.04	0.10		
ACOUSTIC BUFFER	104-107	0.08	0.20		
ENVIRONMENTAL POLICY AREA	108,109	11.62	28.71		
ROAD WIDENING	110	0.45	1.11		
0.3m RESERVE	111	0.00	0.00		
8.0m LANEWAY R.O.W. (179m)		0.15	0.37		
18.0m LOCAL R.O.W. (997m)		1.86	4.60		
TOTAL	111	19.43	48.01	205	39.58

NOTES

- LANEWAY TO LOCAL TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL RADII - 5.0m
- LOCAL TO ARTERIAL ROAD TRIANGLE - 7.5m x 7.5m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC