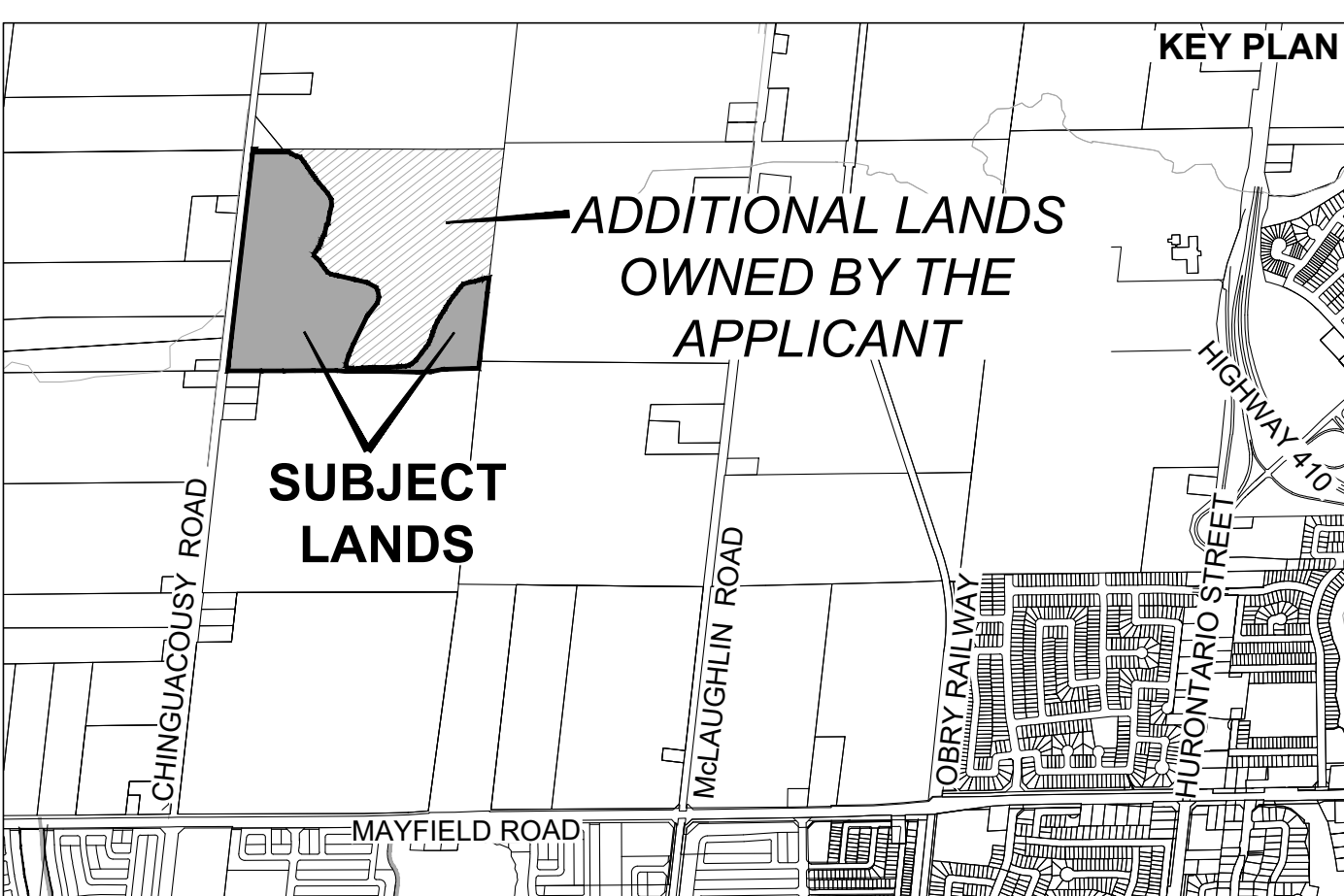


In accordance with the authority vested in me by By-law No. 2016-106, as amended I hereby draft approve this Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13 on
 May 5, 2023

subject to conditions of draft approval set out in Schedule "A" dated May 5, 2023

Stephanie Y. O'Connell

Manager of Development, Community Services,
 Town of Caledon



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

FILE # 21T-20004C

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:
 RON BARUCH, A.S.O.
 FP MAYFIELD WEST (CALEDON) INC.

DATE: AUG. 13, 2020

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

DATE: MAR. 10, 2022

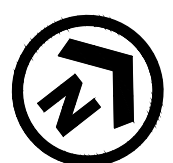
ADDITIONAL INFORMATION
 (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- 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')		0.26	0.64	9	34.62
DETACHED - 11.00m (36')	1-73	1.99	4.92	60	30.15
DETACHED - SPECIAL		0.18	0.44	4	22.22
TOWNHOUSE - 6.10m (20')	74-87	1.85	4.57	88	47.57
REAR LANE TOWNHOUSE - 6.10m (20')	88-95	0.81	2.00	54	66.67
OPEN SPACE	96-97	0.05	0.12		
SERVICING BLOCK	98-100	0.06	0.15		
ACOUSTIC BUFFER	101-104	0.08	0.20		
ENVIRONMENTAL POLICY AREA	105,106	11.59	28.64		
DRAINAGE BLOCK	107	0.01	0.02		
ROAD WIDENING	108	0.48	1.19		
0.3m RESERVE	109,110	0.01	0.02		
8.0m LANEWAY R.O.W. (LENGTH: 183m)		0.15	0.37		
18.0m LOCAL R.O.W. (LENGTH: 1,022m)		1.91	4.72		
TOTAL	110	19.43	48.01	215	42.41

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
 - ALL ROAD RADII ARE 5m UNLESS OTHERWISE DENOTED
 - PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



SCALE 1:1500
 (24 x 36)
 FEBRUARY 27, 2023

