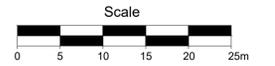


TOWN OF CALEDON  
PLANNING  
RECEIVED  
January 23, 2026



# DRAFT PLAN OF SUBDIVISION

PART OF LOT 34, REGISTERED PLAN ALB - 4  
TOWN OF CALEDON,  
REGIONAL MUNICIPALITY OF PEEL



**LEGEND**  
 SUBJECT LANDS (13,937.70m<sup>2</sup> / 1.397 ha.)

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE \_\_\_\_\_ OWNER'S NAME: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE \_\_\_\_\_ C. WAHBA, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

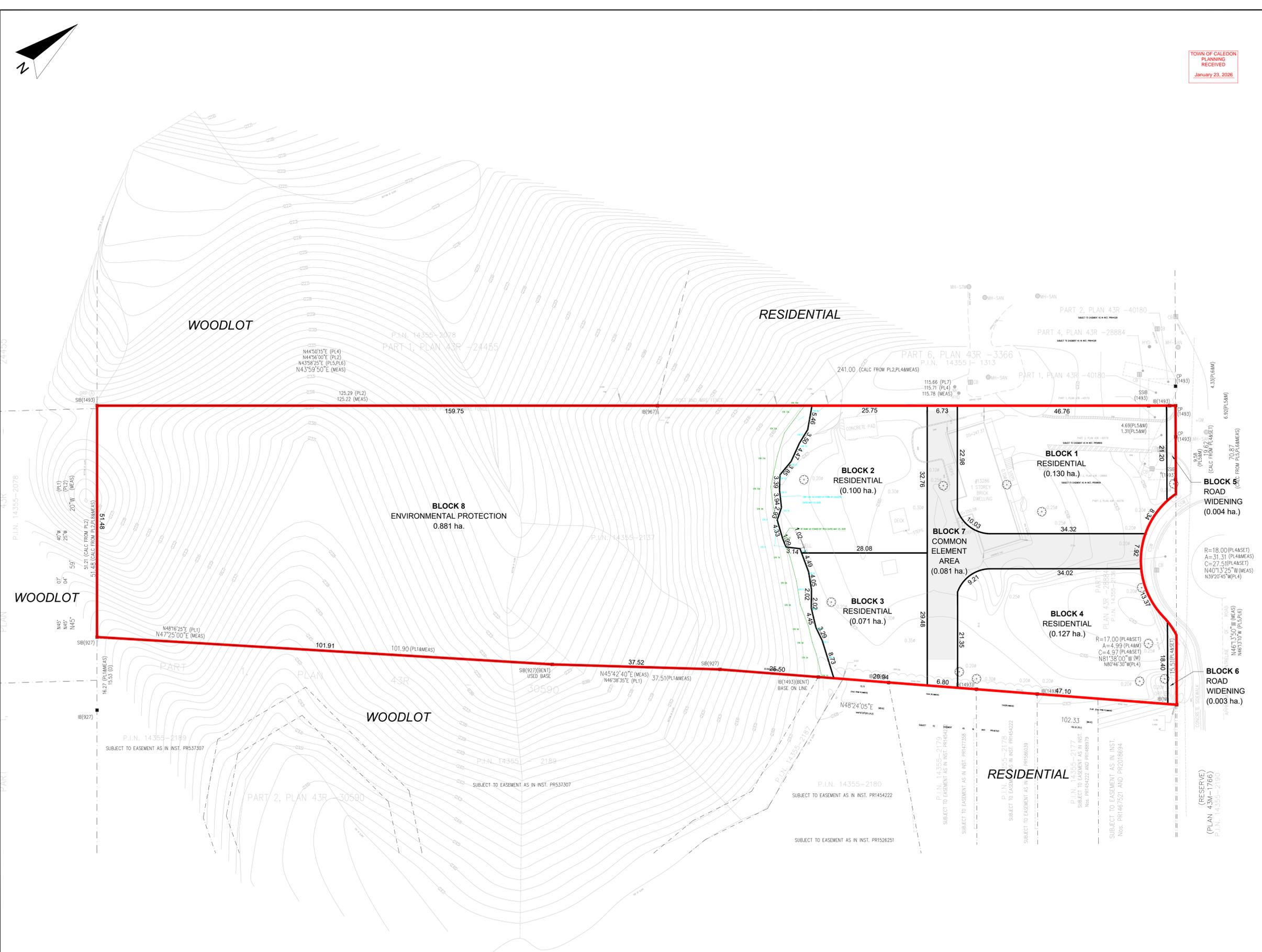
- |                  |                             |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN            |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER          |
| c) SEE KEY PLAN  | i) SAND, SILT GLACIAL TILL  |
| d) RESIDENTIAL   | j) SHOWN ON PLAN            |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE                     |

### LAND USE STATISTICS

LAND USE	LOT / BLK. No.	UNITS	AREA (ha)
Residential Blocks (townhomes)	1 - 4	22	0.428
Road Widening Blocks	5 - 6		0.007
Common Element Area Block	7		0.081
Environmental Protection Block	8		0.881
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>1.397</b>

**IPS INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT  
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7 Tel: 705-812-3281  
 3800 STEELS AVE. W. SUITE 200W, VAUGHAN, ON, L4L 4G9 Tel: 905-291-7525  
 info@ipsconsultinginc.com / www.ipsconsultinginc.com

Date: Dec. 10, 2025 Drawn By: A.S.  
 File: 24 - 1429 Checked: M.H. / B.S.



### SCHEDULE OF REVISIONS

No.	Date	Description	By