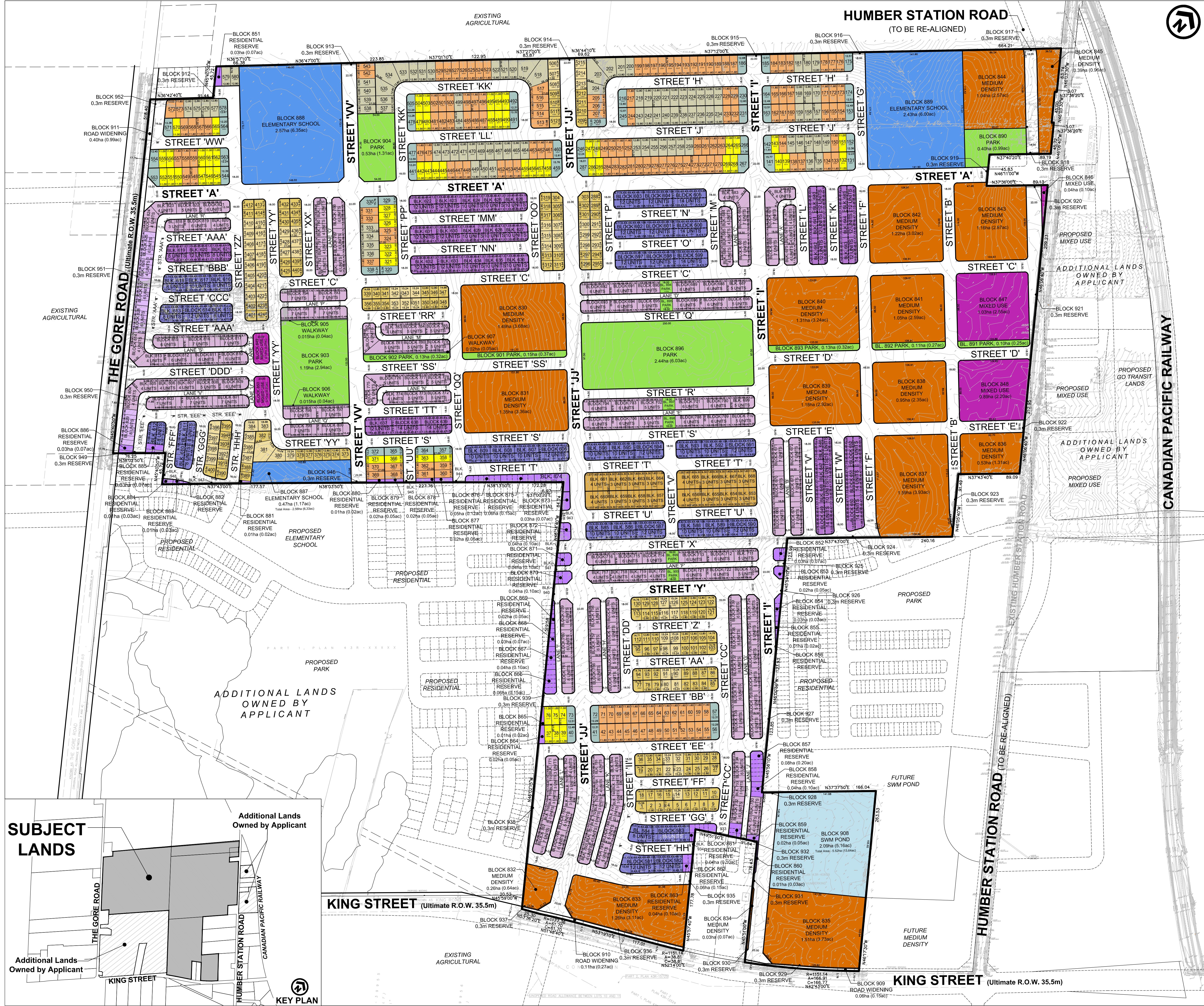




DRAFT PLAN OF SUBDIVISION ARGO MACVILLE I CORPORATION, ARGO MACVILLE II CORPORATION, ARGO MACVILLE V CORPORATION, & ROBERT SPEIRS FILE# 21T-22001

TOWN OF CALEDON
PLANNING
RECEIVED
May 19, 2023

PART OF LOTS 11,12 AND 13,
CONCESSION 4
(TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

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 Bredin DATE: MAY 15, 2023
MONIKA BUDZIAK, OLS
J. D. BARNES LIMITED
EMAIL: mbudziak@dbarnes.com

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
SINGLE DETACHED - 15.24m (50') (17m DEPTH)	1-580	2.05	5.07	76
SINGLE DETACHED - 12.8m (42')		3.47	8.57	91
SINGLE DETACHED - 12.8m (42') (17m DEPTH)		3.34	8.25	146
SINGLE DETACHED - 11.6m (38')		5.02	12.40	158
SINGLE DETACHED - 11.0m (36')		1.78	4.40	60
SINGLE DETACHED - 10.4m (34')		1.66	4.10	49
BACK-TO-BACK TOWNHOUSES - 6.4m (21')	581-618	3.89	9.61	410
BACK-TO-BACK TOWNHOUSES - 5.6m (18')	619-652	3.21	7.93	388
STREET TOWNHOUSES - 7.6m (25')	653-668	1.25	3.09	52
REAR LANE TOWNHOUSES - 6.05m (20')	669-824	10.68	26.39	815
DUAL FRONTAGE TOWNHOUSES - 6.1m (20')	825-829	0.42	1.04	30
MEDIUM DENSITY RESIDENTIAL	830-845	16.32	40.33	
MIXED USE	846-850	2.17	5.36	
RESIDENTIAL RESERVE	851-886	1.09	2.69	
ELEMENTARY SCHOOL	887-889	5.47	13.52	
PARK	890-904	5.37	13.27	
WALKWAYS	905-907	0.05	0.12	
SWM POND	908	2.09	5.16	
ROAD WIDENING	909-911	0.57	1.41	
0.3m RESERVE	912-952	0.06	0.15	
22.0m R.O.W. - (Length - 4.700m)		10.45	25.82	
18.0m R.O.W. - (Length - 12.901m)		23.33	57.65	
16.0m R.O.W. - (Length - 74m)		0.12	0.30	
14.0m R.O.W. - (Length - 500m)		0.70	1.73	
8.0m Laneway - (Length - 3,167m)		2.63	6.50	
TOTAL	952	107.19	264.87	2,275

NOTES
-STREET 'C' / THE GORE ROAD DAYLIGHT TRIANGLE: 15m x 15m
-STREET 'G' / THE GORE ROAD DAYLIGHT TRIANGLE: 15m x 15m
-COLLECTOR / COLLECTOR DAYLIGHT TRIANGLE: 7.5m x 7.5m
-PUBLIC LANE / TO COLLECTOR/LOCAL DAYLIGHT TRIANGLE: 3m x 3m
-LOCAL / COLLECTOR DAYLIGHT ROUNDINGS: 5m
-ALL INTERSECTIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED