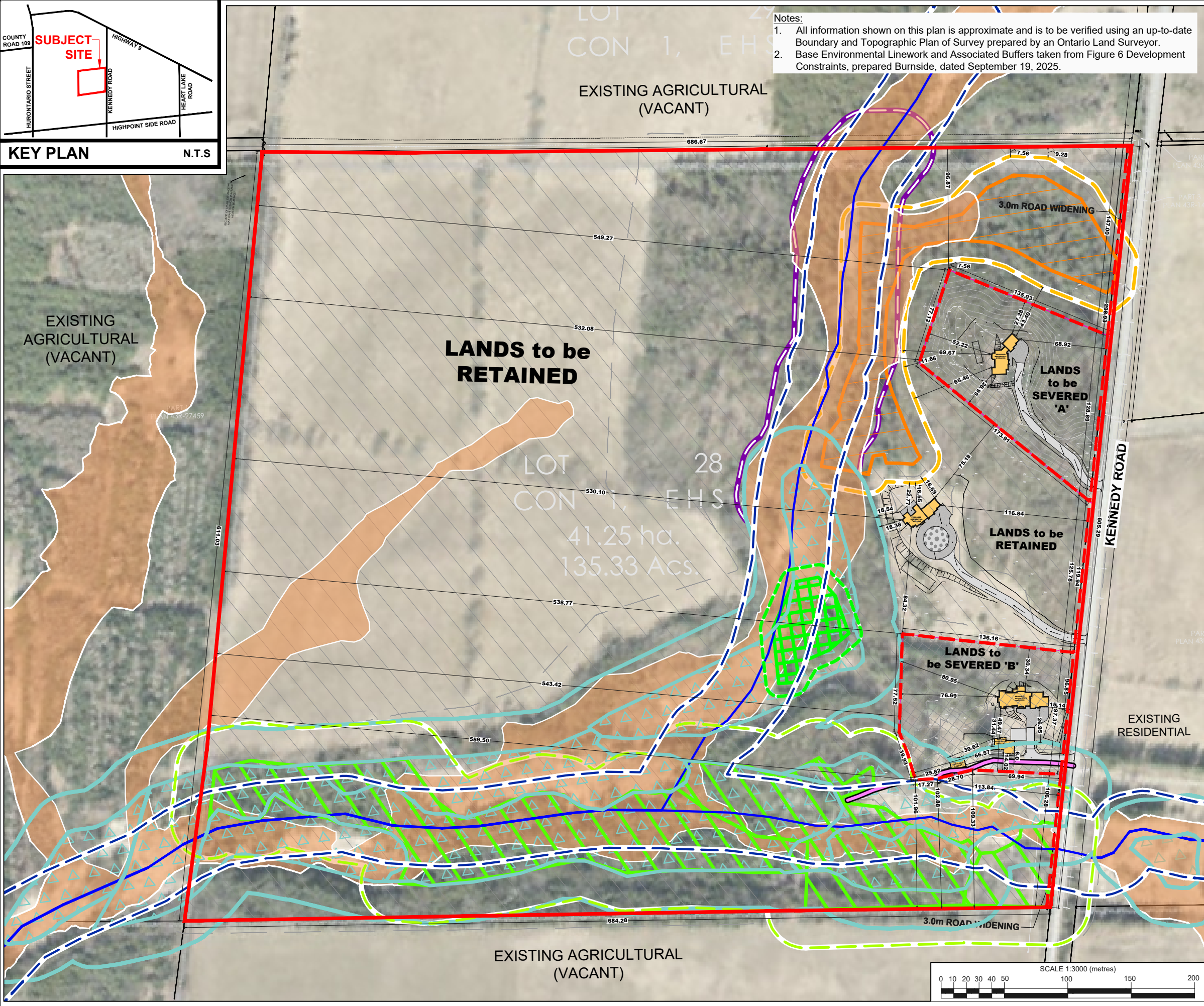


KEY PLAN N.T.S



- Notes:
1. All information shown on this plan is approximate and is to be verified using an up-to-date Boundary and Topographic Plan of Survey prepared by an Ontario Land Surveyor.
 2. Base Environmental Linework and Associated Buffers taken from Figure 6 Development Constraints, prepared Burnside, dated September 19, 2025.

Total Site Area: 41.220 ha (101.859 ac)			
3.0m Road Widening: 0.181 ha (0.448 ac)			
Total Net Site Area: 41.039 ha (101.410 ac)			
Description	Lands to be Retained	Lands to be Severed 'A'	Lands to be Severed 'B'
Lot Area	382,108.68m ² (38.210 ha)	14,821.01m ² (1.481ha)	13,465.60m ² (1.346 ha)
Unserviced Lot	(94.421 ac)	(3.662 ac)	(3.327 ac)
Lot Frontage	379.06m	128.89m	97.37m
Unserviced Lot			
Building Area	0.08% (320m ²)	2.29% (340m ²)	5.69% (515m ² - Prop. House) (159m ² - Ex. House) (93m ² - Ex. Garage)
Front Setback	116.84m	68.92m	15.14m
Rear Yard	530.10m	52.22m	76.69m - Prop. House 66.57m - Ex. House 29.82m - Garage
Interior Side Yard			
Main Building on driveway side	75.18m - North 84.32m - South	27.28m - North 28.95m - South	30.34m - North 14.02m - South
Main Building on other side	-	-	-
Building Heights	TBD	TBD	TBD
Landscaping Area	99%	91%	90%
Driveway Setback	7.80m	11.39m	9.16m

LEGEND

- PROPERTY BOUNDARY
- SEVERANCE BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- COLD WATERCOURSE
- COLD WATERCOURSE 30m BUFFER
- PROVINCIALY SIGNIFICANT WETLAND
- PROVINCIALY SIGNIFICANT WETLAND 30m BUFFFER
- OTHER WETLAND 30m BUFFER
- SWH: EASTERN WOOD-PEWEE HABITAT
- SWH: 15m BUFFER
- WOODLAND
- WOODLAND 10m BUFFER
- SIGNIFICANT WOODLAND
- SIGNIFICANT WOODLAND 30m BUFFER
- TOP of BANK
- CVC FLOODPLAIN: ESTIMATED

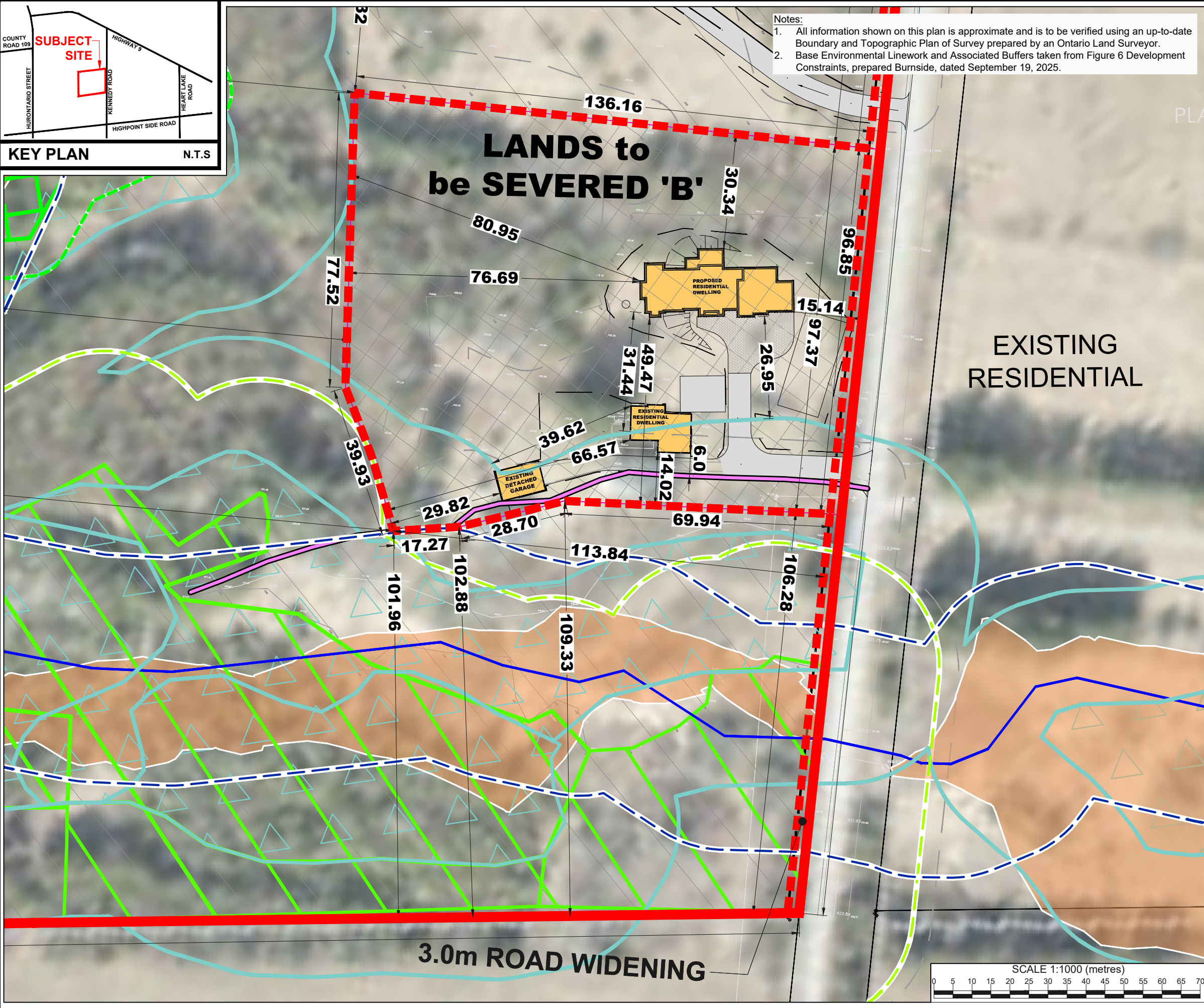
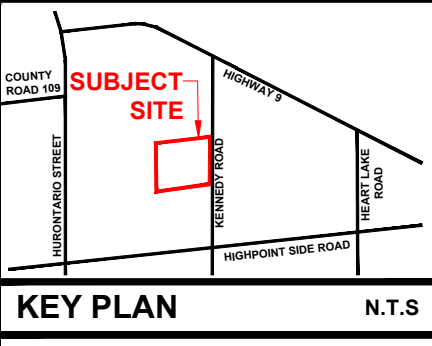
TOWN OF CALEDON
PLANNING
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December 22nd, 2025

CONCEPTUAL MASTER
SEVERANCE PLAN
20836 KENNEDY ROAD, TOWN of CALEDON

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Drawn By: D.S.	File No.: PN 2942 Concept Plan



7685 Hurontario Street
Suite 501
Brampton, Ontario
L6W 0B4
p: (905) 796-5790
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LEGEND

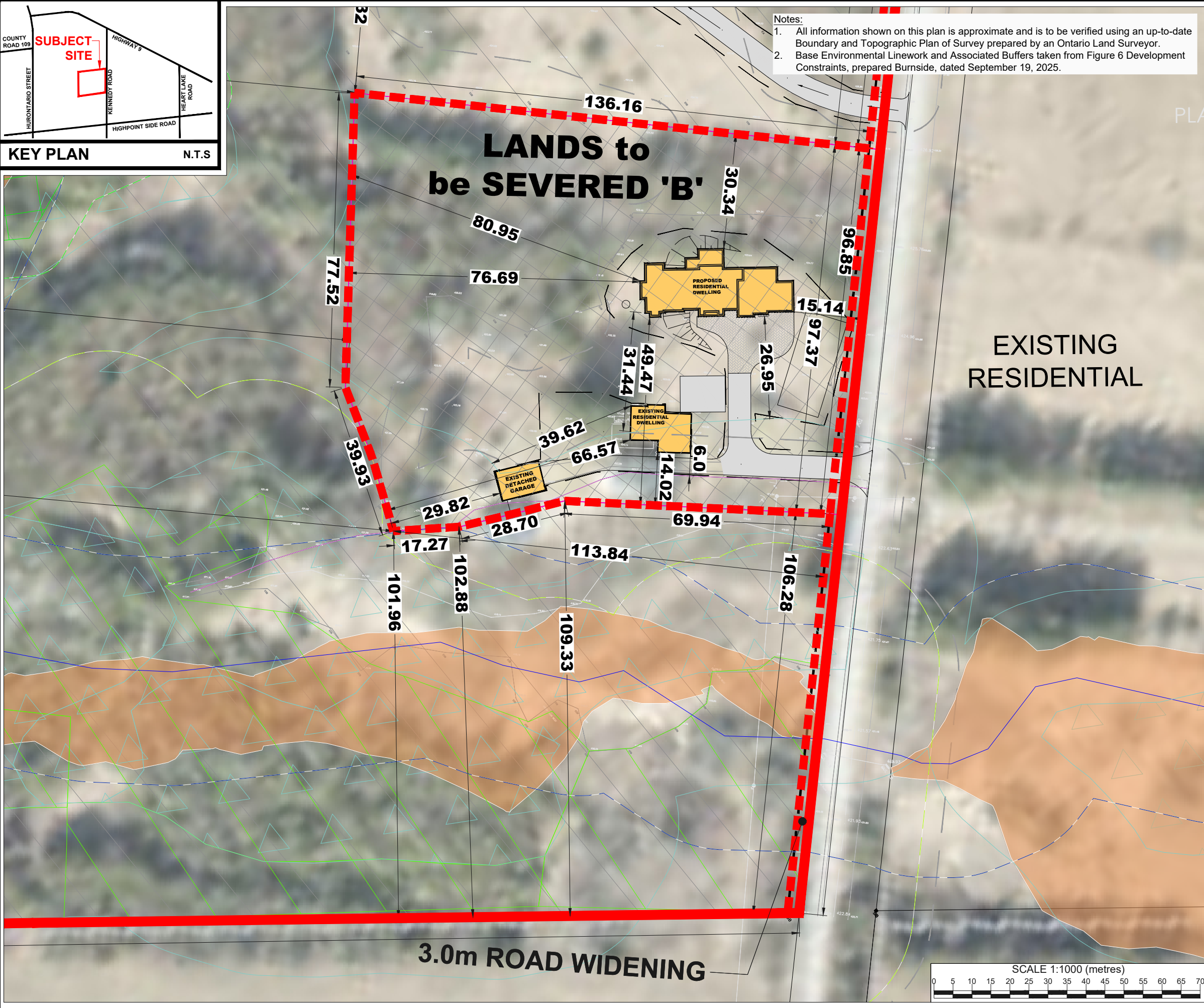
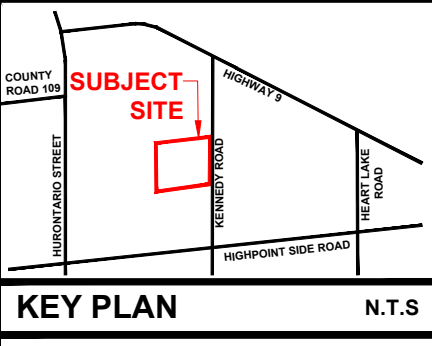
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CONCEPTUAL SEVERANCE PLAN
LANDS TO BE SEVERED 'B'
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LEGEND

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