

PLAN OF SUBDIVISION OF  
PART OF LOT 19,  
CONCESSION 2,  
WEST OF HURONTARIO STREET  
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1000  
R-PE SURVEYING LTD., O.L.S.

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL1 DENOTES PLAN 43R-39371
- PL2 DENOTES PLAN 43R-35226
- PL3 DENOTES PLAN 43R-35003
- PL4 DENOTES PLAN 43R-35227
- (121) DENOTES P.J. WILLIAMS, O.L.S.
- (N) DENOTES NOT IDENTIFIED
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS ARE BY R-PE SURVEYING LTD., O.L.S.  
UNLESS OTHERWISE NOTED

DUE TO CONSTRUCTION ACTIVITIES ALL SET MONUMENTS ARE  
PLASTIC BARS UNLESS NOTED OTHERWISE

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 01019840167  
AND 01019840166, UTM ZONE 17 (NAD-1983; CSRS; CNV6-2010.0).

COORDINATES ARE UTM ZONE 17 (NAD-1983; CSRS; CNV6-2010.0), TO URBAN  
ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE  
USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
SCP 01019840167	4840745.81	592953.24
SCP 01019840166	4841480.91	593517.99

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE  
COMBINED SCALE FACTOR OF 0.999676.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 148, BOTH INCLUSIVE, BLOCKS 149 TO 162, BOTH INCLUSIVE,  
0.30 RESERVE, NAMELY, BLOCKS 163 TO 168, BOTH INCLUSIVE,  
STREETS NAMELY, PETCH AVENUE, CALABRIA DRIVE, DEL GRAPPA STREET,  
PATTULO DRIVE, MINNOCK STREET AND ETTA STREET HAVE BEEN LAID OUT  
IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS  
TO THE CORPORATION OF THE TOWN OF CALEDON.

CALEDON DEVELOPMENT GENERAL PARTNER LTD.

DATED THE 30 DAY OF June 2021.

*Nick CorTELUCCI*  
NICK CORTELUCCI  
AUTHORIZED SIGNING OFFICER

I HAVE THE AUTHORITY TO BIND THE CORPORATION  
I AM A GENERAL PARTNER  
THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN  
THE MEANING OF THE LIMITED PARTNERSHIP ACT.  
THE FIRM NAME OF THE PARTNERSHIP IS CALEDON DEVELOPMENT LP

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 19 DAY OF FEB. 2021.

DATE MAY 11<sup>th</sup> 2021.

*C.P. Edward*  
C. P. EDWARD  
ONTARIO LAND SURVEYOR

TOWN OF CALEDON  
PLANNING  
RECEIVED  
December 18, 2024

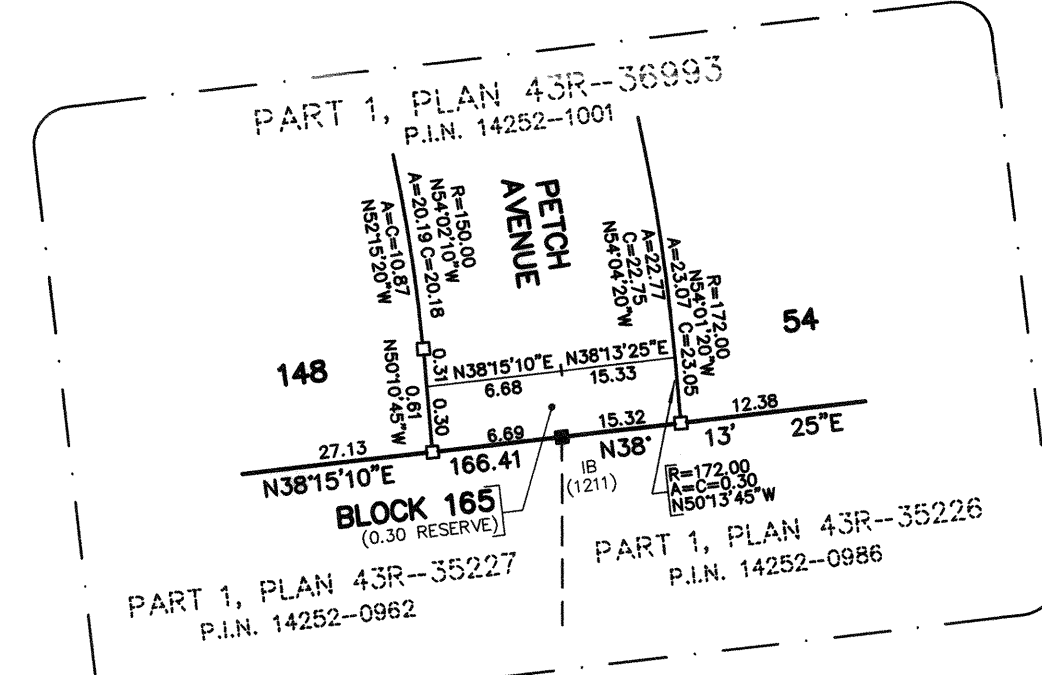
PLAN 43M-212

I CERTIFY THAT THIS PLAN IS REGISTERED  
IN THE LAND REGISTRY OFFICE FOR THE  
LAND TITLES DIVISION OF PEEL (No.43)  
AT 11:00 O'CLOCK ON THE 19<sup>th</sup>  
DAY OF August, 2021 AND ENTERED IN  
PARCEL REGISTER(S) FOR PROPERTY  
IDENTIFIER(S) 14252-1001

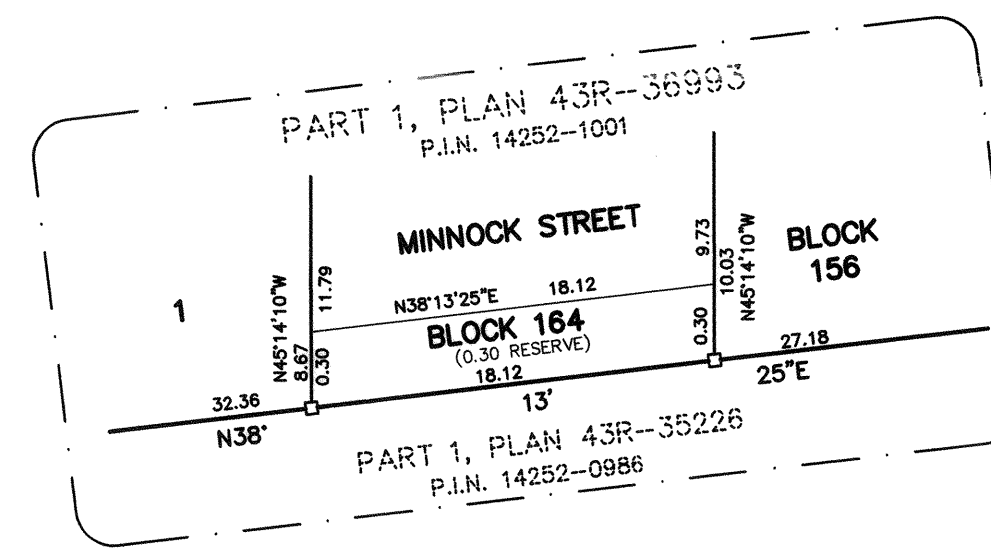
AND THE  
REQUIRED CONSENTS ARE REGISTERED AS  
PLAN DOCUMENT No. PR 3865710

*J. Toussaint*  
REPRESENTATIVE FOR LAND REGISTRAR

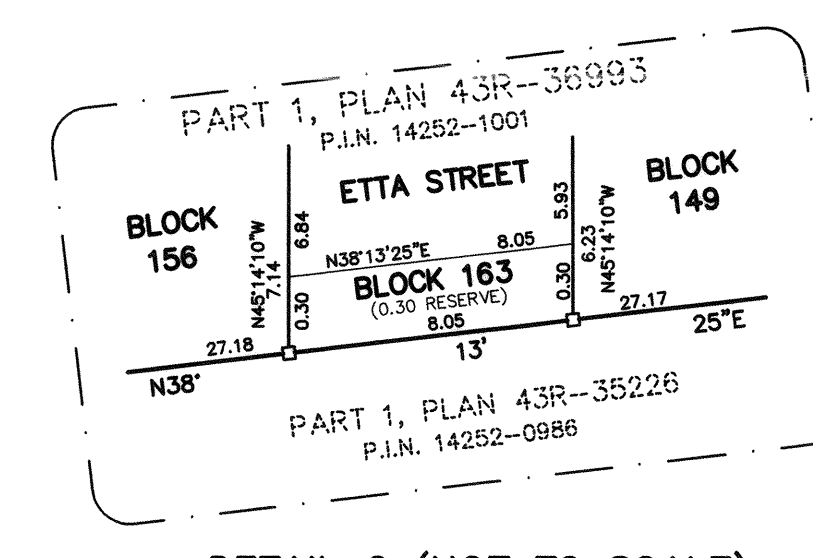
THIS PLAN COMPRISES PART OF P.I.N. 14252-1001  
PART OF BLOCKS 160 AND 162 AND PART OF  
0.30 RESERVE BLOCK 167 ARE SUBJECT TO AN  
EASEMENT IN GROSS AS SET OUT IN INST. No. PR3777676  
PART OF BLOCKS 158 AND 159 ARE SUBJECT TO AN  
EASEMENT IN GROSS AS SET OUT IN INST.  
No. PR3789425  
PART OF BLOCK 160 AND PART OF 0.30 RESERVE  
BLOCK 168 ARE SUBJECT TO AN EASEMENT IN GROSS  
AS SET OUT IN INST. No. PR3810700



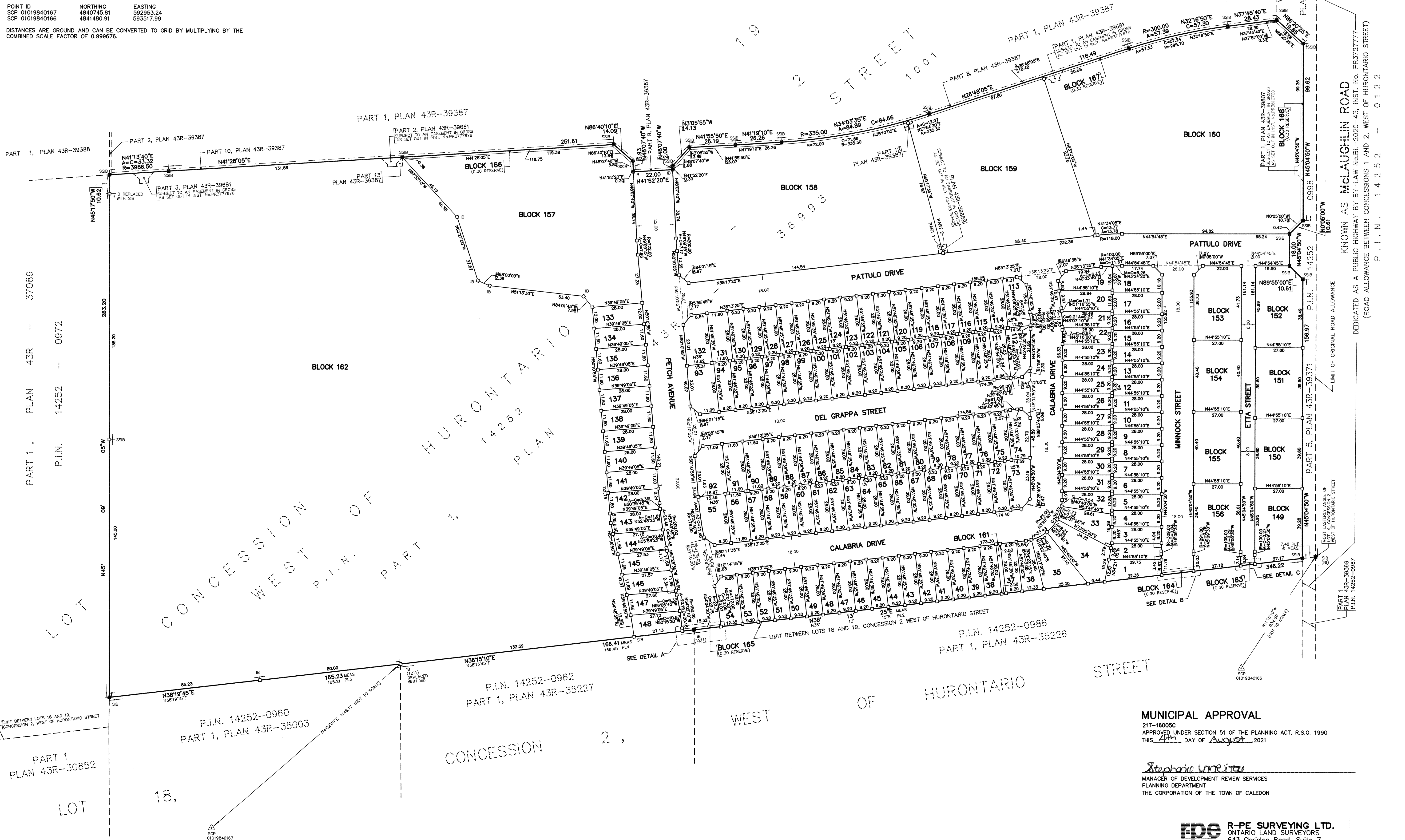
DETAIL A (NOT TO SCALE)



DETAIL B (NOT TO SCALE)



DETAIL C (NOT TO SCALE)



KNOWN AS MCLAUGHLIN ROAD  
DEDICATED AS A PUBLIC HIGHWAY BY BY-LAW No.81-2020-43, INST. No. PR3777777  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2, WEST OF HURONTARIO STREET)

MUNICIPAL APPROVAL  
217-16005C  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990  
THIS 4<sup>th</sup> DAY OF August 2021  
*Stephanie Vorst*  
MANAGER OF DEVELOPMENT REVIEW SERVICES  
PLANNING DEPARTMENT  
THE CORPORATION OF THE TOWN OF CALEDON

rpe R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel: (416) 335-5000 Fax: (416) 635-5001  
Tel: (905) 264-0881 Fax: (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: D.F./C.D.S. CHECKED: C.P.E.  
JOB No. 18-082 CAD FILE No. 18082-PH1A1

TOTAL AREA OF SUBDIVISION = 19.102 ha.