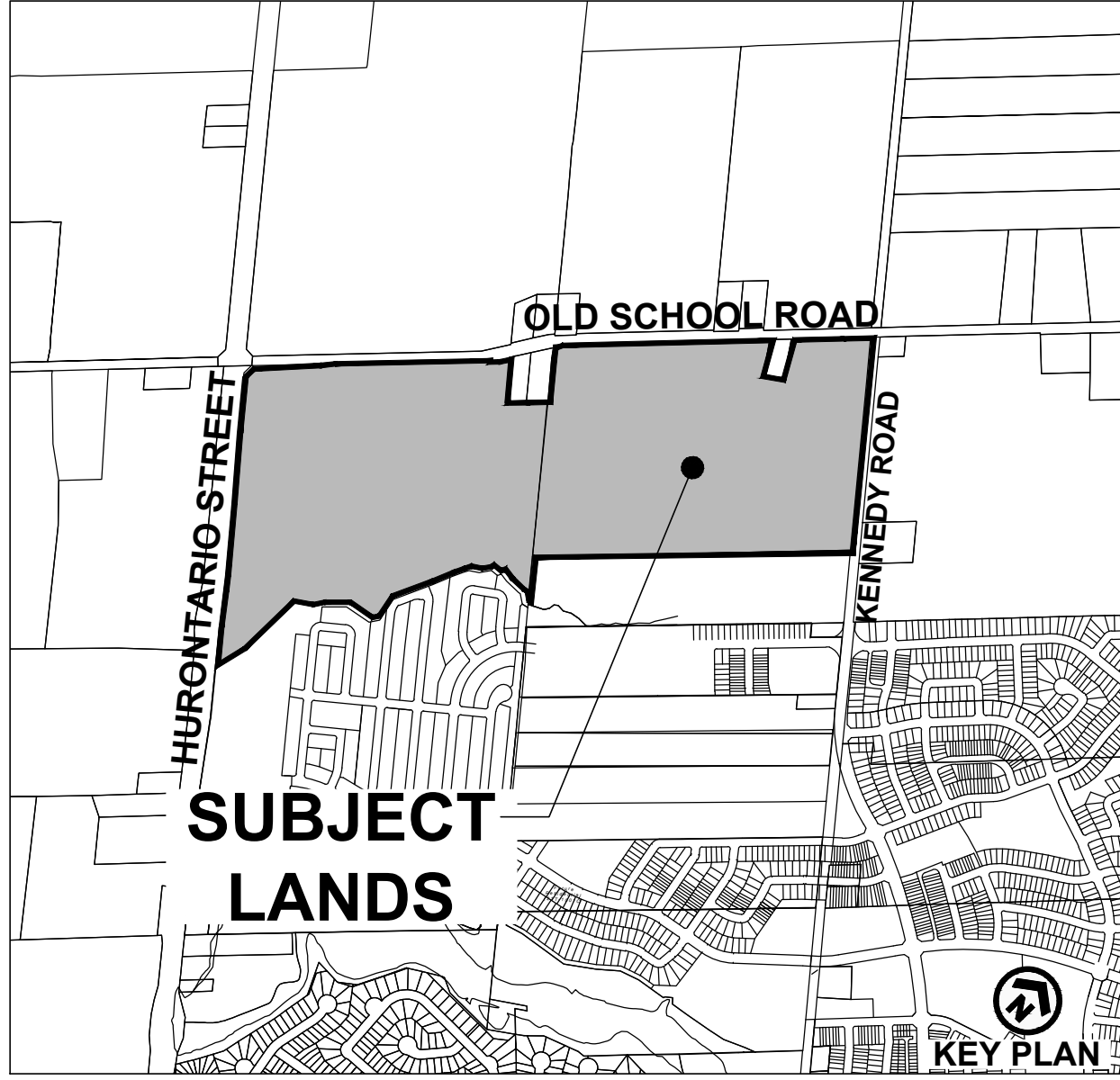
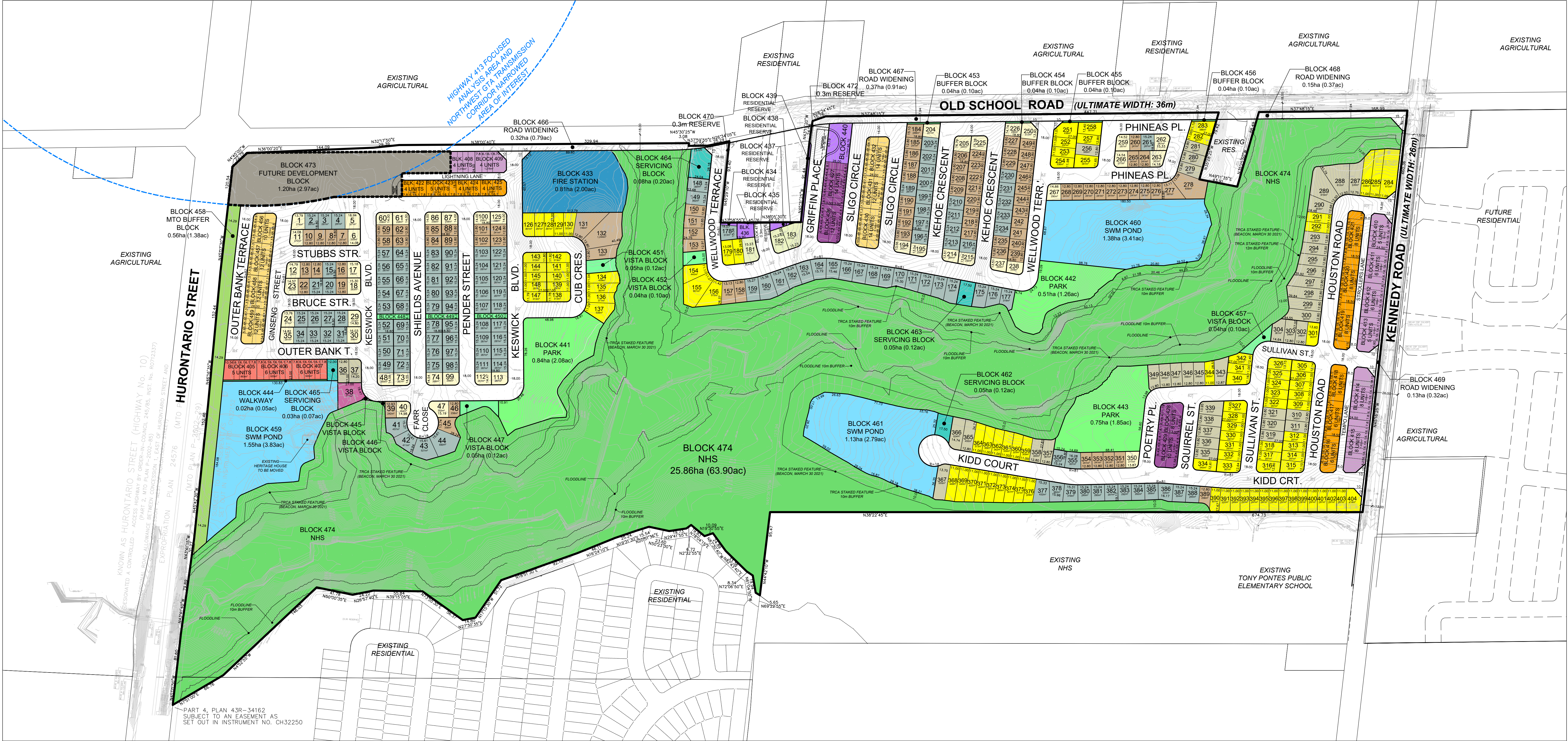




DRAFT PLAN OF SUBDIVISION ARGO KENNEDY LIMITED FILE # 21T-24008C

PIN: 14235-7059(LT) BEING PART OF LOT 22,
CONCESSION 1 EHS (CHINGUACOUSY),
DESIGNATED AS PART 1 ON 43R-40231;

PIN: 14235-7220 (LT) BEING PART OF LOT 22,
CONCESSION 1 EHS (CHINGUACOUSY) AND PART
OF THE ROAD ALLOWANCE BETWEEN LOTS 22 & 23,
CONCESSION 1 (STOPPED-UP AND CLOSED BY-LAW 77-103,
RO451676), DESIGNATED AS PART 2 ON 43R-40581;

PIN: 14235-7219 (LT) BEING PART OF THE WEST HALVES OF LOTS
21 & 22, CONCESSION 1 EHS (CHINGUACOUSY) DESIGNATED AS
PARTS 1, 3, & 4 ON 43R-40581; SUBJECT TO AN EASEMENT OVER
PART 3 ON 43R-40581 AS IN CH32152; SUBJECT TO AN EASEMENT
OVER PART 4 ON 43R-40581 AS IN CH32250
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: FLUKA KUMARANAYAKE
A.U. KUMARANAYAKE, O.L.S.
R-PE SURVEYING LTD.

DATE: April 20, 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
- L) SHOWN ON PLAN

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
SINGLE DETACHED - 15.24m (50') (18.8m DEPTH)	1-404	3.98	9.83	128
SINGLE DETACHED - 14.02m (46')		0.14	0.35	3
SINGLE DETACHED - 14.02m (46') (18.8m DEPTH)		1.20	2.97	43
SINGLE DETACHED - 12.8m (42')		1.74	4.30	42
SINGLE DETACHED - 12.8m (42') (18.8m DEPTH)		2.47	6.10	89
SINGLE DETACHED - 11.0m (36')	405-407	3.43	8.48	98
RELOCATED HERITAGE HOUSE		0.07	0.17	1
REAR LANE TOWNHOUSES - 6.1m (20') (23.0m DEPTH)		0.27	0.67	17
REAR LANE TOWNHOUSES - 6.1m (20') (24.5m DEPTH)		0.81	2.00	46
REAR LANE TOWNHOUSES - 6.1m (20') (18.5m DEPTH)		0.74	1.83	59
BACK-TO-BACK TOWNHOUSES - 6.4m (21')	426-429	0.43	1.06	44
BACK-TO-BACK TOWNHOUSES - 5.6m (18')		0.71	1.75	86
FIRE STATION		0.81	2.00	
RESIDENTIAL RESERVE		0.19	0.47	
PARK		2.10	5.19	
VISTA BLOCK / WALKWAY / BUFFER	444-457	0.30	0.74	
MTO BUFFER BLOCK		0.56	1.38	
SWM POND		4.06	10.03	
SERVICING BLOCK		0.20	0.49	
ROAD WIDENING		0.96	2.37	
0.3m RESERVE	470-472	0.00	0.00	
FUTURE DEVELOPMENT BLOCK		1.20	2.97	
NHS		25.86	63.90	
18.0m R.O.W. (LENGTH: 5.013m)		9.18	22.68	
16.0m R.O.W. (LENGTH: 4.35m)		0.70	1.73	
8.0m LANEWAY (LENGTH: 3.99m)		0.32	0.79	
TOTAL	474	62.43	154.27	656

NOTES

- ALL INTERSECTION RADII ARE 5m UNLESS OTHERWISE DENOTED
- LANEWAY DAYLIGHT TRIANGLES: 3m x 3m
- EXISTING STRUCTURES TO BE REMOVED
- FLOODLINE AND BUFFER INFORMATION AS PER BEACON ENVIRONMENTAL (AUGUST 2021)