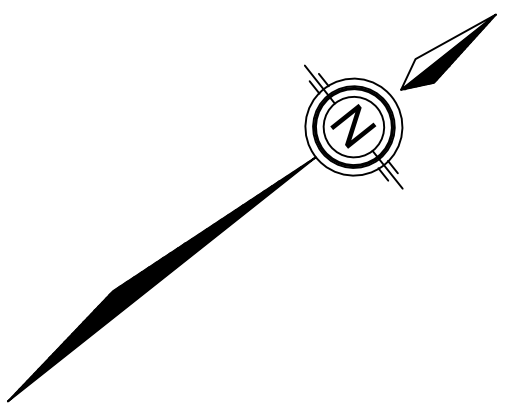


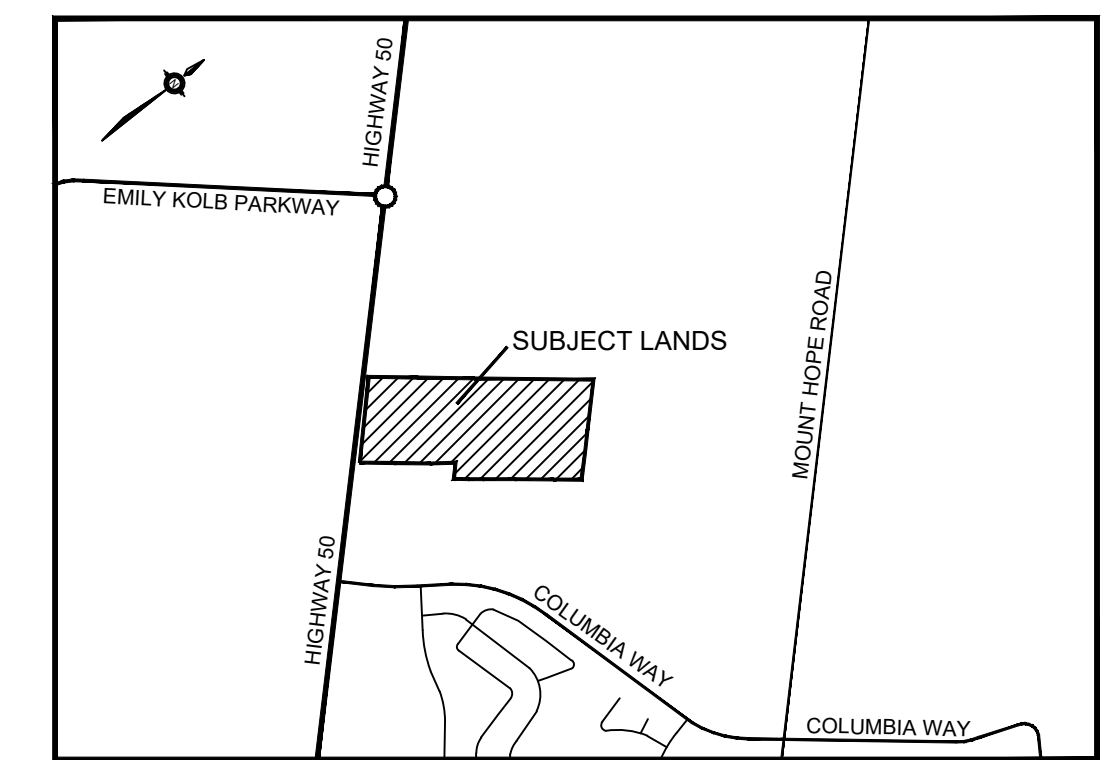
# DRAFT PLAN OF SUBDIVISION PART OF LOT 12, CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

SCALE: 1:1250



TOWN OF CALEDON  
PLANNING  
RECEIVED  
March 25, 2026

DRAFT PLAN T-



## KEY PLAN NTS SECTION 51(17), PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE March 16, 2026, 2026

*Ophir N. Dzaldov*  
Ophir N. Dzaldov B.Sc. O.L.S., O.L.P.  
SCHEFFER DZALDOV PURCELL LTD.  
(416)987-0101

## OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF TOWN OF CALEDON FOR APPROVAL.

OWNER  
**TIFFANY ROX**

C/O ERIC SILVERBERG  
601 MAGNETIC DRIVE  
NORTH YORK, ON  
M3J3J2

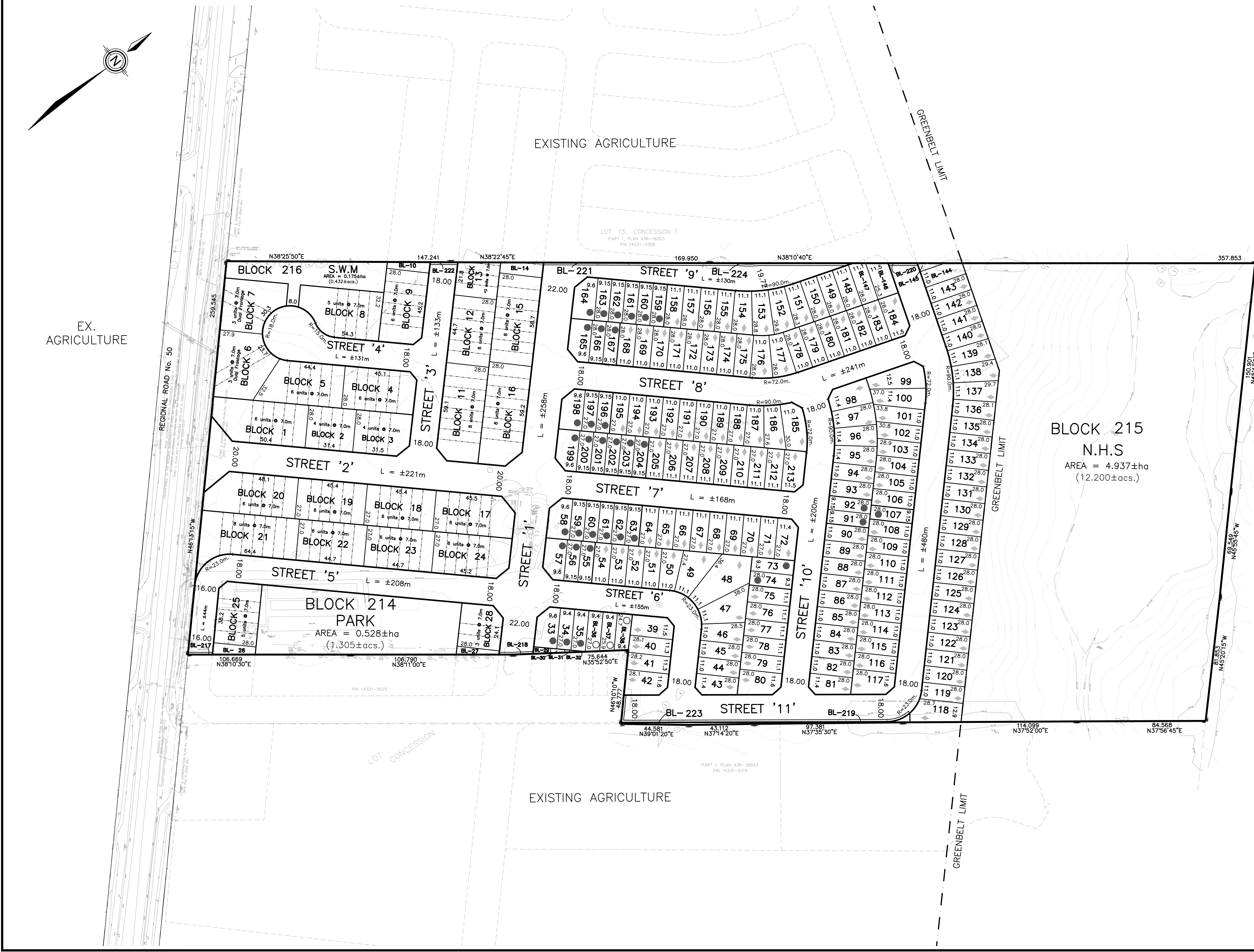
*Eric Silverberg*  
Eric Silverberg A.S.O.

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND OWNED BY APPLICANT = 19,047 ± Ha. (47,066 ± Acs.)

	BLOCKS	LOTS	UNITS	± Ha.	± Acs.
<b>SINGLE DETACHED DWELLING</b>					
♦ LOTS 39-54, 64-72, 75-90, 93-106, 108-143, 148-158, 168-195, AND 205-213 MIN. LOT FRONTAGE = 11.0m MIN. AREA = 298.5m <sup>2</sup>			139	4.581	11.320
◆ PLUS BLOCKS 144-147	4		3 *	0.096	0.237
● LOTS 33-35, 55-63, 73, 74, 91, 92, 107, 159-167, AND 196-204 MIN. LOT FRONTAGE = 9.15m MIN. AREA = 247.0m <sup>2</sup>			35	0.967	2.390
○ PLUS BLOCKS 29-32, AND 36-38	7		3 *	0.080	0.198
<b>STANDARD TOWNHOUSE DWELLING</b>					
BLOCK 1-5, 8, 9, 11, 12, 15-25 AND 28 MIN. UNIT FRONTAGE = 7.0m	21		125	2.853	7.050
PLUS BLOCKS 10, 13, 14, 26 AND 27	5		4.5 *	0.134	0.331
<b>DUAL FRONTAGE TOWNHOUSE DWELLING</b>					
BLOCK 6 AND 7 MIN. UNIT FRONTAGE = 7.0m	2		6	0.269	0.665
<b>SUBTOTAL</b>	39	174	315.5	8.980	22.190
<b>BLOCK 214</b>	1			0.528	1.305
<b>BLOCK 215</b>	1			4.937	12.200
<b>BLOCK 216</b>	1			0.175	0.432
<b>BLOCK 217-222</b>	6			0.015	0.037
<b>BLOCK 223 &amp; 224</b>	2			0.022	0.054
<b>STREETS</b>				4.390	10.848
22.0m WIDE TOTAL LENGTH = 258m. AREA = 0.569±Ha.					
20.0m WIDE TOTAL LENGTH = 221m. AREA = 0.443±Ha.					
18.0m WIDE TOTAL LENGTH = 1834m. AREA = 3.307±Ha.					
16.0m WIDE TOTAL LENGTH = 433m. AREA = 0.071±Ha.					
<b>TOTAL</b>				2356±m.	4.390±Ha.
<b>TOTAL</b>	<b>50</b>	<b>174</b>	<b>315.5</b>	<b>19,047</b>	<b>47,066</b>

- NOTES:
- ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
  - 0.3M RESERVES HAVE BEEN EXAGGERATED TO 1.5M FOR VISUAL PURPOSES
  - (\*) UNITS SUBJECT TO FINAL CALCULATION



**PROJECT No. P-3600**  
SCALE 1:1250 5 March 2026  
(3600DES2) X-REF: (3600MAS1 & 3600TOPO1)

**KLM DWG. No. - 26:1**  
PLANNING 64 JARDIN DRIVE - UNIT 1B, CONCORD ONT. L4K 3P3 TEL: (905)669-4055

File Location: P:\3600\3600\_Tiffany Rox North LIM - 14337 Highway 50, Bolton - Design - Draft Plans\3600des2\_Last Plotted By: Stephanie Chalmers March 16, 2026 Last Saved By: schalmers