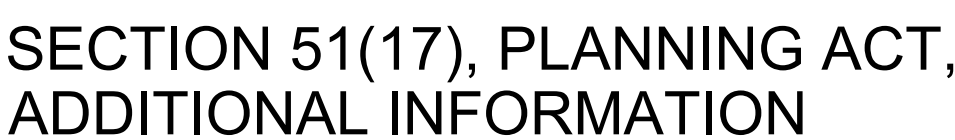
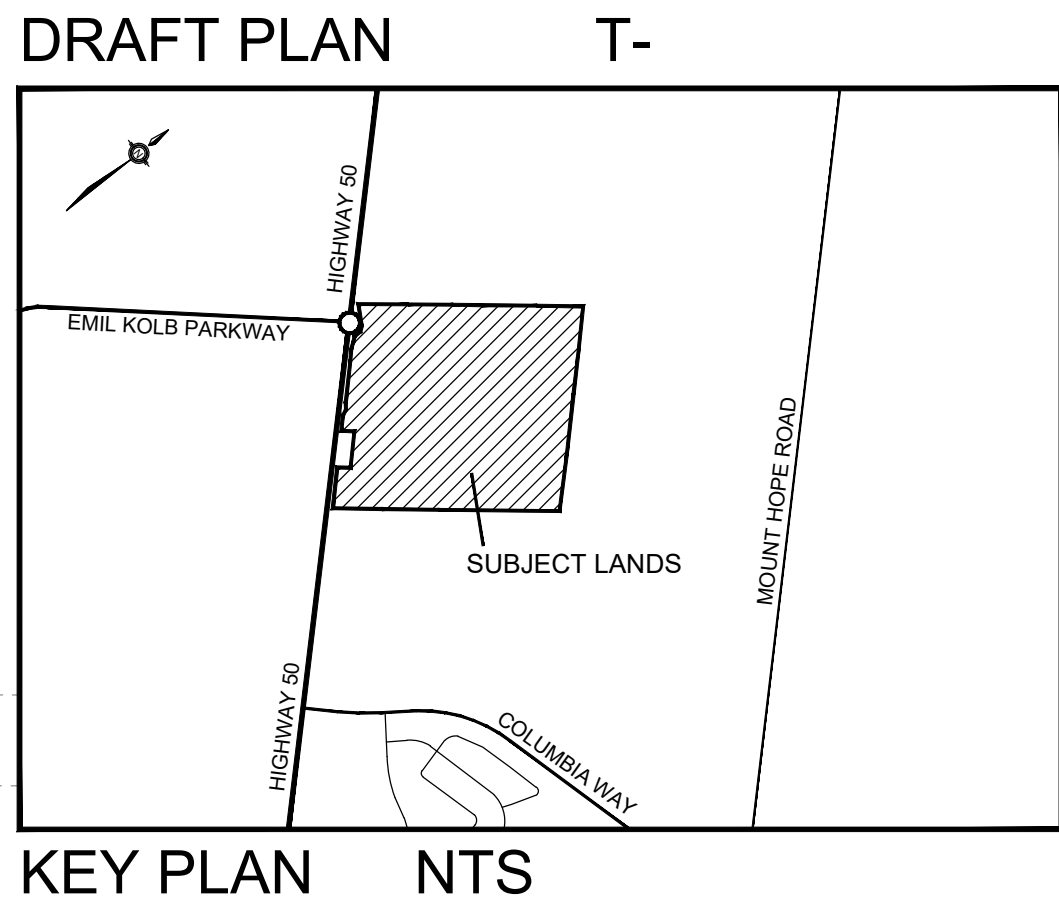
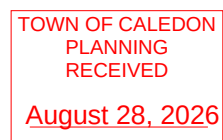
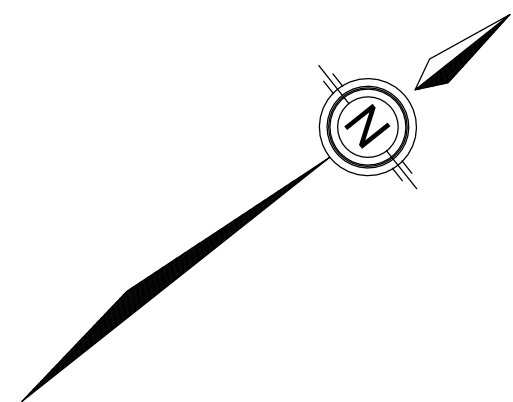


SCALE: 1:1500



- 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
- F.1 NONE PROVIDED
- 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 _____, 2026

Ophir N. Dzaldov B.Sc, O.L.S., O.L.I.F.
SCHAEFFER 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 TOWN OF CALEDON FOR APPROVAL.

OWNER

OAKBANK ESTATES

C/O ROYAL PINE HOMES
3550 LANGSTAFF ROAD, SUITE 200
WOODBIDGE, ON
L4L 9G3

Marco Marcanti A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 40.680 ± Ha. (100.522 ± Acs.)

SINGLE DETACHED DWELLING		BLOCKS	LOTS	UNITS	± Ha.	± Acs.
	12, 16-20, 29-34, 45-62, 71-93, 99, 107-112, 115, 116, 122-130, 149-152, 156-163, 166-173, 177-183 and 189-197		107	107	3.684	9.103
	MIN. LOT FRONTAGE : 11.0m MIN. AREA : 275.0m²					
	PLUS BLOCKS 100-103, 113 and 114	6	3 *	0.103	0.255	
	7-11, 13-15, 21-28, 35-44, 63-70, 94-98, 104-106, 117-121, 131-148, 153-155, 164, 165, 174-176, 184-188 and 198-201		82	82	2.308	5.703
	MIN. LOT FRONTAGE : 9.1m MIN. AREA : 228.0m²					
<u>STANDARD TOWNHOUSE DWELLING</u>						
	BLOCK 203-207, 210-224 and 227-244	38		249	5.433	13.425
	MIN. LOT FRONTAGE : 7.0m					
	PLUS BLOCKS 3, 202, 208 and 209	4	12.5 *	0.313	0.773	
<u>DUAL FRONTAGE TOWNHOUSE DWELLING</u>						
	BLOCK 4 AND 252	2		11	0.366	0.904
	MIN. LOT FRONTAGE : 7.0m					
	BLOCK 1, 2, 5, 6, 225, 226, 245-251 AND 253-256	17	103	2.227	5.503	
MIN. LOT FRONTAGE : 6.0m						
SUBTOTAL		67	189	567.5 *	14.434	35.666
<u>STREETS</u>						
BLOCK 257 - PARK		1		3.555	8.785	
BLOCK 258 - OPEN SPACE		1		0.036	0.089	
BLOCK 259 & 260 - NATURAL HERITAGE SYSTEM		2		7.870	19.447	
BLOCK 261 & 262 - STORMWATER MANAGEMENT		2		5.612	13.868	
BLOCK 263 - ELEMENTARY SCHOOL		1		0.742	1.834	
BLOCK 264-266 - FUTURE DEVELOPMENT		3		0.164	0.405	
BLOCK 267-274 - 0.3m RESERVE		8		0.010	0.025	
BLOCK 275 - 6.0m WALKWAY		1		0.017	0.042	
STREETS					8.240	20.361
22.0m WIDE TOTAL LENGTH = 603sm. AREA = 1.326±Ha.						
20.0m WIDE TOTAL LENGTH = 881sm. AREA = 1.761±Ha.						
18.0m WIDE TOTAL LENGTH = 2865sm. AREA = 5.153±Ha.						
TOTAL		LENGTH = 4347sm. AREA = 8.240±Ha.				

TOTAL	86	189	567.5*	40.680	100.522
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RESTRAINTS & LIMITATIONS LEGEND

- - - - - STAKED DRIPLINE
 - - - - - STAKED DRIPLINE 10m SETBACK
 - - - - - STAKED WETLAND
 - - - - - WETLAND 30m SETBACK
 - - - - - GREENBELT LIMIT

NOTES:

- ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- 0.3M RESERVES HAVE BEEN EXAGGERATED TO 1.0M FOR VISUAL PURPOSES
- (*) UNITS SUBJECT TO FINAL CALCULATION



PROJECT No. P-3579

SCALE 1:1500

28 August 2026

(3579DES3)

X-REF: (3579MAS2 & 3579TOPO1

KLIM
PLANNING

DWG. No. - 26:1

64 JARDIN DRIVE - UNIT 1B, CONCORD ONT. L4K 3P3 TEL: (905)669-4055