

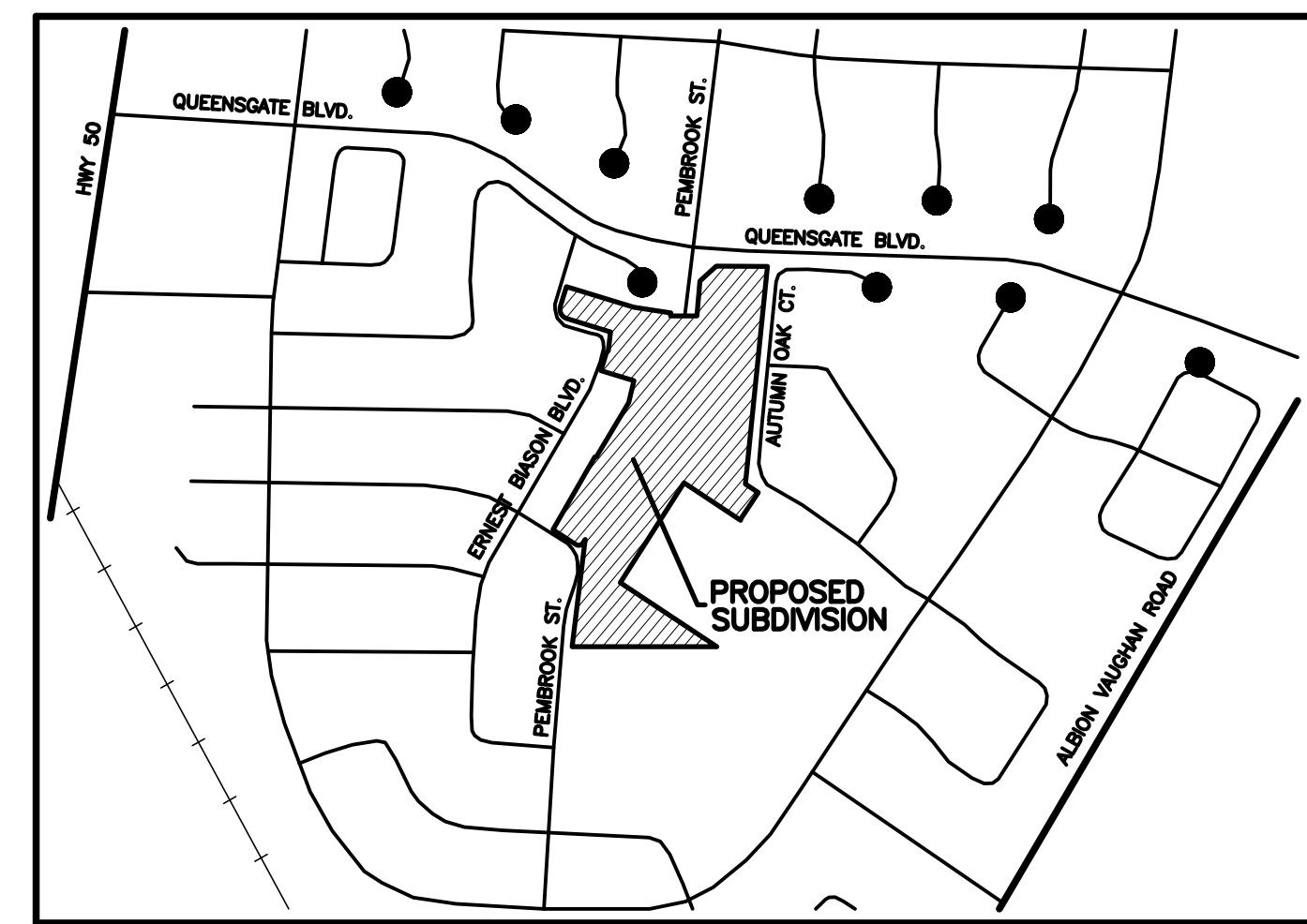
DRAFT PLAN OF SUBDIVISION

ALL OF BLOCK 123 REGISTERED PLAN 43M-1028 AND ALL OF BLOCKS 63, 64 AND 70 REGISTERED PLAN 43M-1210 AND ALL OF BLOCKS 188, 189, 190, 191, 192, 193, 201, 202, 203, 204 AND 205 AND PART OF BLOCKS 186 AND 187 AND PART OF HANTON CRESCENT, PART OF ERNEST BIASON BOULEVARD REGISTERED PLAN 43M-1306 AND BLOCKS 14, 15 AND 16 REGISTERED PLAN 43M-1365 AND PART OF LOT 5, CONCESSION 7 AND PART OF LOT 6, CONCESSION 7 (TRAVELLED ROAD) (KNOWN AS 5 SIDEROAD) AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 (KNOWN AS 5 SIDEROAD) AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 (CLOSED BY BY-LAW No. 99-61, INST. LT1974409) (GEOGRAPHIC TOWNSHIP OF ALBION)

TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:1000

DRAFT PLAN T-

TOWN OF CALEDON
PLANNING
RECEIVED
Feb. 26, 2021



KEY PLAN

SECTION 51, 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 FEBRUARY 11, 2021

GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF PEEL FOR APPROVAL.

OWNER

CARANTANIA INVESTMENTS (BT) INC.

C/O

TREASURE HILL
1681 LANGSTAFF ROAD
UNIT 1, VAUGHAN ONTARIO
L4K 5T3

NICHOLAS FIDEI
PRESIDENT

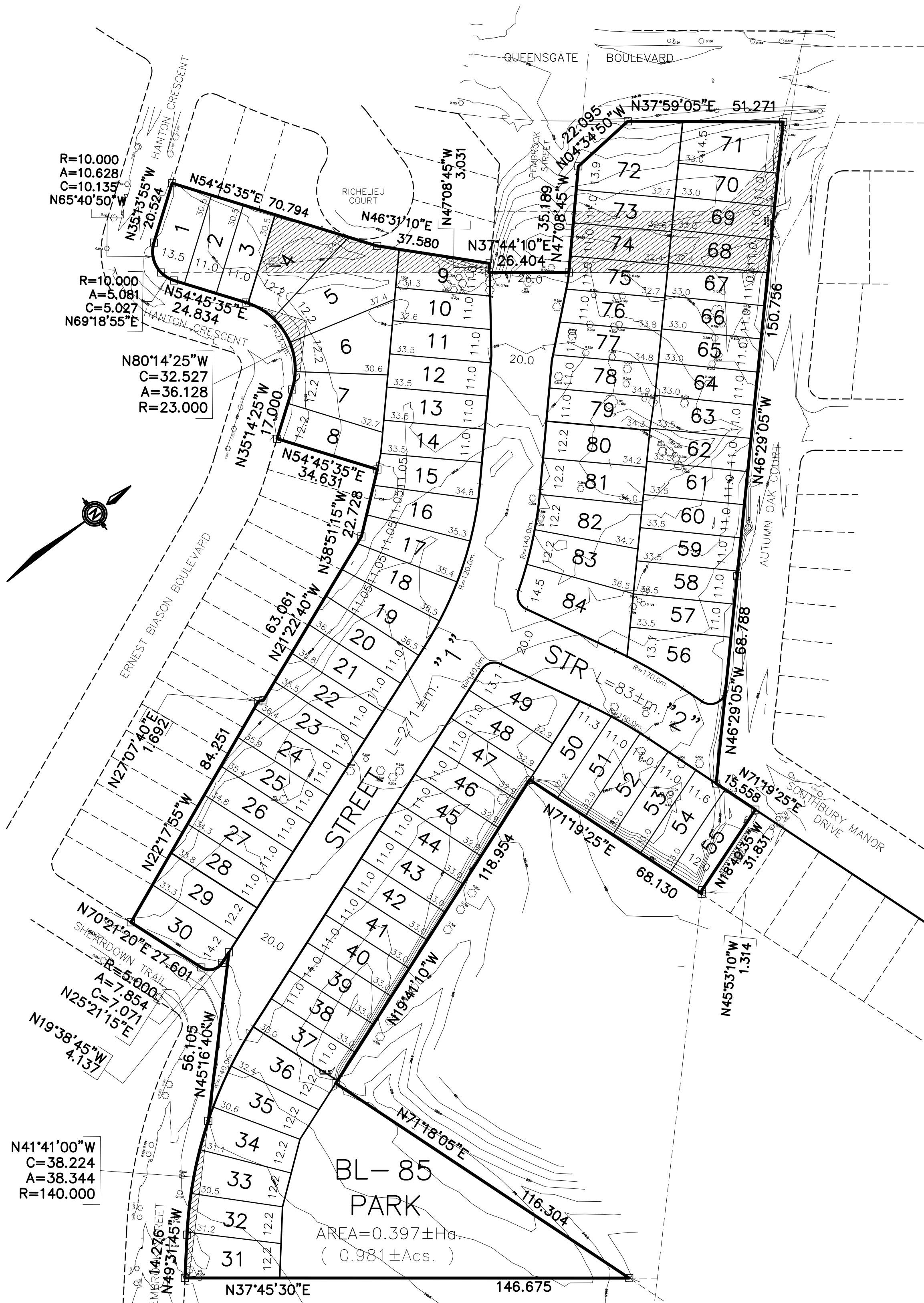
TOTAL AREA OF LAND TO BE SUBDIVIDED = 4.505±Ha. (11.132±Ac.)

SCHEDULE OF LAND USE

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 4-8, 29-36 and 80-84 <small>MIN. LOT FRONTAGE=12.2m. MIN LOT AREA=398.9sq.m.</small>		18	18	0.848	2.095
LOTS 1-3, 9-28 and 37-79 <small>MIN. LOT FRONTAGE=11.0m. MIN LOT AREA=335.5sq.m.</small>		66	66	2.535	6.264
SUBTOTAL		84	84	3.383	8.359
BLOCK 85 - PARK	1			0.397	0.981
STREETS				0.725	1.792

26.0m. WIDE	TOTAL LENGTH=	25±m.	AREA=	0.065±Ha.
20.0m. WIDE	TOTAL LENGTH=	329±m.	AREA=	0.660±Ha.
TOTAL	LENGTH=	354±m.	AREA=	0.725±Ha.

TOTAL	1	84	84	4.505	11.132
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LAND CURRENTLY OWNED BY THE TOWN OF CALEDON
NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No. P-2657
SCALE 1:1000 FEB 11, 2021
(2657-DES10) X-REF:(2657MAS4 & 2657TOPO)
KLM DWG. No. - 21:1
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com
Planning • Design • Development