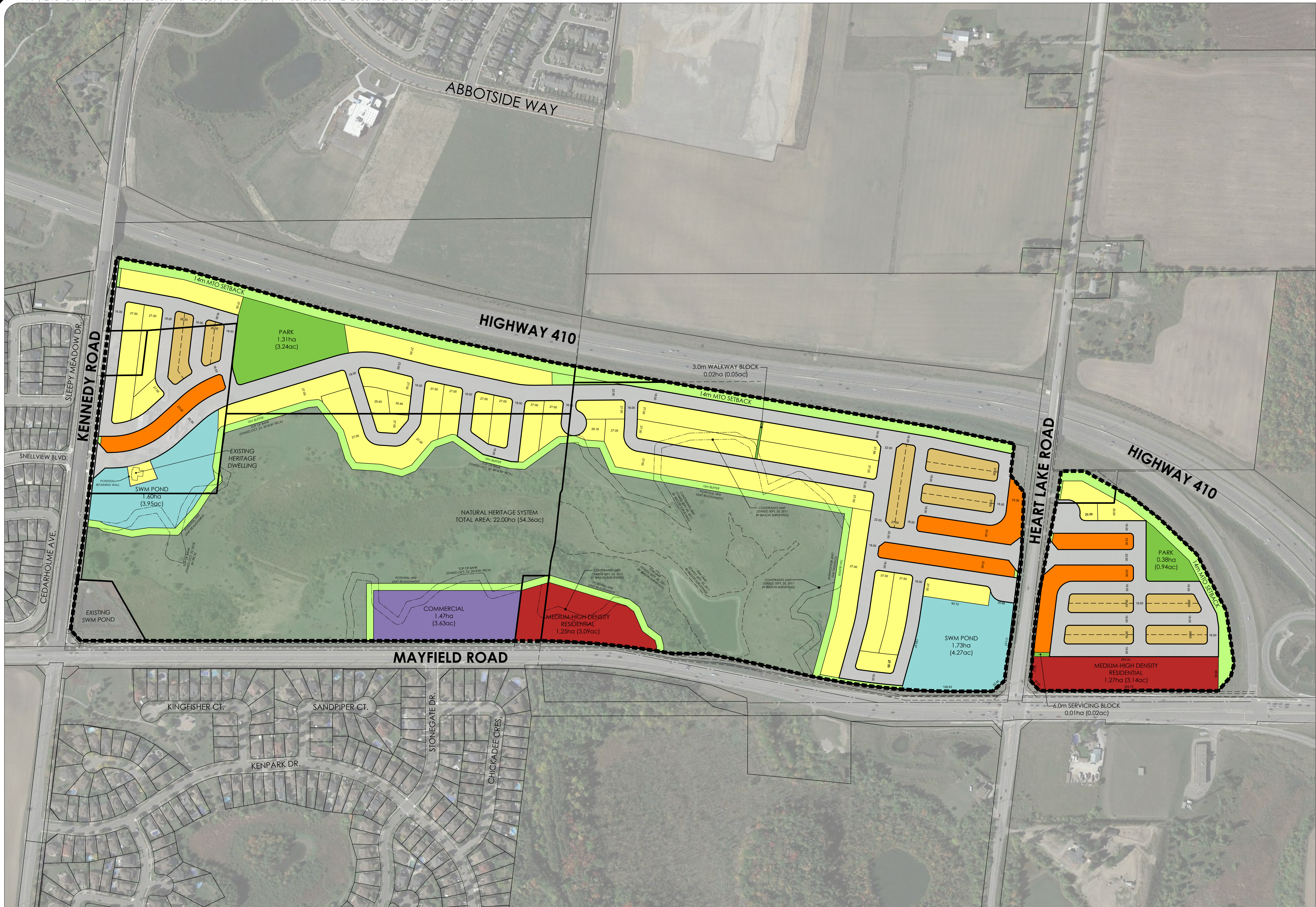




LEGEND

- SECONDARY PLAN AREA
- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES
- DUAL-FRONTAGE TOWNHOUSES
- BACK-TO-BACK TOWNHOUSES
- MEDIUM-HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- SWM POND
- PARK
- OPEN SPACE / BUFFERS
- NATURAL HERITAGE SYSTEM

UNIT ESTIMATES

- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES:
10.39ha x 35 UPHA = 364 UNITS
- DUAL-FRONTAGE TOWNHOUSES:
2.18ha x 55 UPHA = 120 UNITS
- BACK-TO-BACK TOWNHOUSES:
2.25ha x 100 UPHA = 225 UNITS
- MEDIUM-HIGH DENSITY RESIDENTIAL:
2.52ha x 150 UPHA = 378 UNITS

APPROXIMATE TOTAL UNITS: 1,087 UNITS

POPULATION ESTIMATES

LAND USE	TOTAL NUMBER OF UNITS	PERSONS PER UNIT*	POPULATION
LOW DENSITY (DETACHED, SEMI-DETACHED & ST. TOWNHOUSES)	364	3.43	1249
MEDIUM DENSITY (TOWNHOUSES)	345	2.92	1007
MEDIUM-HIGH DENSITY (TOWNHOUSES, APARTMENTS)	378	2.23	843
TOTALS	1,087		3,099

* PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL

JOB ESTIMATES

LAND USE	NUMBER OF JOBS
COMMERCIAL (43 JOBS / ha)	93
WORK FROM HOME & NO FIXED EMPLOYMENT (4% OF TOTAL POPULATION)	124
TOTALS	217

PARKLAND DEDICATION

LAND USE	REQUIRED PARKLAND (ha)
RESIDENTIAL AREAS (5% NDA) - 33.46 X 5%	1.67
COMMERCIAL AREAS (2% NDA) - 1.47 X 2%	0.03
TOTALS	1.70

PEOPLE & JOBS DENSITY

TOTAL PEOPLE & JOBS	TOTAL AREA (ha)	TOTAL PEOPLE & JOBS PER HECTARE
3316	39.09	84.83

SNELL'S HOLLOW
PRELIMINARY DEVELOPMENT CONCEPT PLAN
TOWN OF CALEDON

TOWN OF CALEDON
PLANNING
RECEIVED
Sept.17, 2021



Scale 1:2,500
(24 x 36)
DECEMBER 16, 2020

