

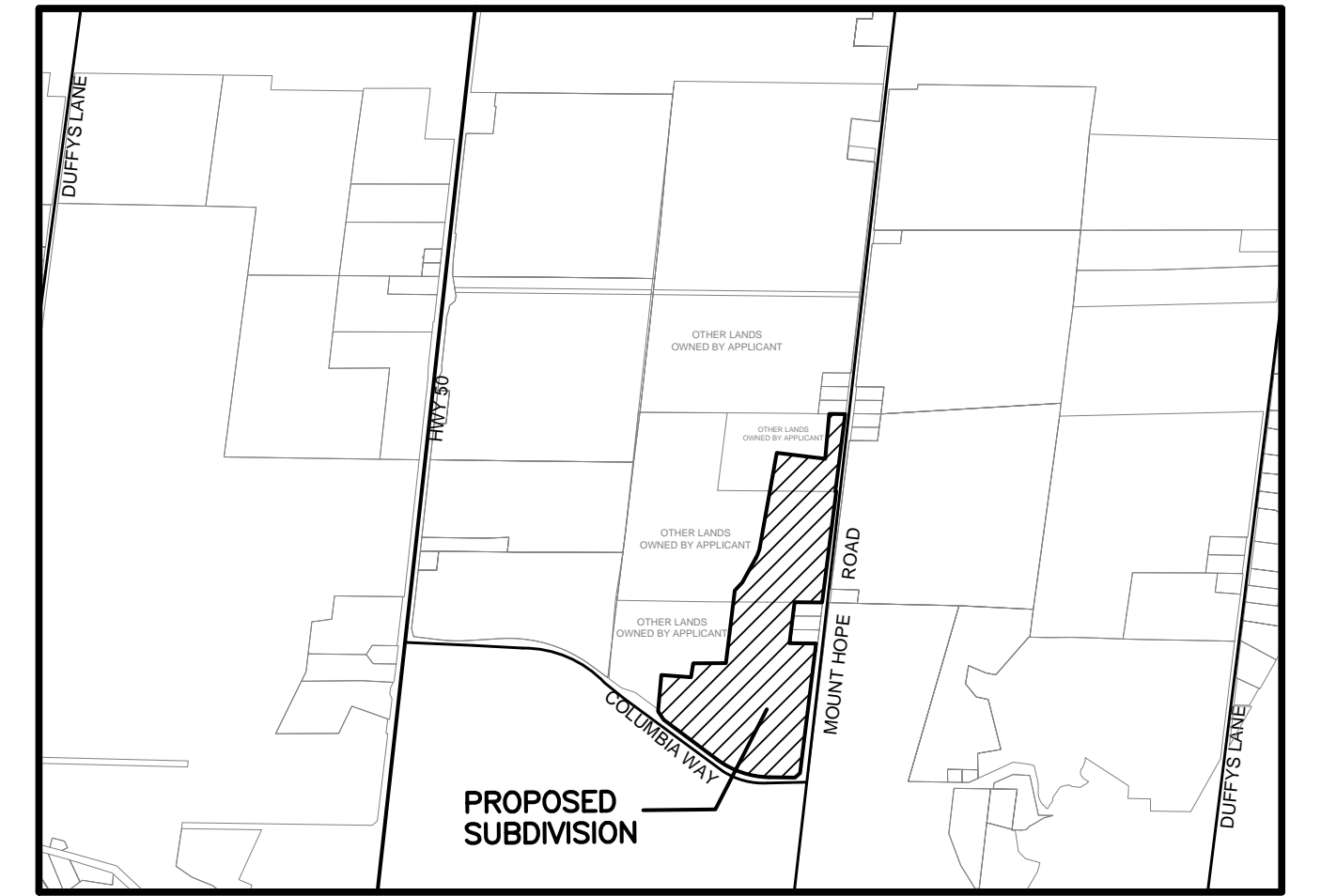
# DRAFT PLAN OF SUBDIVISION

## PART OF LOTS 11 AND 12, CONCESSION 7

(GEOGRAPHIC TOWNSHIP OF ALBION)

### TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN 21T-25003C REVISED FEB. 26, 2026



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

### SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED=32.067±Ha (79.240±AcS)

	LOTS	BLOCKS	UNITS	±Ha.	±AcS.
<b>SINGLE DETACHED DWELLINGS</b>					
• LOTS 89-97, 101-105, 114-120, 172-174, 181-225, 232-240, 260-274, and 288-294	100		100	3.047	7.529
MIN. LOT FRONTAGE = 9.8m MIN AREA = 250.0m <sup>2</sup>					
<b>SEMI-DETACHED DWELLINGS</b>					
• LOTS 1-15, 17-37, 40-54, 57-71, 75-80, 82-88, 98-100, 106-108, 121-129, 131-141, 144-152, 155-165, 168-171, 176-178, 180, 241-259, and 275-287	165		330	7.038	17.392
MIN. LOT FRONTAGE = 13.7m MIN AREA = 350.0m <sup>2</sup>					
<b>TOWNHOUSE DWELLINGS</b>					
BLOCKS 16, 38, 39, 55, 56, 72-74, 81, 109-113, 130, 142, 143, 153, 154, 166, 167, 175, 179, and 226-231		29	171	3.183	7.865
MIN. FRONTAGE PER UNIT = 6.0m					
<b>RESIDENTIAL BLOCK</b>					
BLOCK 295		1	40-120*	0.655	1.619
SUBTOTAL	265	30	641-721*	13.923	34.405
<b>STREETS</b>					
23.5m WIDE STREET TOTAL LENGTH=1475.8m. AREA=3,466.8Ha.					
18.0m WIDE STREET TOTAL LENGTH=2531.1m. AREA=4,556.8Ha.					
TOTAL LENGTH=4,006.9m. AREA=8,023.6Ha.					
<b>TOTAL</b>	<b>265</b>	<b>54</b>	<b>641-721*</b>	<b>32.067</b>	<b>79.240</b>

\*SUBJECT TO FINAL CALCULATION.

ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM.

0.3m RESERVES EXAGGERATED FOR VISUAL CLARITY.

### OWNERS' CERTIFICATE

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

OWNER:

UNITED HOLDINGS INC.

122 ROMINA DRIVE  
CONCORD, ONTARIO  
L4K 4Z7

BENEDETTO MAROTTA A.S.O.

### 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 17, 2026

C. P. EDWARD OLS

**DAYLIGHT TRIANGLE LAND DEDICATION:**  
 LOCAL ROAD TO LOCAL ROAD: 5m BY 5m  
 LOCAL ROAD TO COLLECTOR ROAD: 6m BY 6m  
 COLLECTOR ROAD TO COLLECTOR ROAD: 10m BY 10m  
 COLLECTOR ROAD TO MOUNT HOPE: 15m BY 15m  
 COLLECTOR ROAD TO COLUMBIA WAY: 15m BY 15m



PROJECT No. P-3638  
 SCALE 1:2000 FEBRUARY 26, 2026  
 (3638DES17) X-REF: (3638MAS1 & 3638TOPO1)  
**DWG. No. - 26:2**  
 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
 TEL: (905)669-4055 - DRAWN BY: B.T. - CHECKED BY: B.M.