

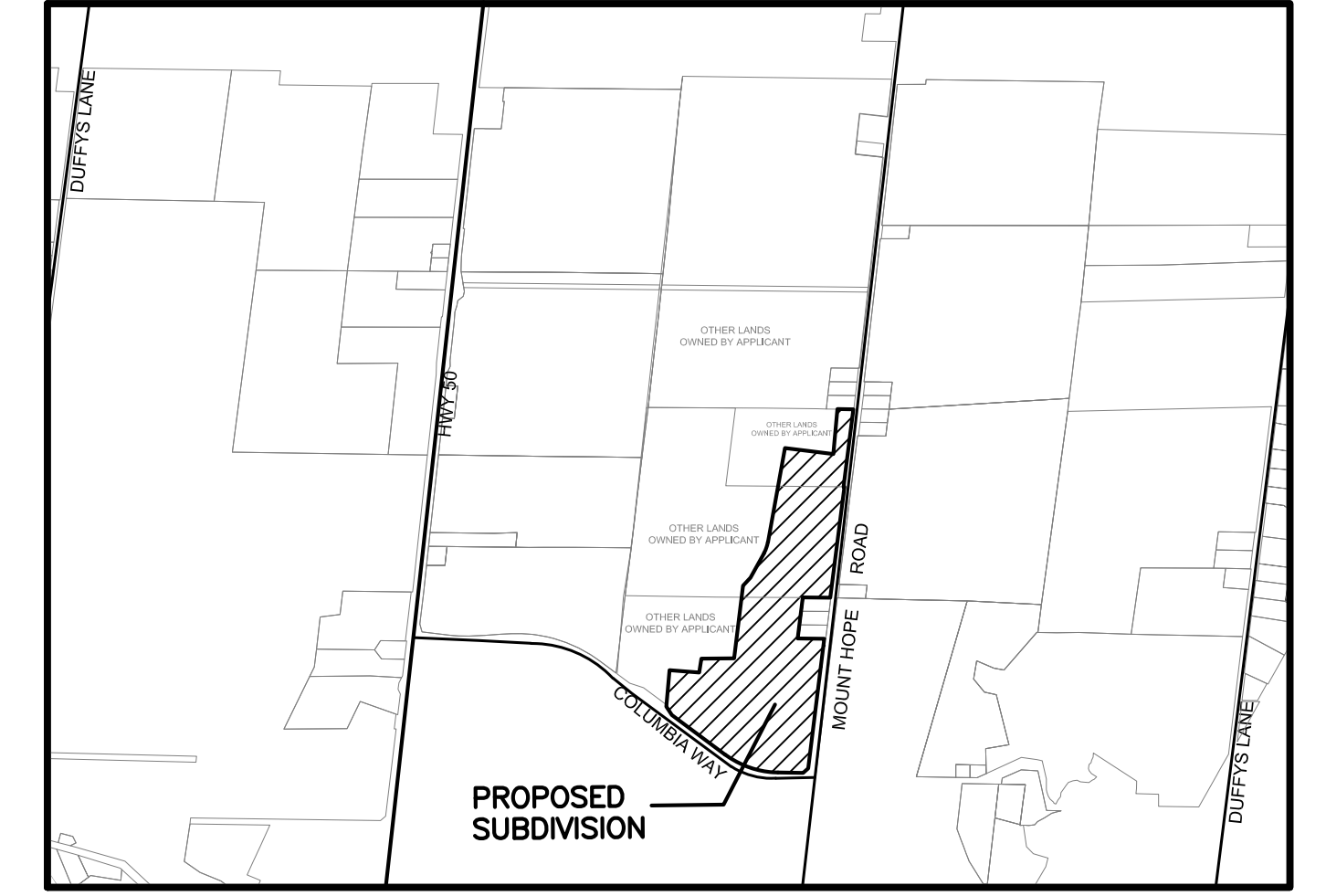
DRAFT PLAN OF SUBDIVISION

PART OF LOTS 11 AND 12, CONCESSION 7

(GEOGRAPHIC TOWNSHIP OF ALBION)

TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN 21T-25003C REVISED MAY 13, 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)

SINGLE DETACHED DWELLINGS

LOTS	BLOCKS	UNITS	±Ha.	±AcS.
LOTS 79-87, 91-95, 104-110, 145-147, 155-199, 204-212 and 229-247	97	97	2.893	7.149

MIN. LOT FRONTAGE = 9.8m MIN AREA = 250.0m²

SEMI-DETACHED DWELLINGS

LOTS 1-15, 18-36, 40-46, 50-62, 66-71, 73-78, 88-90, 96-98, 117-121, 125-127, 130-140, 143, 144, 149-151, 153, 154, 213-228 and 248-260	127	254	5.638	13.932
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MIN. LOT FRONTAGE = 13.7m MIN AREA = 350.0m²

TOWNHOUSE DWELLINGS

BLOCKS 16, 17, 37-39, 47-49, 63-65, 72, 99-103, 111-116, 122-124, 128, 129, 141, 142, 148, 152, 200-203, 261 and 262	38	204	4.731	11.690
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MIN. FRONTAGE PER UNIT = 7.62m

RESIDENTIAL BLOCK

BLOCK 263	1	40-120*	0.655	1.619
SUBTOTAL	224	39	595-675*	13.917

BLOCK 264	-	COMMERCIAL	1	2.624	6.484
BLOCK 265	-	PARK	1	1.419	3.506
BLOCKS 266 and 267	-	STORM WATER MANAGEMENT	2	4.209	10.401
BLOCKS 268 and 269	-	SERVICING BLOCK	2	0.060	0.148
BLOCK 270	-	OTHER LANDS OWNED BY APPLICANT	1	0.031	0.077
BLOCK 271	-	FUTURE DEVELOPMENT	1	0.061	0.150
BLOCKS 272-276	-	ROAD BUFFER	5	0.091	0.225
BLOCKS 277 and 278	-	NATURAL HERITAGE SYSTEM	2	1.212	2.995
BLOCK 279	-	OPEN SPACE	1	0.067	0.166
BLOCKS 280-282	-	ROAD WIDENING	3	0.286	0.707
BLOCKS 283-287	-	0.3m RESERVE	5	0.047	0.116

STREETS				8.043	19.875
23.5m WIDE STREET	TOTAL LENGTH=1475.0m.	AREA=3.466±Ha.			
18.0m WIDE STREET	TOTAL LENGTH=2542.0m.	AREA=4.573±Ha.			
	TOTAL LENGTH=4017.0m.	AREA=8.043±Ha.			

TOTAL 224 63 595-675* 32.067 79.240

*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 MAY 13, 2026
(3638DES20) X-REF: (3638MAS1 & 3638TOPO1)

DWG. No. - 26:3
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 - DRAWN BY: B.T. - CHECKED BY: B.M.