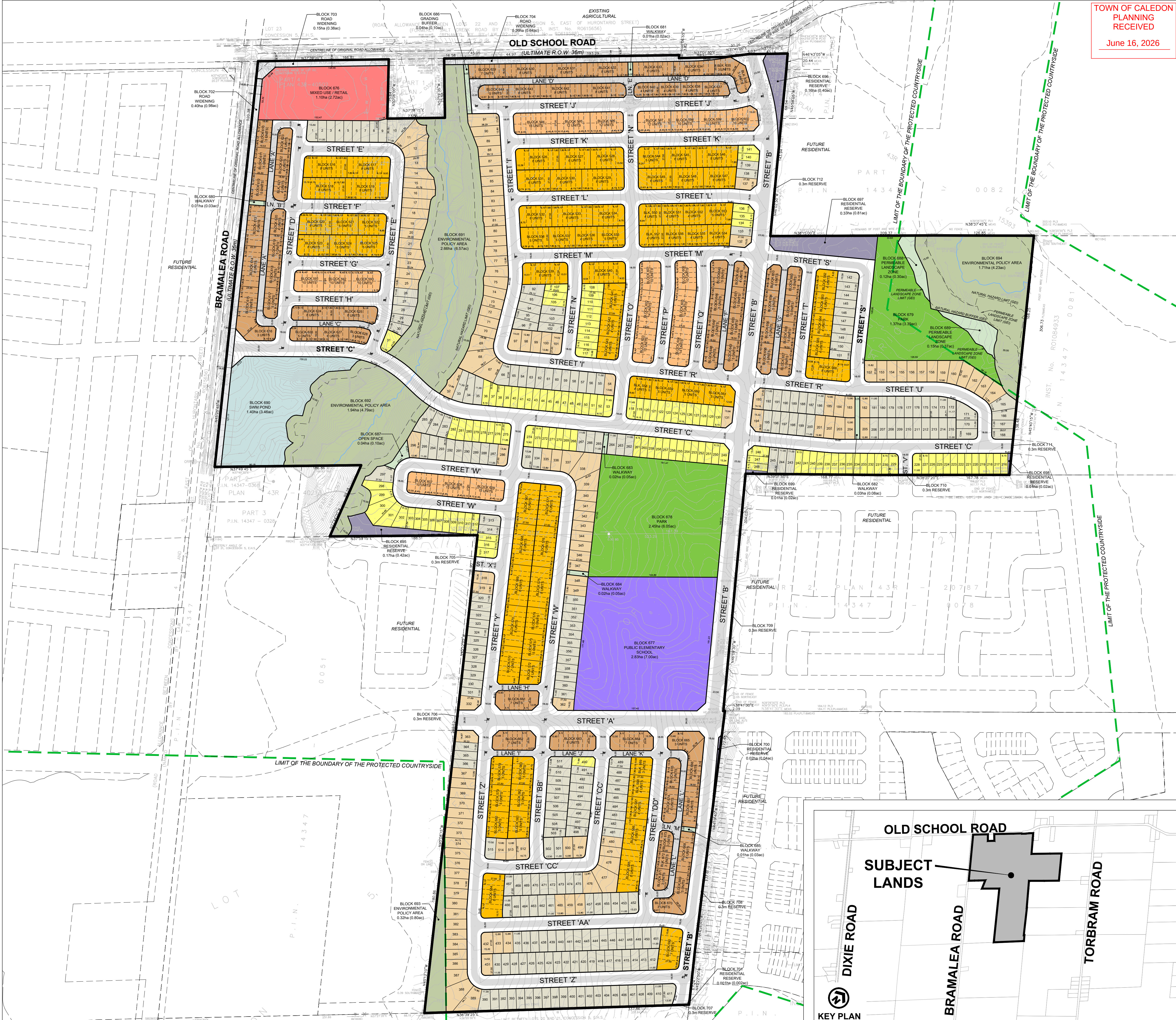




TOWN OF CALEDON  
PLANNING  
RECEIVED  
June 16, 2026

# DRAFT PLAN OF SUBDIVISION

## FILE # 21T-

### TACC DEVELOPMENTS (ARMSTRONG) INC.

PART OF LOTS 21 & 22, CONCESSION 5,  
EAST OF HURONTARIO STREET  
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

#### OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

TACC DEVELOPMENTS (ARMSTRONG) INC.

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

C. P. EDWARD, O.L.S.  
R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS

#### ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

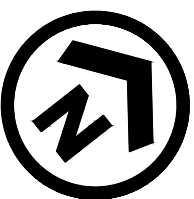
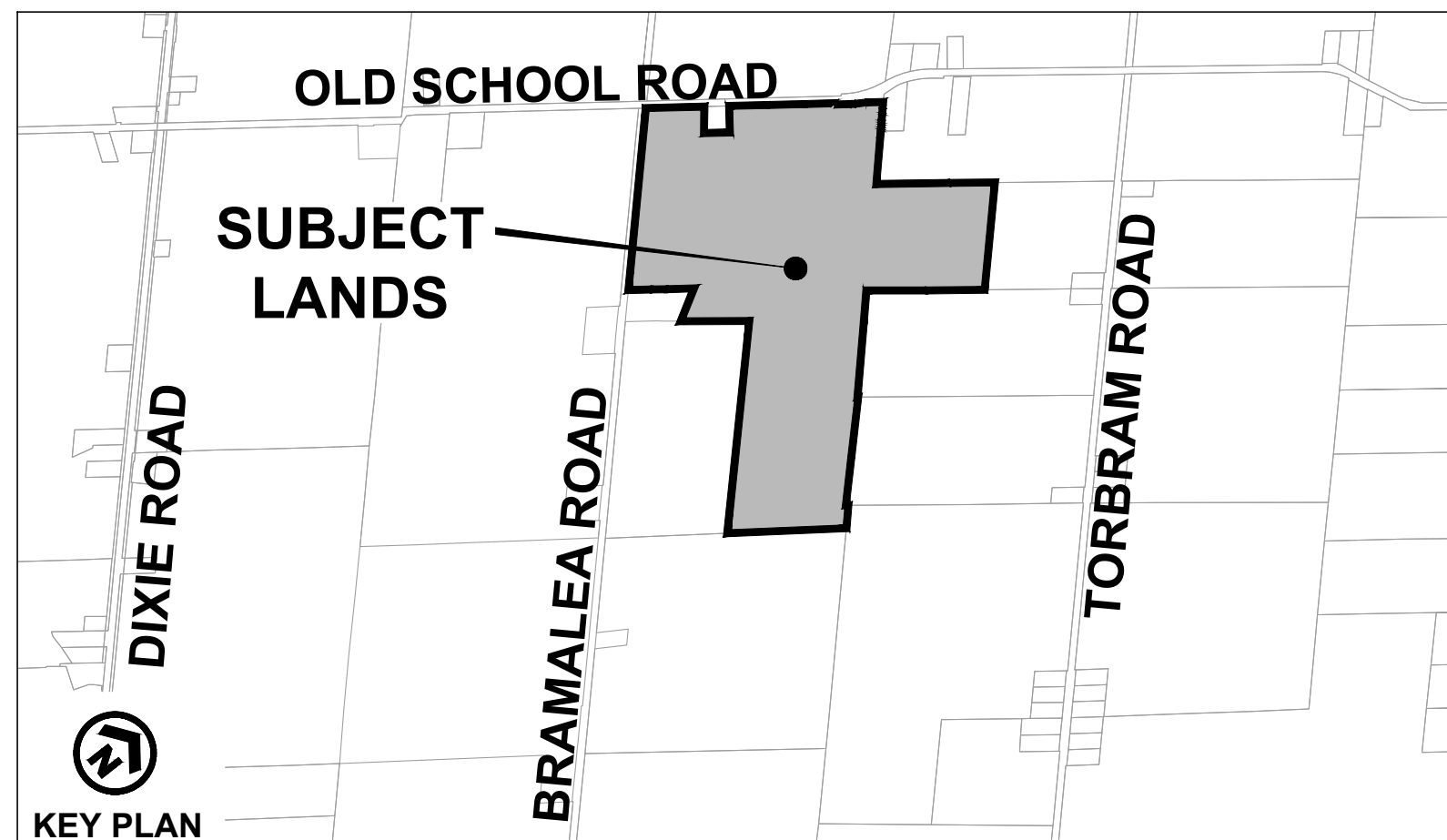
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

#### LAND USE SCHEDULE

| LAND USE                              | LOTS / BLOCKS | AREA (ha) | AREA (ac) | UNITS | DENSITY (UPHA) |
|---------------------------------------|---------------|-----------|-----------|-------|----------------|
| DETACHED - 12.8m (42')                |               | 5.70      | 14.08     | 136   | 23.86          |
| DETACHED - 11.0m (36')                |               | 8.08      | 19.97     | 252   | 31.19          |
| DETACHED - 9.15m (30')                | 1-515         | 3.45      | 8.53      | 127   | 36.81          |
| STREET TOWNHOUSE 6.1m (20')           | 516-590       | 8.21      | 20.29     | 433   | 52.74          |
| BACK-TO-BACK TOWNHOUSE 6.4m (21')     | 591-609       | 2.15      | 5.31      | 220   | 102.33         |
| REAR LANE TOWNHOUSE 6.1m (20')        | 610-675       | 5.10      | 12.60     | 358   | 70.20          |
| MIXED USE / RETAIL                    | 676           | 1.10      | 2.72      |       |                |
| PUBLIC ELEMENTARY SCHOOL              | 677           | 2.83      | 7.00      |       |                |
| PARK                                  | 678,679       | 3.82      | 9.44      |       |                |
| WALKWAY BLOCK                         | 680-685       | 0.10      | 0.25      |       |                |
| GRADING BUFFER                        | 686           | 0.04      | 0.10      |       |                |
| OPEN SPACE                            | 687           | 0.04      | 0.10      |       |                |
| PERMEABLE LANDSCAPE ZONE              | 688,689       | 0.27      | 0.67      |       |                |
| SWM POND                              | 690           | 1.40      | 3.46      |       |                |
| ENVIRONMENTAL POLICY AREA             | 691-694       | 6.62      | 16.36     |       |                |
| RESIDENTIAL RESERVE                   | 695-701       | 0.71      | 1.75      |       |                |
| ROAD WIDENING                         | 702-704       | 0.81      | 2.00      |       |                |
| 0.3m RESERVE                          | 705-712       | 0.01      | 0.02      |       |                |
| 8.0m & 10.0m LANEWAY (LENGTH: 1,539m) |               | 1.33      | 3.29      |       |                |
| 18.0m LOCAL R.O.W. (LENGTH: 7,612m)   |               | 13.85     | 34.22     |       |                |
| 20.0m LOCAL R.O.W. (LENGTH: 658m)     |               | 1.34      | 3.31      |       |                |
| 23.5m LOCAL R.O.W. (LENGTH: 844m)     |               | 2.01      | 4.97      |       |                |
| 26.0m LOCAL R.O.W. (LENGTH: 340m)     |               | 0.88      | 2.17      |       |                |
| TOTAL                                 | 712           | 69.85     | 172.61    | 1526  | 46.68          |

#### NOTES

- LOCAL / COLLECTOR TO ARTERIAL DAYLIGHT TRIANGLE - 15.0m x 15.0m
- COLLECTOR TO COLLECTOR DAYLIGHT TRIANGLE - 10.0m x 10.0m
- LOCAL TO COLLECTOR DAYLIGHT TRIANGLE - 7.5m x 7.5m
- LANEWAY TO LOCAL / COLLECTOR DAYLIGHT TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL DAYLIGHT TRIANGLE - 5.0m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
- ALL INTERSECTION ANGLES ARE 90° UNLESS OTHERWISE NOTED



SCALE: 1:2500  
(24 x 36)  
APRIL 20, 2026