



**DEVELOPMENT CONCEPT PLAN  
MANORS OF BELFOUNTAIN CORP**

**FILE # 21T-91015C**

PART OF EAST HALF AND WEST HALF LOT 9  
CONCESSION 5, W.H.S.  
(HAMLET OF BELFOUNTAIN)  
TOWN OF CALEDON,  
REGIONAL MUNICIPALITY OF PEEL

**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: \_\_\_\_\_

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**ADDITIONAL INFORMATION**

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

H) DRILLED WELLS TO BE PROVIDED  
I) SANDY LOAM AND CLAY LOAM  
K) PRIVATE SEPTIC TO BE PROVIDED; STORMWATER DESIGN IN DISCUSSIONS WITH THE TOWN

**NOTES**

- Developable Area (excludes Open Space & Woodlot) = 45.90 ha (113.38 ac)
- 5% of Developable Area (2.35ha, 5.81ac) required for Park land dedication
- 70 Total Lots; average lot size: 0.53ha (1.32ac)
- 20m ROW; 22m ROW where sidewalks to be provided; Length - 2,634m (8.642')
- 3m Public Walkway Width; 1.5m Sidewalk Width
- 6m Street Width; Pavement illustration is diagrammatic only
- 22m/20m cul-de-sac Turning Radius
- Local to local radii - approx. 14m
- Streets 'A' & 'C' to Shaws Creek Rd. daylight triangles - 15.0 x 15.0
- Top of Slope as staked in 1994, reviewed September 4 & 12, 2014
- Dripline staked Septermber 4 & 12, 2014

**LEGEND:**

- Property Line
- Tree Protection - Snow Fence Hoarding
- Snow Fence to be Removed
- Existing Fence Line to Remain
- Existing Fence Line to be Removed
- Slope Direction and Percentage
- Existing Vegetation Grouping to Remain
- Existing Vegetation Grouping to be Removed
- Existing Vegetation Grouping to be Removed
- Existing Dead/Dying Vegetation Grouping to Remain
- Existing Tree to be Preserved
- Existing Tree to be Removed
- Existing Tree to be Removed Dead, Girdled or Dangerous
- Approximate Location and Extent of Stone Rock Wall
- Stone Rock Wall to be Removed
- Test Wells

**LAND USE SCHEDULE**

LAND USE	LOTS/BLOCKS	AREA (HA)	AREA (AC)	UNITS
ESTATE RESIDENTIAL	1-70	37.37	92.40	70
OPEN SPACE	74	18.16	44.86	
PARK	72	2.35	5.80	
10m BUFFER	73	0.80	1.97	
STORMWATER POND	71,75	5.26	12.95	
20.0m/22.0m ROW (2,634m LENGTH)	76	5.65	13.95	
ROAD WIDENING	77-78	0.50	1.23	
PUBLIC WALKWAYS	79-82	0.20	0.48	
<b>TOTAL</b>	<b>82</b>	<b>70.28</b>	<b>173.67</b>	<b>70</b>

Scale: 1=2000  
March 26, 2019