

- Legend:**
- 101 CATCHMENT ID
  - 3.67 AREA (HA)
  - 102 EXTERNAL CATCHMENT ID
  - 1.10 AREA (HA)
  - DRAINAGE BOUNDARY
  - EXTERNAL DRAINAGE BOUNDARY
  - OVERLAND FLOW

**DRAFT PLAN OF SUBDIVISION**

PART OF LOT 27  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF ALBION  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

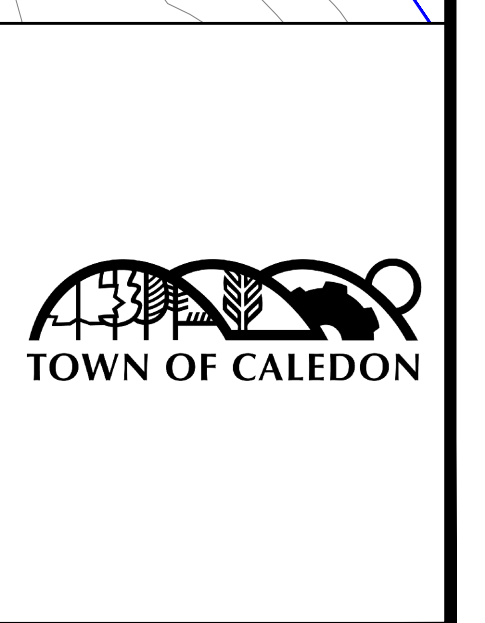
MAP 5B  
SURFACE HYDROLOGY MAP  
PROJECT SITE

1:1000

JUNE 19, 2018

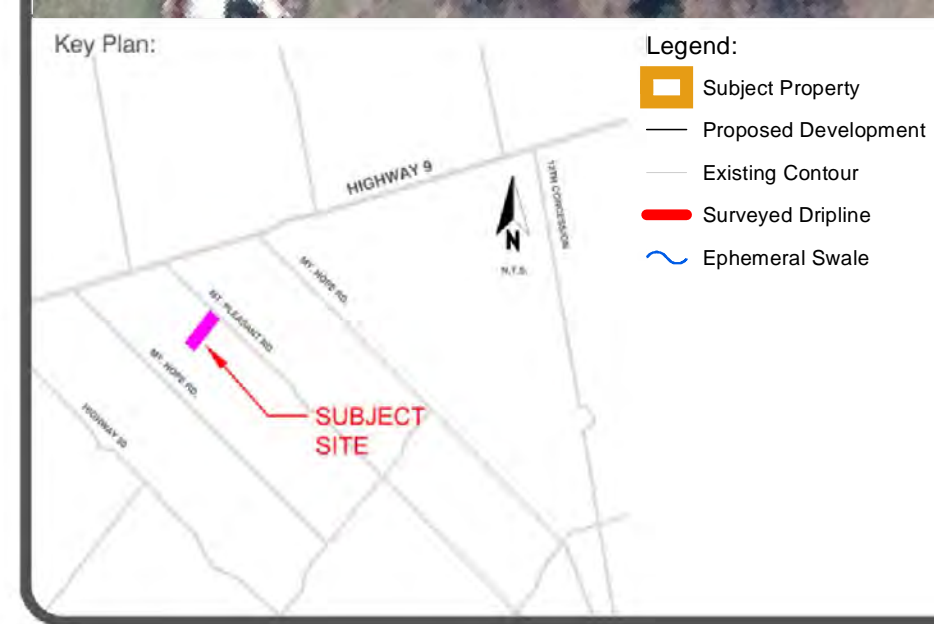
**0 MT. PLEASANT ROAD**

**VALDOR ENGINEERING INC.**  
Consulting Engineers - Project Management  
41 BOWMAN BAY ROAD, SUITE 2, WOODBINE, ONTARIO, L4H 1H1  
TEL: (905) 882-1111 FAX: (905) 882-1112  
www.valdor-engineering.com

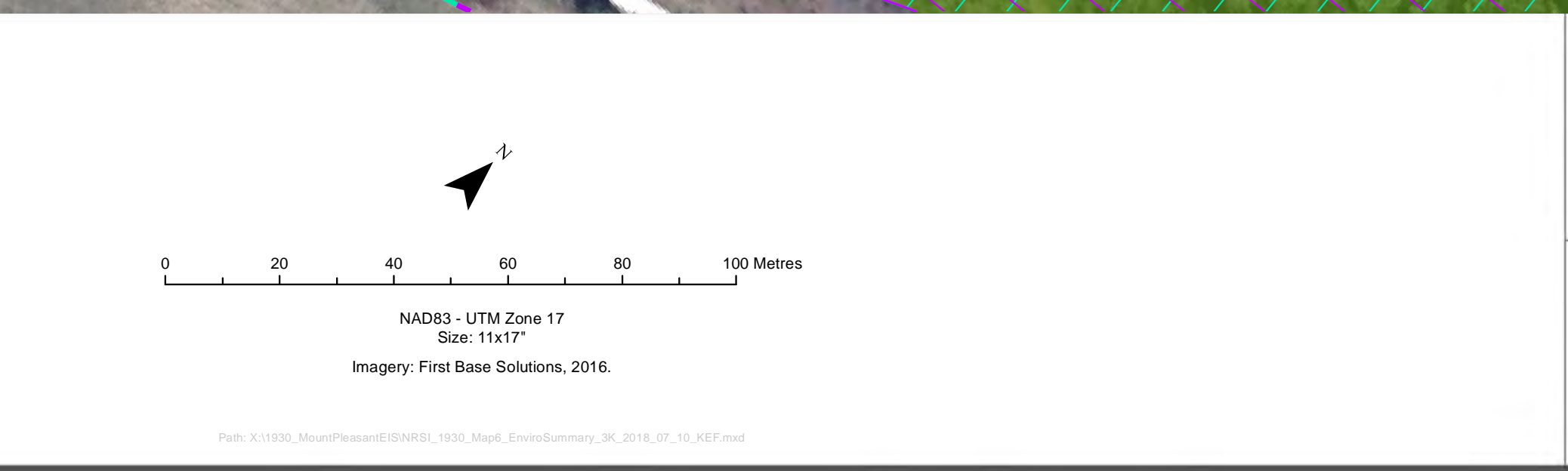


FILE: 17122  
PREPARED BY: O.B.  
CHECKED BY: D.G.





- Legend:**
- Subject Property
  - Proposed Development
  - Existing Contour
  - Surveyed Dripline
  - Ephemeral Swale
- Oak Ridges Moraine Conservation Plan Features**
- Key Natural Heritage Feature (Environmental Zone 1)
  - 30m Key Natural Heritage Feature Buffer
- Town of Caledon Official Plan Features**
- Environmental Zone 1
  - 30m Vegetation Protection Zone
  - Environmental Zone 2
- Region of Peel Official Plan Features**
- Core Areas of the Greenlands



ENVIRONMENTAL AND ENGINEERING SUMMARY REPORT

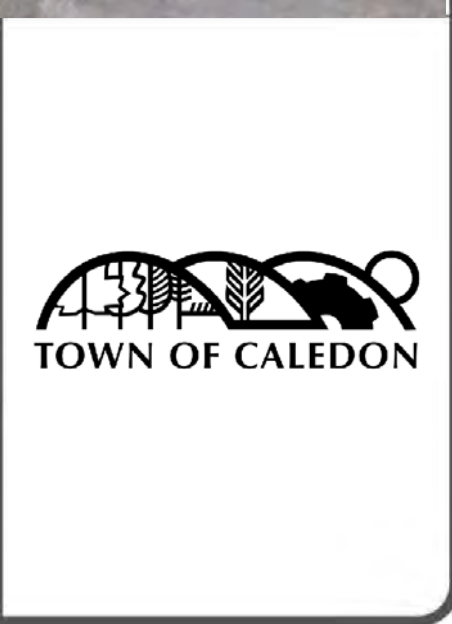
TROPICAL LAND DEVELOPMENT

MAP 6 ENVIRONMENTAL SUMMARY MAP

1:1,000

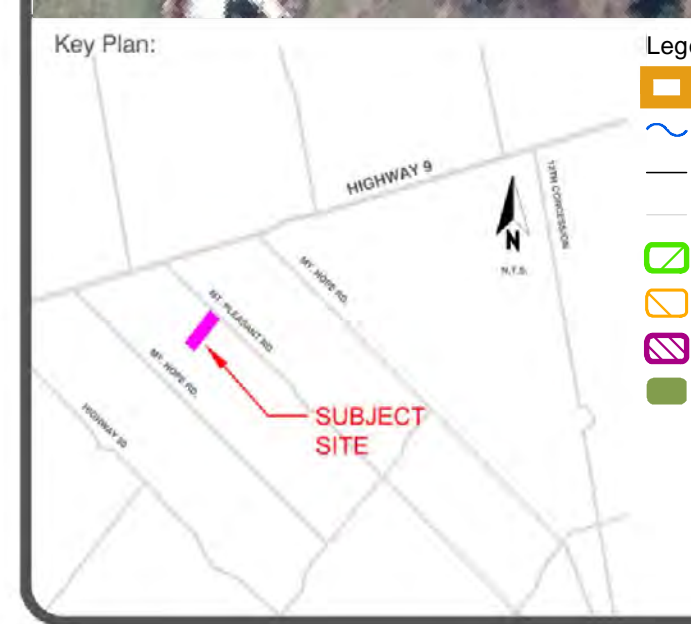
Date: July 11, 2018

0 MT. PLEASANT ROAD

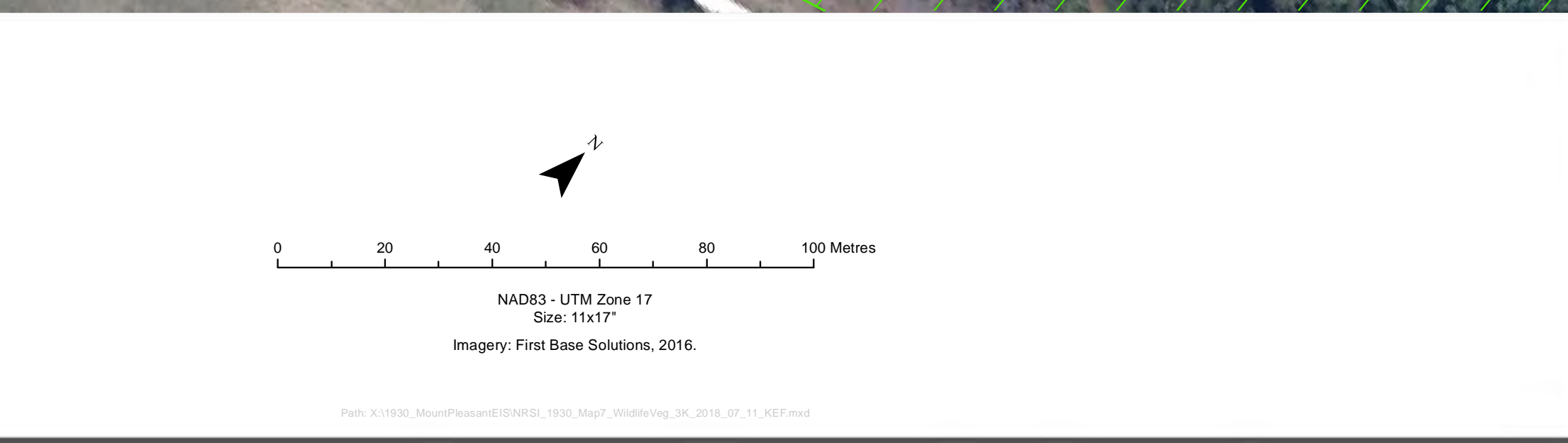


Path: X:\11930\_MountPleasant\04\0401\_1930\_Map6\_EnviroSummary\_3K\_2018\_07\_10\_KEP.mxd





- Legend:**
- Subject Property
  - Ephemeral Swale
  - Proposed Development
  - Existing Contour
  - Eastern Wood-Pewee, Little Brown Myotis, Northern Myotis Habitat
  - Grasshopper Sparrow Habitat
  - Monarch Habitat
  - Reforestation Area
  - Ecological Land Classification (ELC)
  - (AG) Agriculture
  - (CUM1) Mineral Cultural Meadow Ecosite
  - (CUP) Plantation
  - (CUP3-9) Norway Spruce - European Larch Coniferous Plantation Type
  - (FOD6-5) Fresh - Moist Sugar Maple - Hardwood Deciduous Forest Type
  - (H) Hedgerow
  - Inclusion
  - (SWD3-2) Silver Maple Mineral Deciduous Swamp Type



ENVIRONMENTAL AND ENGINEERING SUMMARY REPORT

TROPICAL LAND DEVELOPMENT

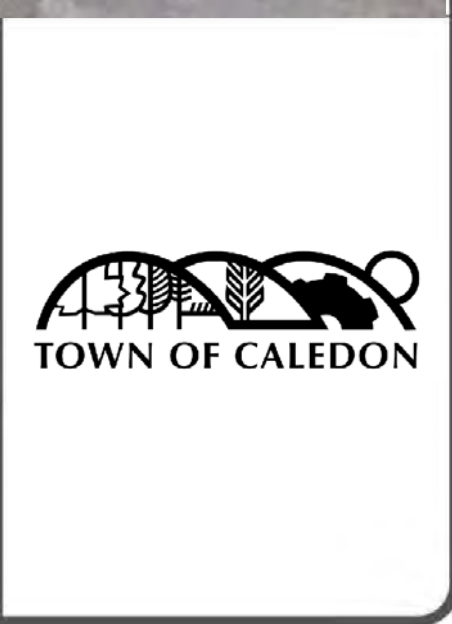
MAP 7 WILDLIFE AND VEGETATION

1:1,000

Date: July 11, 2018

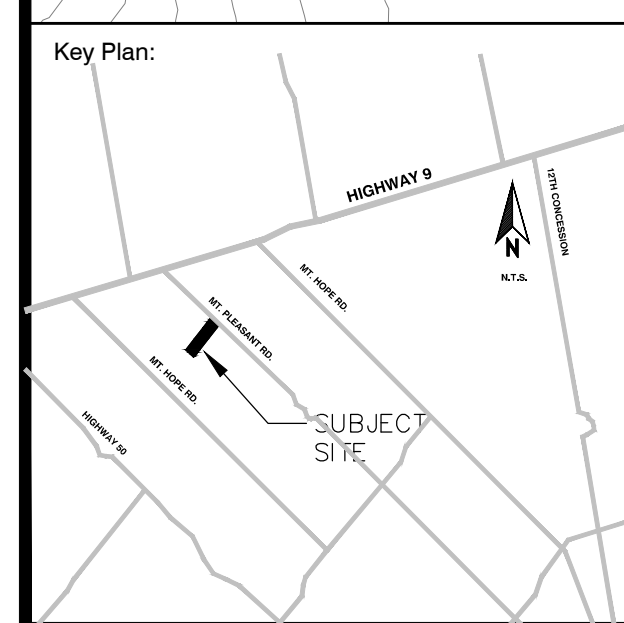
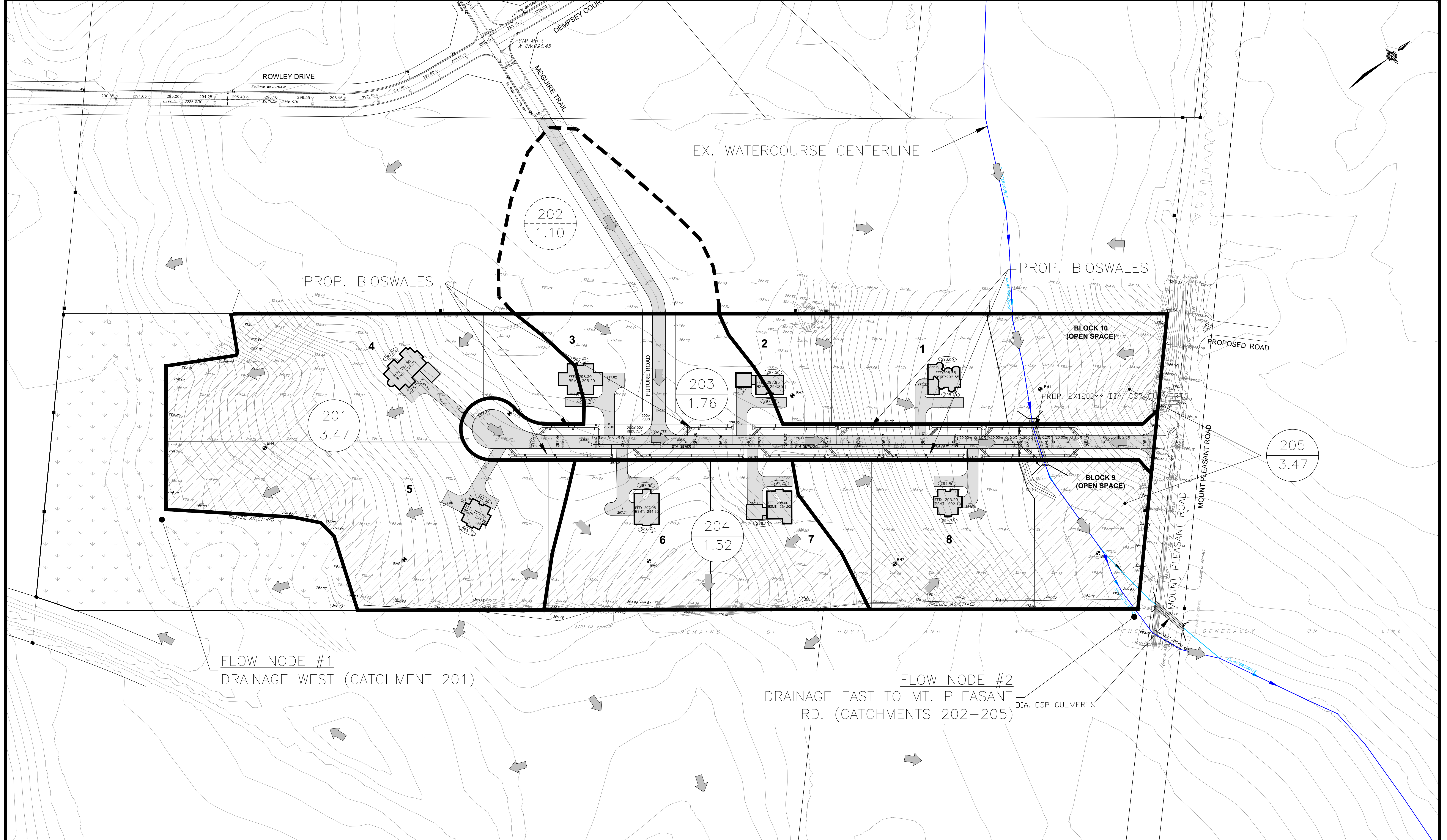
0 MT. PLEASANT ROAD

**THE BIGLIERI GROUP LTD.**  
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 Office: 416-693-8113 Fax: 416-693-8117  
<http://www.thebigliergroup.com>



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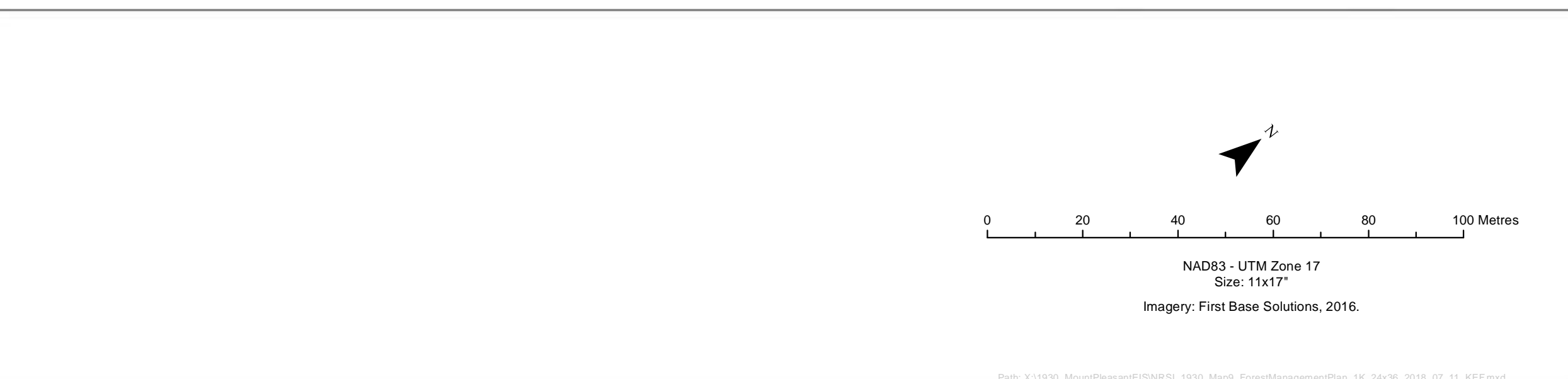
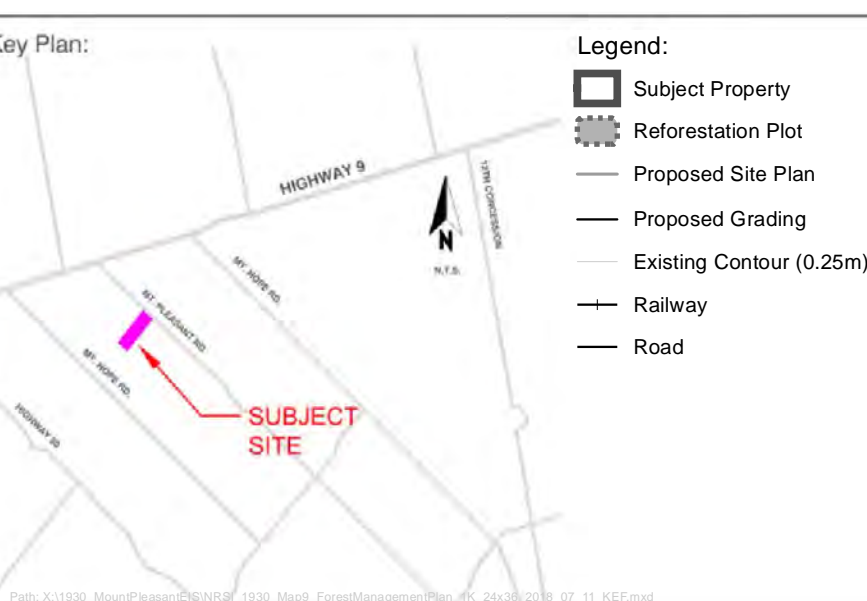
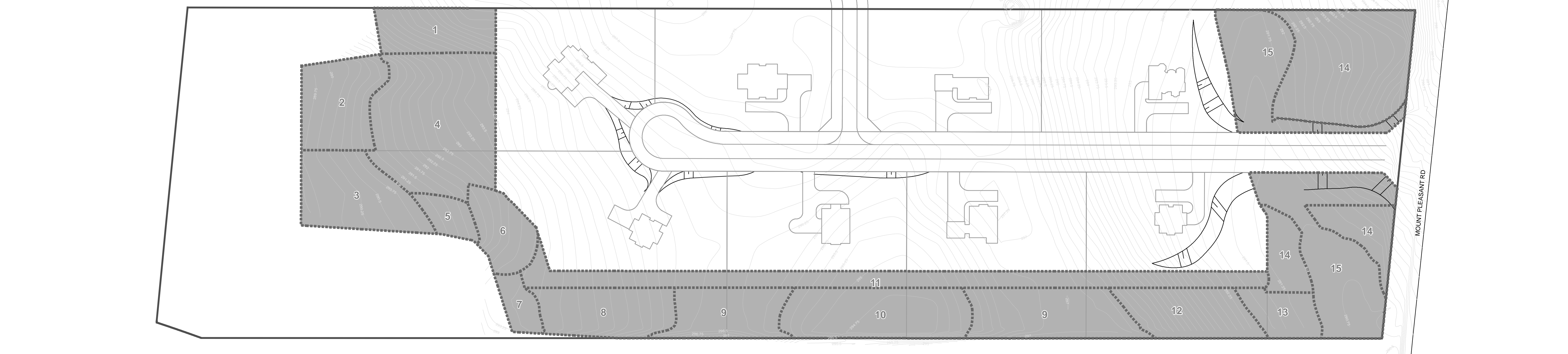
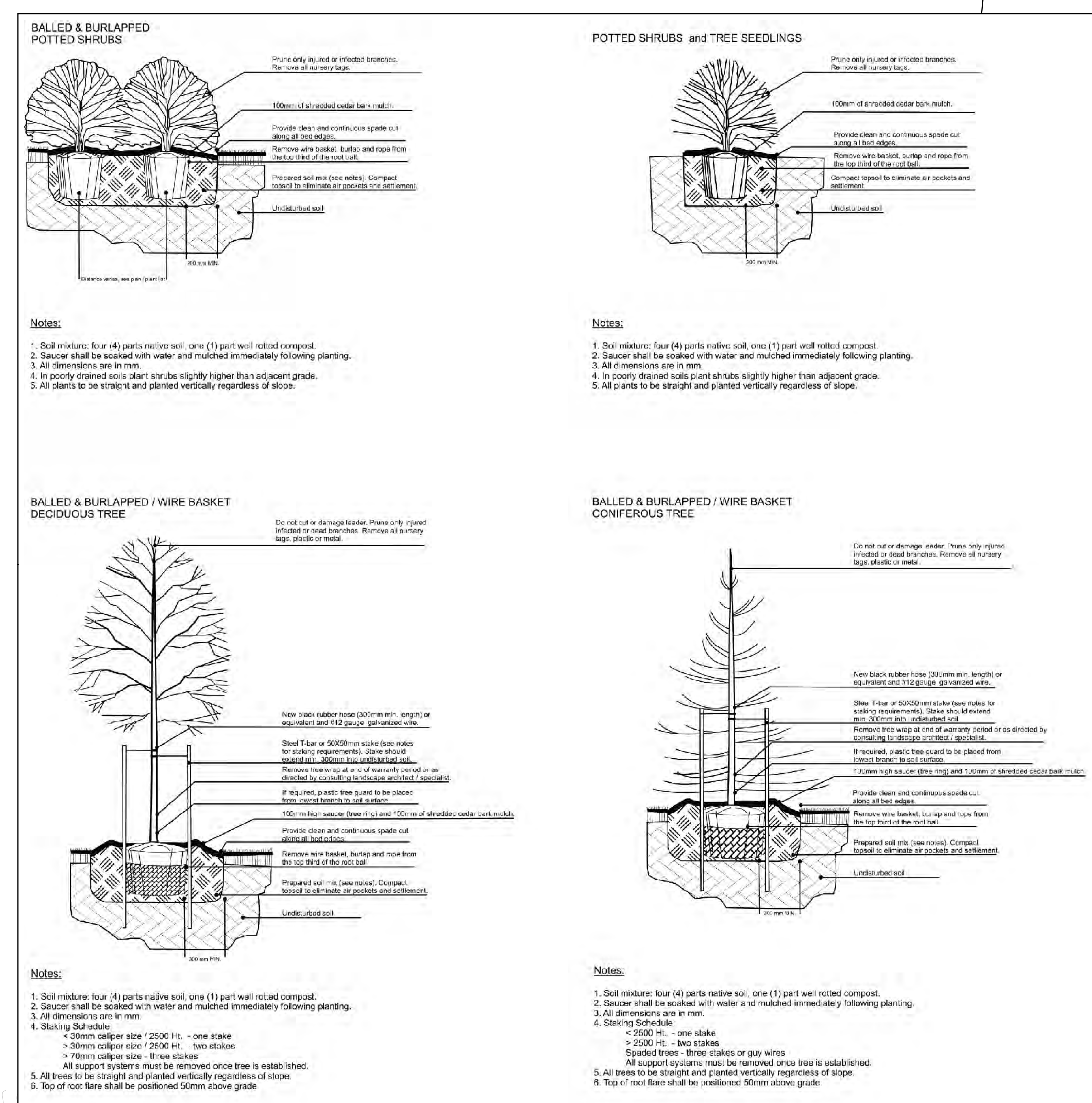
- Legend:**
- 201 CATCHMENT ID
  - 3.47 AREA (HA)
  - DRAINAGE BOUNDARY
  - EXTERNAL DRAINAGE BOUNDARY
  - OVERLAND FLOW
  - 202 EXTERNAL CATCHMENT ID
  - 1.10 AREA (HA)

<b>DRAFT PLAN OF SUBDIVISION</b>	1:1000	<b>0 MT. PLEASANT ROAD</b>
	JUNE 19, 2018	
PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL	MAP 8 STORMWATER MANAGEMENT / GRADING PLAN	VALDOR ENGINEERING INC. Chartered Engineers - Project Management 41 BOWMAN BAY ROAD, SUITE 2, WOODBINE, ONTARIO L4H 1H1 TEL: (905) 882-1111 WWW.VALENGR.COM
FILE: 17122 PREPARED BY: O.B. CHECKED BY: D.G.		TOWN OF CALEDON



Polygon Number	Polygon Area (ha)	Polygon Description	Form	Scientific Name	Common Name	Special Requirements						
1	0.16	This polygon is present on a southwest facing slope, and is currently meadow habitat for grassland birds and pollinating insects. The proposed planting list for this area respects the natural meadow community, with some new tree establishment. It is expected that this will encourage continued use of the habitat from birds such as Grasshopper Sparrow. Milkweed has been added to the seed mix for this polygon in order to mitigate any loss of habitat for Monarch.	Trees	<i>Betula papyrifera</i>	White Birch	Sun						
				<i>Pinus strobus</i>	Eastern White Pine	Sun						
			Shrubs	<i>Populus tremuloides</i>	Trembling Aspen	Sun						
				<i>Quercus macrocarpa</i>	Bur Oak	None						
			Seed Mx	<i>Rubus odoratus</i>	Purple Flowering Raspberry	None						
				<i>Rhus hirta</i>	Staghorn Sumac	None						
			2	0.21	This lowland area is provided with some shade from the southern forest community, and provides wetter habitat than most polygons. Species proposed are complementary with the adjacent lowland Sugar Maple forest, and are intended to guide this polygon to transition into the adjacent community.	Trees	Early Succession Dry Prairie Meadow Mx (8115)	Hand cast				
							<i>Asclepias syriaca</i>	Common Milkweed	Hand cast			
						Shrubs	<i>Acer saccharum ssp. saccharum</i>	Sugar Maple	Deer protection, shade			
							<i>Acer X. freemanii</i>	Freeman's Maple	Moist soil			
Seed Mx	<i>Betula papyrifera</i>	White Birch				Sun						
	<i>Betula alleghaniensis</i>	Yellow Birch				Moist soil						
3	0.24	Similar to Polygon 2, this area is situated within a lower depression area, but will benefit from increased shade from morning sun. A slight preference toward shade-tolerant species has been shown for this polygon.				Trees	<i>Populus tremuloides</i>	Trembling Aspen	Sun			
							<i>Thuja occidentalis</i>	Eastern White Cedar	None			
						Shrubs	<i>Prunus serotina</i>	Black Cherry	Sun or partial shade			
							<i>Thuja occidentalis</i>	Eastern White Cedar	None			
			Seed Mx	<i>Cornus foemina ssp. racemosa</i>	Red Panicle Dogwood	Moist soil						
				<i>Sambucus racemosa ssp. pubens</i>	Red-berried Elderberry	None						
			4	0.50	Located uphill from Polygon 1 and 2, and located in a sunnier location, this planting list provides more upland and shade-intolerant species. This reflects species associated with early succession, which specialize in providing a starting canopy that is able to eventually nurse shade-tolerant forest species. Milkweed has been added to the seed mix for this polygon in order to mitigate any loss of habitat for Monarch.	Trees	<i>Acer rubrum</i>	Red Maple	Shade, moist soil			
							<i>Acer saccharum ssp. saccharum</i>	Sugar Maple	Deer protection, shade			
						Shrubs	<i>Acer X. freemanii</i>	Freeman's Maple	Moist soil			
							<i>Betula papyrifera</i>	White Birch	Sun			
Seed Mx	<i>Pinus strobus</i>	Eastern White Pine				Sun						
	<i>Populus tremuloides</i>	Trembling Aspen				Sun						
5	0.06	Located on a rising slope from the southwest, this polygon is slightly drier and slightly less protected by shade than the polygons to the west. Milkweed has been added to the seed mix for this polygon in order to mitigate any loss of habitat for Monarch.				Trees	<i>Prunus serotina</i>	Black Cherry	Sun or partial shade			
							<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	Upland to moist soil			
						Shrubs	<i>Salix amygdaloides</i>	Peach-leaved Willow	Moist soil			
							<i>Salix nigra</i>	Black Willow	Sun, moist soil			
			6	0.13	Higher in topography than the areas to the west, and with less shade than most polygons, this planting list reflects early-successional, sun-tolerant species that are able to establish a primary canopy before the establishment of shade-tolerant forest species.	Trees	<i>Salix nigra</i>	Black Willow	Sun, moist soil			
							<i>Salix discolor</i>	Pussy Willow	Moist soil			
						Shrubs	<i>Salix discolor</i>	Pussy Willow	Moist soil			
							<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil			
						7	0.06	This polygon is provided with increased shade from the southwest to southeast, and more shade-tolerant species are recommended to be planted within this shaded polygon. These are intended to reflect the nearby lowland deciduous community.	Trees	<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil
										<i>Salix discolor</i>	Pussy Willow	Moist soil
Shrubs	<i>Salix discolor</i>	Pussy Willow							Moist soil			
	<i>Salix erioccephala</i>	Heart-leaved Willow							Moist soil			
8	0.20	This polygon is provided with some shade from the southeast, and reflects a more upland deciduous to mixed forest community, providing a suitable transition between the lowland deciduous forest and the topographically higher plantation community.							Trees	<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil
										<i>Salix discolor</i>	Pussy Willow	Moist soil
			Shrubs	<i>Salix discolor</i>	Pussy Willow				Moist soil			
				<i>Salix erioccephala</i>	Heart-leaved Willow				Moist soil			
			9	0.42	This polygon is provided with some shade from the southeast, and reflects a more upland deciduous to mixed forest community, providing a suitable transition between the lowland deciduous forest and the topographically higher plantation community. This community is present at the highest topographical points in the planting plan.				Trees	<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil
										<i>Salix discolor</i>	Pussy Willow	Moist soil
						Shrubs	<i>Salix discolor</i>	Pussy Willow	Moist soil			
							<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil			

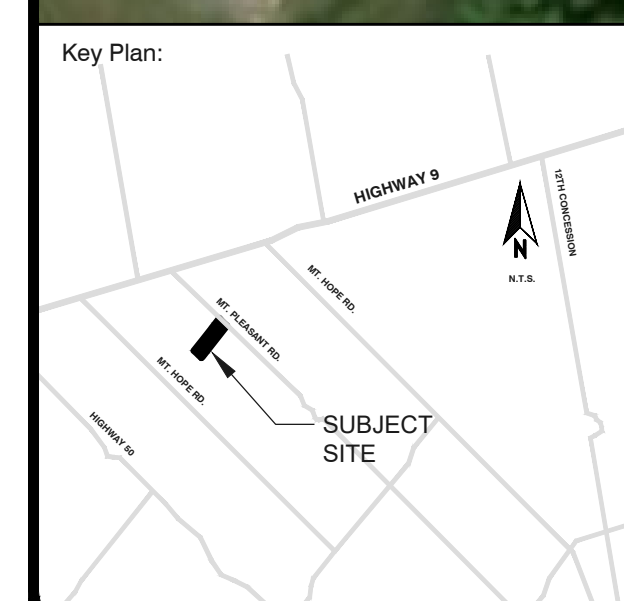
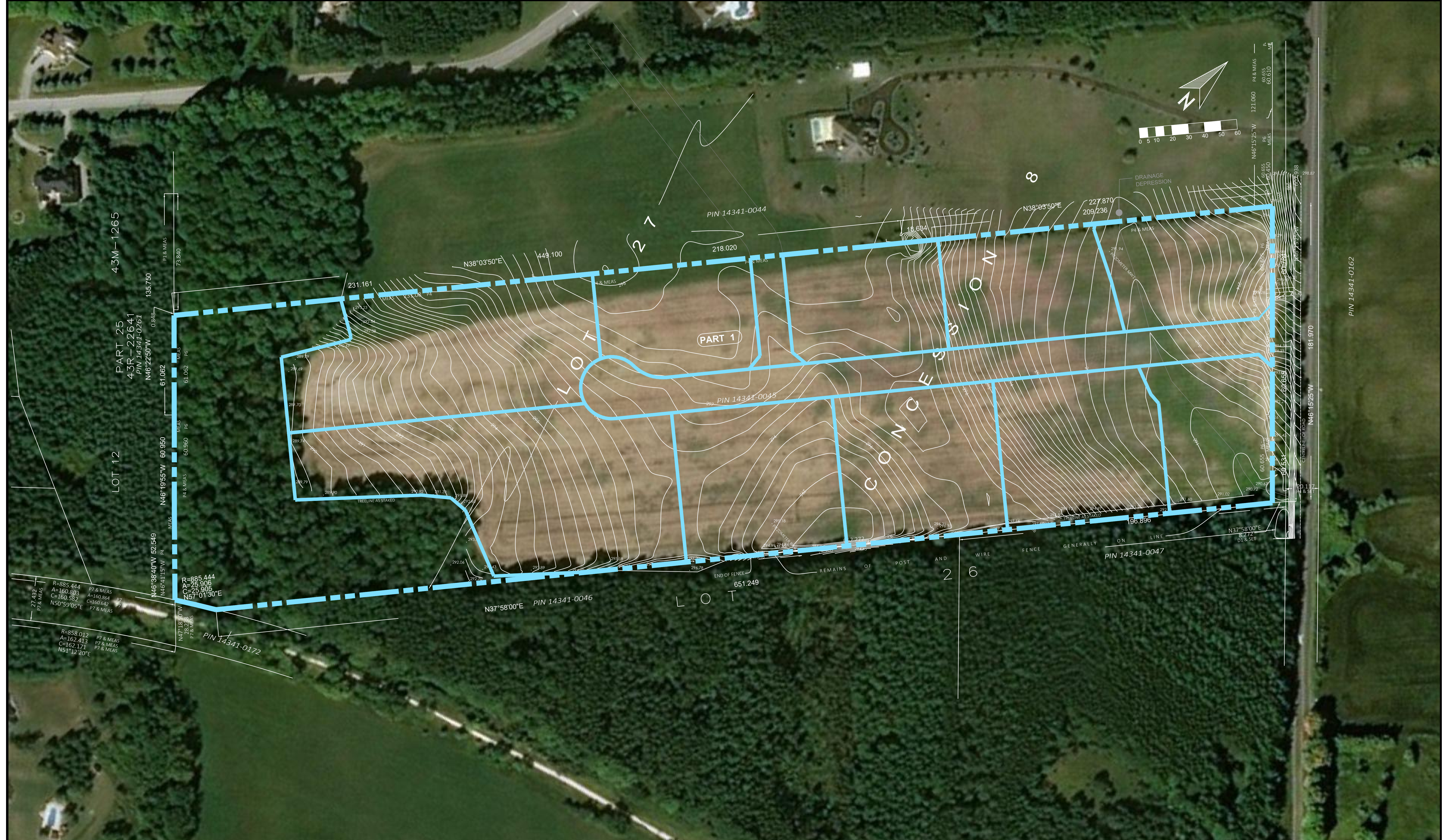
10	0.28	This polygon is situated in a minor depression between the two highest points in the planting plan. The planting plan reflects this upland community, with some species more tolerant of seasonally wet conditions.	Trees	<i>Acer saccharum ssp. saccharum</i>	Sugar Maple	Deer protection, shade			
11	0.39	This buffer polygon is designed to take advantage of the increased sun, and also acts as a thick natural barrier to discourage encroachment and unintended use from landowners. Thick shrub species, smaller tree species and sun-tolerant tree species are proposed for this buffer polygon.	Trees	<i>Betula papyrifera</i>	White Birch	Sun			
				<i>Pinus strobus</i>	Eastern White Pine	Sun			
			Shrubs	<i>Populus tremuloides</i>	Trembling Aspen	Sun			
				<i>Quercus macrocarpa</i>	Bur Oak	None			
			Seed Mx	<i>Rubus odoratus</i>	Purple Flowering Raspberry	None			
				<i>Rhus hirta</i>	Staghorn Sumac	None			
			12	0.19	This polygon reflects a more upland deciduous to mixed forest community, providing a suitable transition between the lowland deciduous forest and the topographically higher plantation community. Located on a slightly north-facing slope, this community transitions into the lowland, riparian habitat near Mount Pleasant Road.	Trees	Early Succession Dry Prairie Meadow Mx (8115)	Hand cast	
							<i>Asclepias syriaca</i>	Common Milkweed	Hand cast
						Shrubs	<i>Acer saccharum ssp. saccharum</i>	Sugar Maple	Deer protection, shade
							<i>Acer X. freemanii</i>	Freeman's Maple	Moist soil
Seed Mx	<i>Betula papyrifera</i>	White Birch				Sun			
	<i>Betula alleghaniensis</i>	Yellow Birch				Moist soil			
13	0.10	This polygon is provided with some shade from the southeast, and is located near the bottom of the Polygon 12 north-facing slope, transitioning into the riparian lowland habitats associated with the protected seasonal swale to the northeast. Wet-tolerant tree species are recommended in this area, similar to the off-site swamp inclusion to the southwest.				Trees	<i>Populus tremuloides</i>	Trembling Aspen	Sun
							<i>Prunus serotina</i>	Black Cherry	Sun or partial shade
						Shrubs	<i>Salix amygdaloides</i>	Peach-leaved Willow	Moist soil
							<i>Salix nigra</i>	Black Willow	Sun, moist soil
			Seed Mx	<i>Cornus foemina ssp. racemosa</i>	Red Panicle Dogwood	Moist soil			
				<i>Sambucus racemosa ssp. pubens</i>	Red-berried Elderberry	None			
			14	0.62	This riparian polygon is adjacent to the proposed swale. Proposed species include those that would be present in a swamp thicket, intended to transition into a swamp community through the listed tree plantings.	Trees	<i>Salix nigra</i>	Black Willow	Sun, moist soil
							<i>Salix discolor</i>	Pussy Willow	Moist soil
						Shrubs	<i>Salix discolor</i>	Pussy Willow	Moist soil
							<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil
Seed Mx	<i>Salix erioccephala</i>	Heart-leaved Willow				Moist soil			
	<i>Salix discolor</i>	Pussy Willow				Moist soil			
15	0.62	This polygon is located within the ephemeral swale, and provides species that can withstand seasonal flooding. Woody or tree species in this polygon should be planted at the boundaries of the community, and the topography of the swale should be maintained during planning activities.				Trees	<i>Salix nigra</i>	Black Willow	Sun, moist soil
							<i>Salix discolor</i>	Pussy Willow	Moist soil
						Shrubs	<i>Salix discolor</i>	Pussy Willow	Moist soil
							<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil
			Seed Mx	<i>Salix erioccephala</i>	Heart-leaved Willow	Moist soil			
				<i>Salix discolor</i>	Pussy Willow	Moist soil			



ENVIRONMENTAL AND ENGINEERING SUMMARY REPORT	TROPICAL LAND DEVELOPMENT	1:1,000
		Date: July 11, 2018
PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL	MAP 9 FOREST MANAGEMENT PLAN	0 MT. PLEASANT ROAD

THE BIGLIERI GROUP LTD.  
Planning | Development | Project Management  
1400 Highway 9 East, Suite 201, Caledon, Ontario L7C 3A7  
Office: 905.884.8113 Fax: 905.884.8117  
http://www.biglieri.com



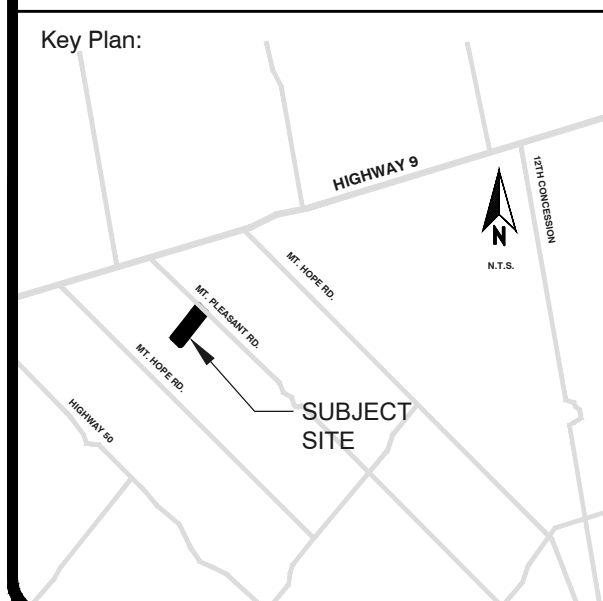
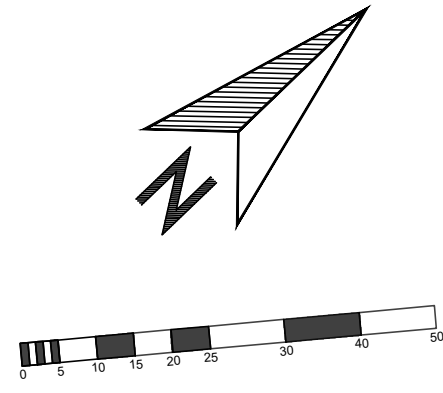


<p><b>DRAFT PLAN OF SUBDIVISION</b></p>	<p>TROPICAL LAND DEVELOPMENT</p>	1:1000
		May 4, 2018
<p>PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL</p>	<p>MAP 1 AERIAL PHOTO</p>	<p><b>0 MT. PLEASANT ROAD</b></p>

**THE BIGLIERI GROUP LTD.**  
 Planning | Development | Project Management  
 20 Lorne Street, Suite 111, Toronto, Ontario M4W 0A7, CA  
 120 Colborne Street, Suite 100, Caledon, ON L7C 1A4  
 Office: (416) 882-1118 Fax: (416) 882-1113  
 info@biglierigroup.com

**TOWN OF CALEDON**

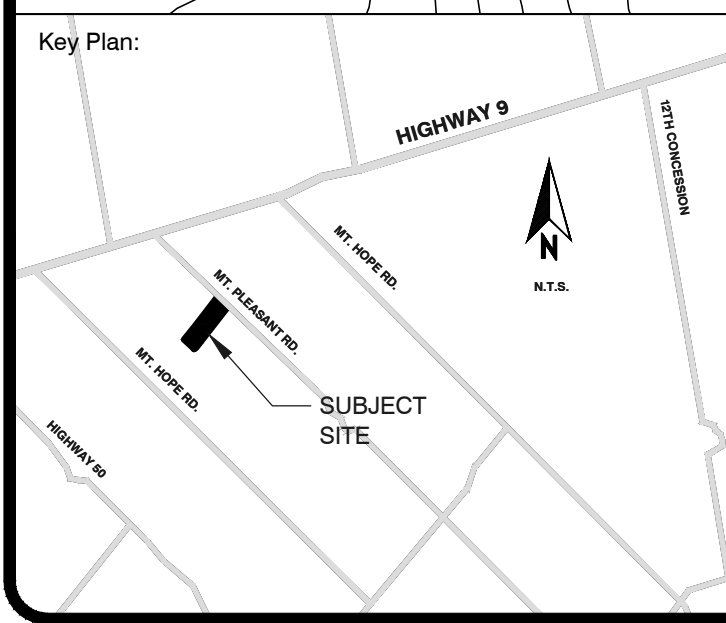




- Legend:**
- TREE LINE
  - - - DRAINAGE DEPRESSION

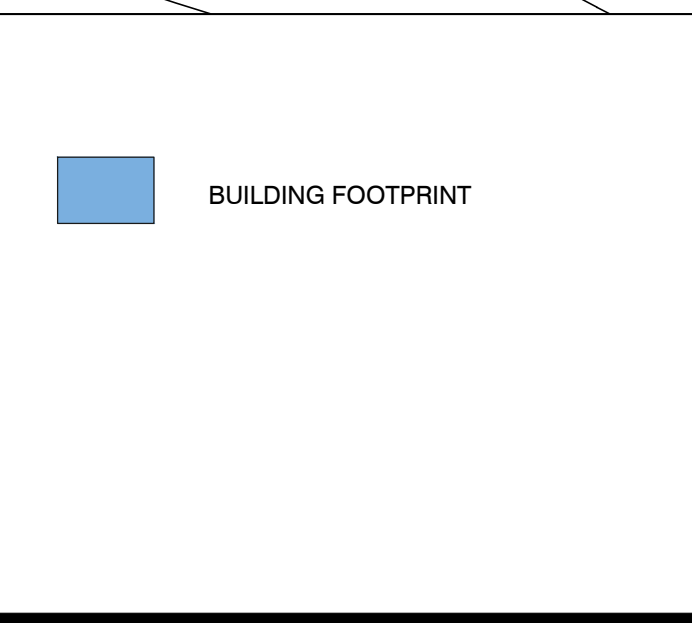
<b>DRAFT PLAN OF SUBDIVISION</b>	TROPICAL LAND DEVELOPMENT	1:1000	<b>THE BIGLIERI GROUP LTD.</b> <small>Planning   Development   Project Management</small> <small>25 Lorne Street, Suite 101, Toronto, Ontario, M4W 1R7, CA</small> <small>180 Colborne Street, Suite 100, Caledon, Ontario, L4R 1A4</small> <small>Office: (905) 882-1118 Fax: (905) 882-1113</small> <small>biglieri@biglierigroup.com</small>	<b>TOWN OF CALEDON</b>
		May 4, 2018		
<small>PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL</small>	<b>MAP 2 TOPOGRAPHY</b>	<b>0 MT. PLEASANT ROAD</b>		





Legend:

Slopes	
0 to 1%	Lightest Green
1 to 5%	Light Green
5 to 10%	Medium Green
10 to 15%	Dark Green
15 to 25%	Yellow-Green
>25%	Yellow

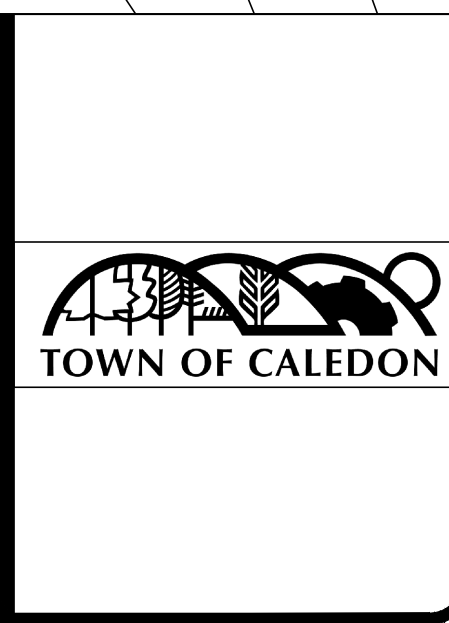
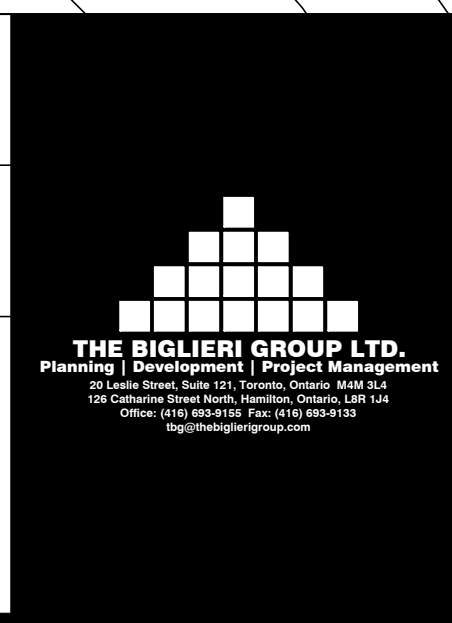


<b>DRAFT PLAN OF SUBDIVISION</b>	TROPICAL LAND DEVELOPMENT	1:1000
PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL	MAP 3 SLOPE MAP	May 10, 2018

**DRAFT PLAN OF SUBDIVISION**

TROPICAL LAND DEVELOPMENT

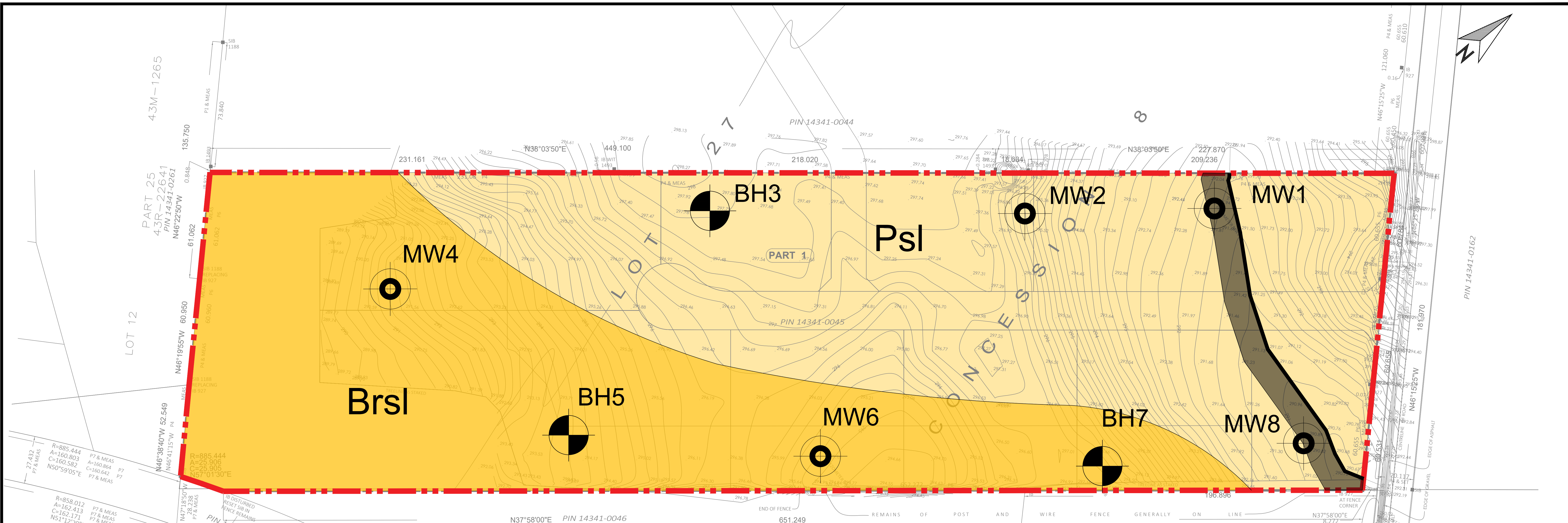
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May 10, 2018



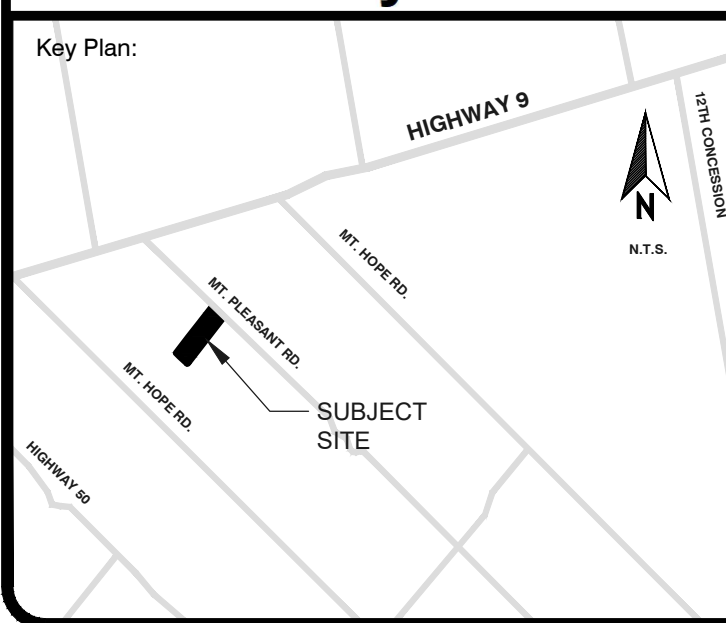








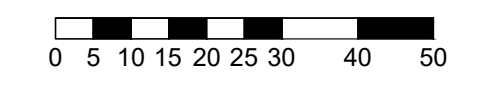
<b>Soil Materials</b>	<b>Well Sorted Outwash</b>		<b>Poorly Sorted Outwash</b>	
	a) Sandy			
<b>Natural Drainage</b>	<b>Good</b>		<b>Good</b>	
<b>Series</b>	<b>Brighton</b>		<b>Pontypool</b>	
<b>Type, Symbol, Acreage</b>	<b>Sandy Loam</b>	<b>Brsl - 3,300</b>	<b>Sandy Loam</b>	<b>Psl - 46,300</b>
<b>Colour</b>				
<b>Topography</b>	<b>Smooth Gently Sloping</b>		<b>Irregular Steeply Sloping</b>	
<b>Surface Stoniness</b>	<b>Stonefree</b>		<b>Few Stones</b>	
<b>Surface Reaction</b>	<b>Neutral to Slightly Alkaline</b>		<b>Slightly Alkaline to Neutral</b>	
<b>Great Soil Group</b>	<b>Grey-Brown Podzolic</b>		<b>Grey-Brown Podzolic</b>	
<b>Profile Description of Cultivated Soil</b>	4" dark grey - brown sandy loam over well defined sand horizons. Grey calcareous sand parent material.		4" dark greyish brown sandy loam underlain by well defined A2 and B horizons. Parent material usually sandy with occasional pockets of gravel. Profile well developed.	
<b>Main Fertility Needs</b>	<b>Organic Matter Phosphate Potash</b>		<b>Organic Matter Phosphate Potash</b>	



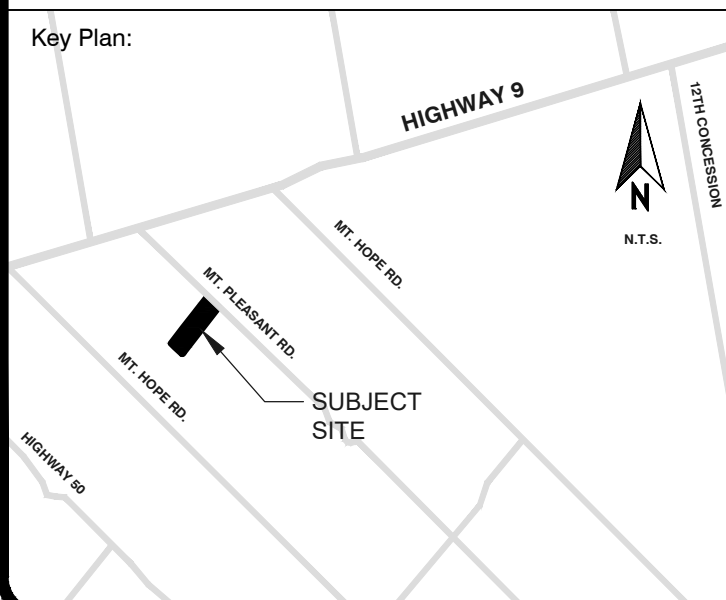
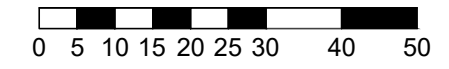
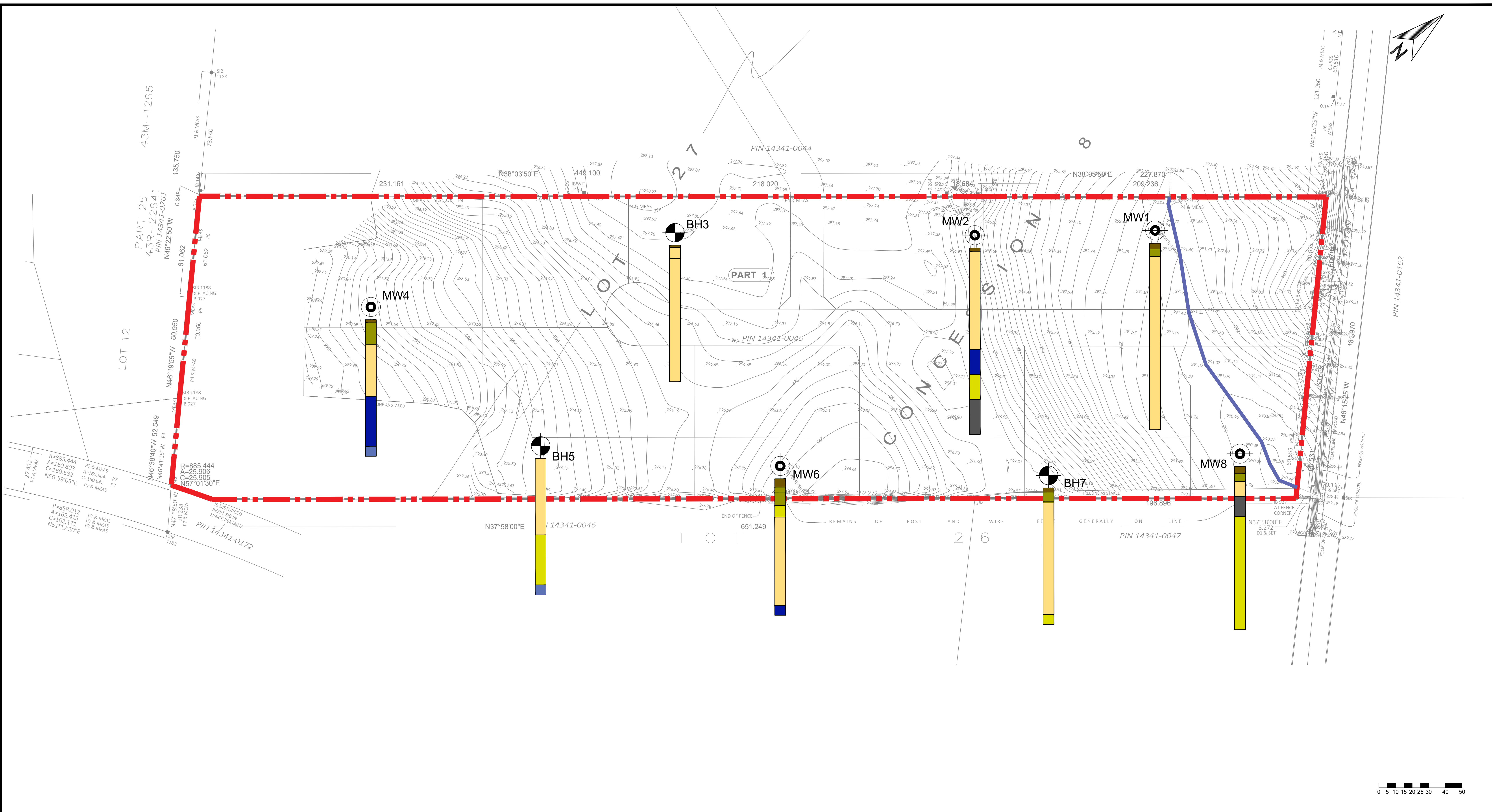
**Legend:**

- - - - - Property Boundary
- Creek
- Creek Buffer
- Brsl
- Psl

<b>DRAFT PLAN OF SUBDIVISION</b>	TROPICAL LAND DEVELOPMENT	1:1000	 Sirati & Partners Consultants Ltd. Geotechnical & Environmental Services Engineering Solutions 750 Millway Avenue, Unit 8, Vaughan, ON L4K 0M7 Phone: 905-669-4177, Fax: 905-669-4488	 TOWN OF CALEDON
	PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL	MAP 4b Soil and Soil Drainage Classification - Detail Map		



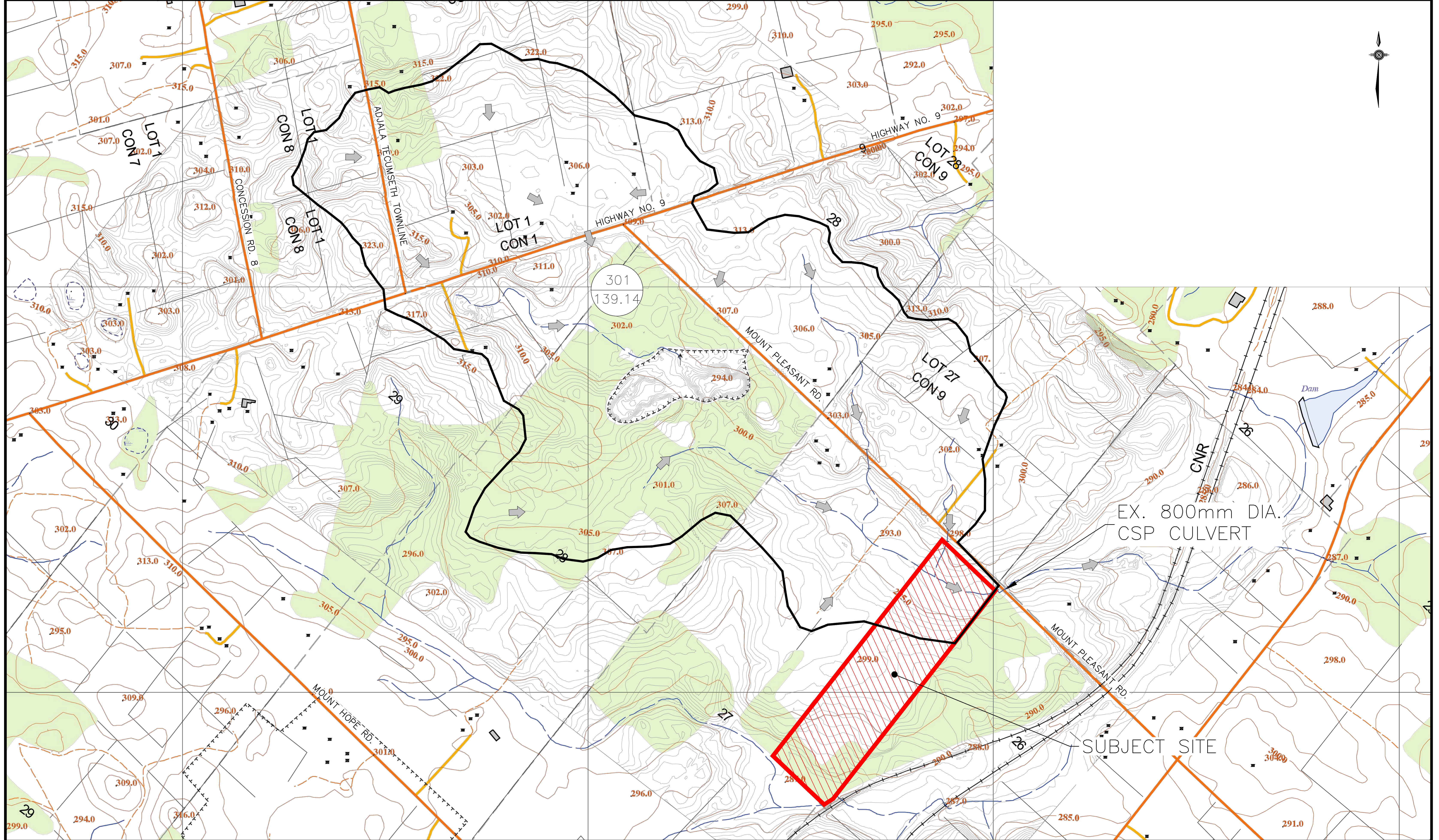




Legend:		Monitoring Well		Borehole		Soil Lithology	
	Property Boundary		Monitoring Well		Borehole		Top Soil
	Creek						Silty Sand
							Clayey Silt / Silty Clay
							Silt
							Fill
							Sand
							Sandy Silt

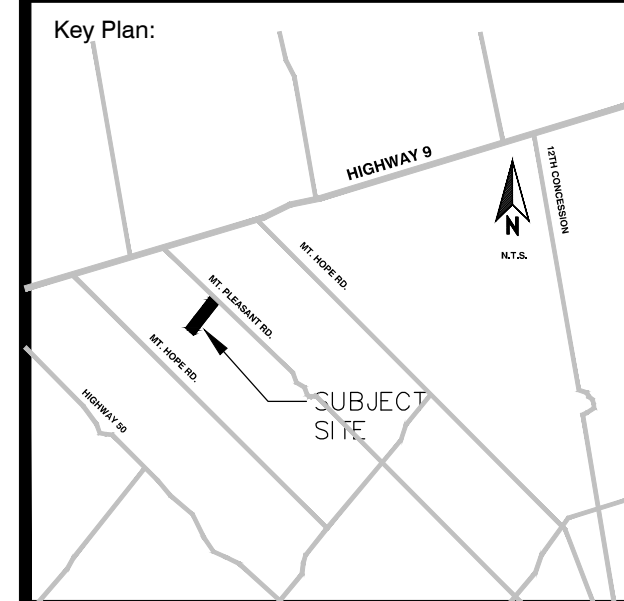
<b>DRAFT PLAN OF SUBDIVISION</b>  PART OF LOT 27 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEI	TROPICAL LAND DEVELOPMENT	1:1000	 Sirati & Partners Consultants Ltd. Geotechnical & Environmental Services Engineering Solutions 750 Midway Avenue, Unit-8, Vaughan, ON L4K 0M7 Phone: 905-669-4477, Fax: 905-669-4488	 TOWN OF CALEDON
	MAP 4c SPCL BH/MW Soil Lithology	May 10, 2018		





EX. 800mm DIA.  
CSP CULVERT

SUBJECT SITE



- Legend:
- 301 CATCHMENT ID
  - 139.14 AREA (HA)
  - DRAINAGE BOUNDARY
  - OVERLAND FLOW

**DRAFT PLAN OF  
SUBDIVISION**

PART OF LOT 27  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF ALBION  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEI

MAP 5A  
SURFACE HYDROLOGY MAP  
LOCAL STUDY AREA

1:4000

JUNE 19, 2018

**0 MT. PLEASANT  
ROAD**

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