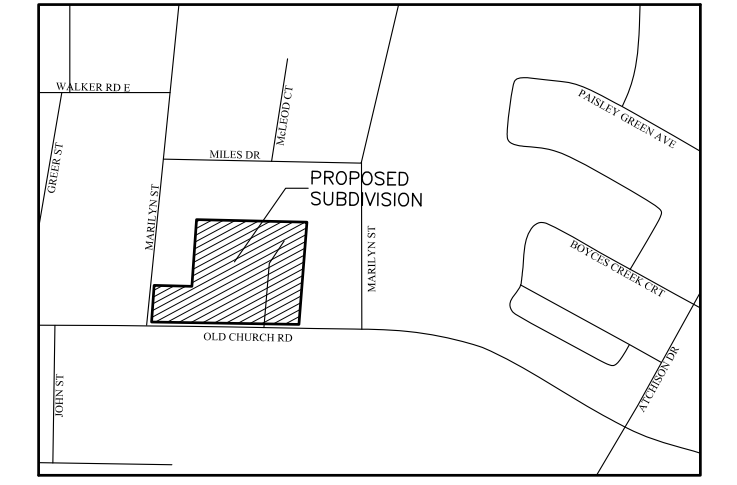


DRAFT PLAN OF SUBDIVISION LOT 6, REGISTERED PLAN 519 AND PART OF LOT 21, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN T-



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

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 July 16, 2020

THOMAS R. REED
ONTARIO LAND SURVEYOR
HOLDING JONES VANDERVEEN INC.

OWNER'S CERTIFICATE

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

OWNER

STYLUX CALEDON INC.

40 VOGELL ROAD
UNIT 51
RICHMOND HILL, ONT
L4B 3N6

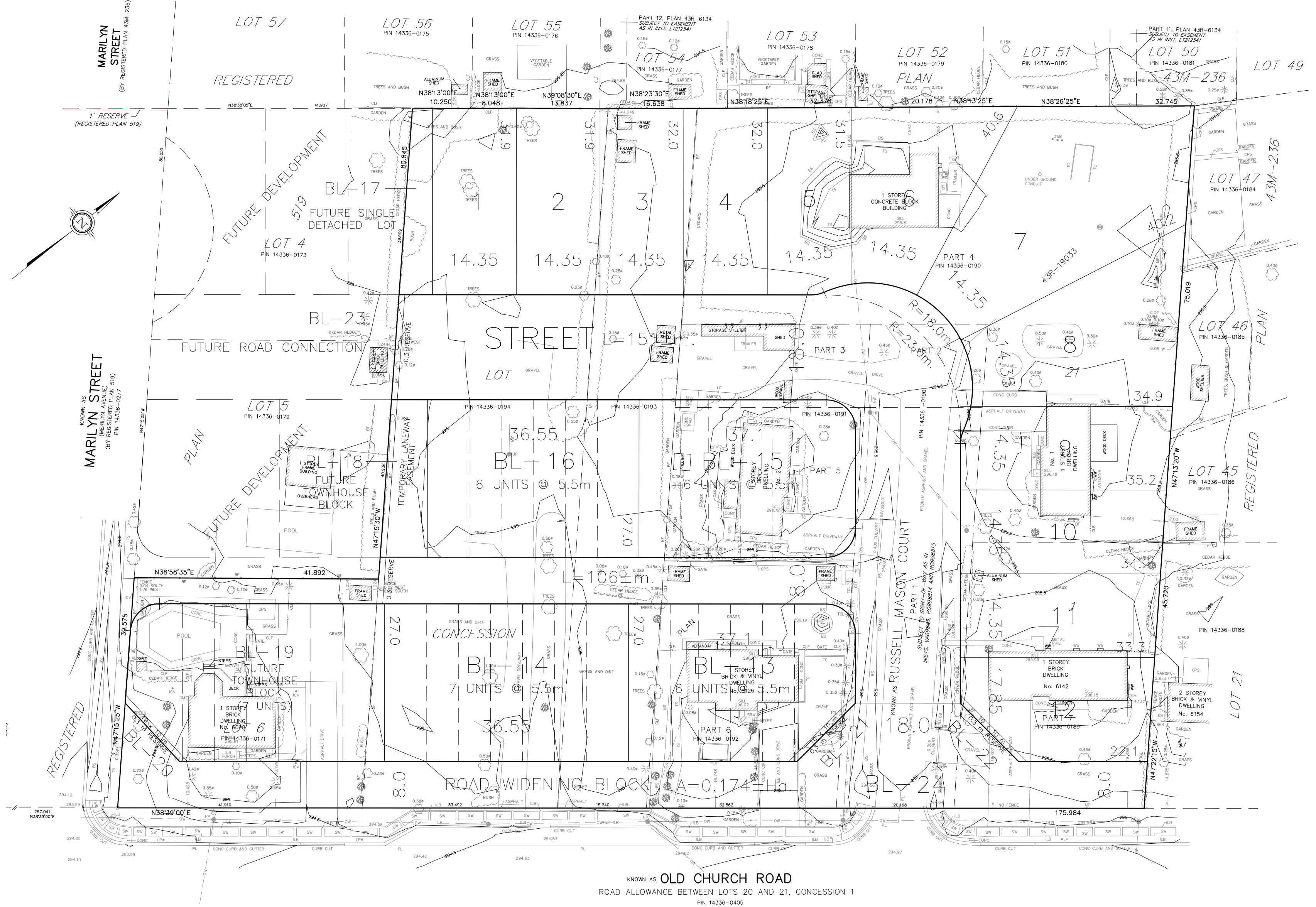
MUHAMMAD USMAN A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVDED = 1.775±Hq. (4.386±Acs)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Hq.	±Acs.
LOTS 1-12 MIN. LOT FRONTAGE=14.3m. MIN. LOT AREA=640sq.m.		12	12	0.688	1.700
TOWNHOUSE DWELLINGS					
LOTS 13-16 MIN. FRONTAGE 5.5m. MIN. LOT AREA=145sq.m.	4		25	0.410	1.013
SUBTOTAL	4	12	37	1.098	2.713
BLOCKS 17-19 - FUTURE DEVELOPMENT	3		8	0.145	0.358
BLOCKS 20-23 - 0.3m. RESERVE	4			0.003	0.008
BLOCK 24 - ROAD WIDENING	1			0.174	0.430
STREET AND LANEWAY				0.355	0.877
18.0m. WIDE TOTAL LENGTH= 1518m. AREA= 0.270±Hq. 8.0m. WIDE TOTAL LENGTH= 1062m. AREA= 0.085±Hq. TOTAL LENGTH= 257.6m. AREA= 0.322±Hq.					
TOTAL	12	12	45	1.775	4.386

NOTES: - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- 0.3M RESERVES GRAPHICALLY EXAGGERATED TO 1.0M



KNOWN AS OLD CHURCH ROAD
ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 1
PIN 14336-0405

PROJECT No. P-2967
SCALE 1:500 JAN 8, 2020
(2967DES8) X-REF: (2967MAS1 & 2967TOPO)
KLM DWG. No. - 20:1
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplan.com
Planning • Design • Development