

DRAFT PLAN OF SUBDIVISION
SUZANNE WILSON
 FILE # 21T-22004C

PART OF LOTS 25 AND 26, CONCESSION 9 (ALBION)
 PART OF ROAD ALLOWANCE BETWEEN PARTS 25 AND 26, CONCESSION 9 (ALBION)
 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: *Suzanne Wilson* DATE: June 29, 2022
 SUZANNE WILSON

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: *G.T. Stidwill* DATE: July 6, 2022
 GRANT T. STIDWILL, O.L.S.
 J.D. BARNES LIMITED
 401 WHEELABRATOR WAY, SUITE A
 MILTON, ON
 TEL.: (905) 875-9955
 WEB: www.jdbarnes.com

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.

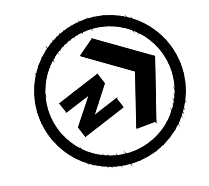
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SERVICED BY SEPTIC SYSTEMS.

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
ESTATE LOTS	1-11	6.202	15.325	11
BONUS ESTATE LOTS	12 & 13	1.333	3.293	2
EX. WILSON DWELLING PARCEL, EPA2-ORM	14	1.214	2.999	
NHS	15 & 16	7.942	19.625	
NHS BUFFER	17 & 18	2.306	5.699	
OPEN SPACE	19 & 20	0.130	0.322	
0.3m RESERVE	21 & 22	0.00	0.000	
22.0m LOCAL R.O.W. (LENGTH: 540m)		1.248	3.083	
TOTAL	22	20.374	50.345	13

NOTES
 -PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
 -EXISTING RESIDENCE TO REMAIN
 -DAYLIGHT ROUNDINGS 5m UNLESS OTHERWISE NOTED
 -DRIPLINE AS STAKED BY THE CONSERVATION AUTHORITY DATED AUGUST 09 2023
 -STRUCTURAL ENVELOPE MINIMUM 30M FROM NHS BLOCK 15 & 16

TOWN OF CALEDON
 PLANNING RECEIVED
 August 22, 2024



SCALE 1:1500
 (24 x 36)
 AUG 14, 2024



www.mackitecture.ca
 975A Elgin Street West, Suite 353, Cobourg, ON K9A 5J3
 Tel: 416-735-8190 Email: info@mackitecture.ca