

LEGEND

- EP DENOTES EDGE OF PAVEMENT
- FF DENOTES FINISHED FLOOR
- FH DENOTES FIRE HYDRANT
- INV DENOTES INVERT
- LP DENOTES LIGHT POLE
- MBOX DENOTES MAIL BOX
- MW DENOTES MONITORING WELL
- PWF DENOTES POST AND WIRE FENCE
- RF DENOTES RAIL FENCE
- RM DENOTES ROAD MARKING
- SP DENOTES SIGN POST
- WIF DENOTES WROUGHT IRON FENCE
- WV DENOTES WATER VALVE
- Ø DENOTES DIAMETER
- BOSS DENOTES BOTTOM OF SLOPE
- D DENOTES DITCH LINE
- OHW DENOTES OVERHEAD WIRES
- SW DENOTES SWALE
- TOS DENOTES TOP OF SLOPE
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES TREE LINE

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51 OF THE ONTARIO PLANNING ACT, R.S.O. 1990, c.P.13 (AS AMENDED APRIL, 1997).

- a) AS SHOWN
- b) AS SHOWN
- c) SEE LAND USE SCHEDULE
- d) AS SHOWN
- e) AS SHOWN
- f) AS SHOWN
- g) AS SHOWN
- h) MUNICIPAL WATER SUPPLY AVAILABLE
- i) SANDY
- j) AS SHOWN
- k) MUNICIPAL SANITARY AND STORM SEWERS
- l) AS SHOWN

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION.

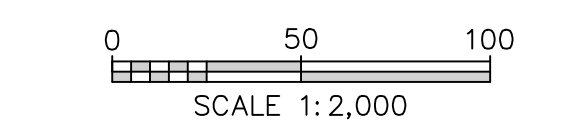
185 THE WEST MALL
SUITE 700, TORONTO
ONTARIO M9C 5L6

[Signature]
MAY 6, 2024
ROSS CRONKRIGHT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

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

[Signature]
MAY 6, 2024
DAVID B. SEARLES SURVEYING LTD.
ONTARIO LAND SURVEYORS



GENERAL NOTE:

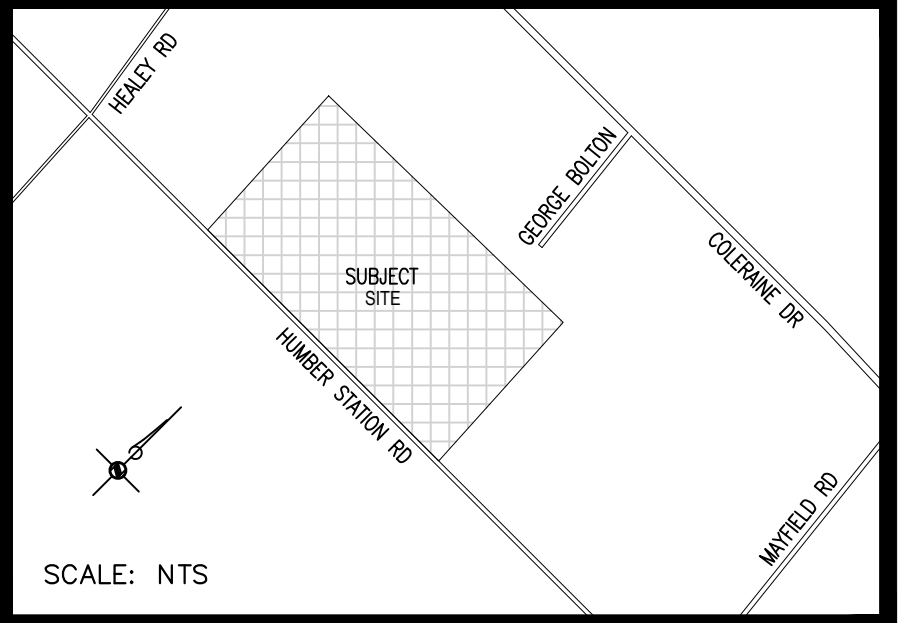
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LEGAL DESCRIPTION

12519-12712 HUMBER STATION ROAD
PART OF LOTS 3 AND 4 CONCESSION 5,
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEELE)
TOWN OF CALEDON REGIONAL
MUNICIPALITY OF PEELE

NOTE:
ALL SURVEY INFORMATION PROVIDED BY DAVID B. SEARLES SURVEYING LTD. ONTARIO LAND SURVEYOR.



LAND USE SCHEDULE

| | |
|---|----------------------------|
| TOTAL SITE AREA: | = 784,639.4 sq.m. (100.0%) |
| BLOCK 1 | = 339,925.0 sq.m. (43.4%) |
| BLOCKS 2-3: LANDS TO BE RETAINED | = 427,084.4 sq.m. (54.4%) |
| BLOCK 4: STREET A (26.0 m. R.O.W.) | = 17,351.1 sq.m. (2.2%) |
| BLOCKS 5-7: 0.3 RESERVE | = 279.0 sq.m. (0.0%) |

| | |
|-------------------------------|--|
| EXISTING OFFICIAL PLAN | = EMPLOYMENT AREA AND EPA-1 (ENVIRONMENTAL POLICY/AREA 1) |
| PROPOSED OFFICIAL PLAN | = EMPLOYMENT AREA AND EPA-1 (ENVIRONMENTAL POLICY/AREA 1) |
| EXISTING ZONING | = A1 (AGRICULTURAL) AND EPA-1 (ENVIRONMENTAL POLICY/AREA 1) EPA-2 (ENVIRONMENTAL POLICY/AREA 2) |
| PROPOSED ZONING | = MS (SERVICED INDUSTRIAL) |
| EXISTING USE OF LAND | = VACANT |
| ADJACENT USE OF LAND | = SEE PLAN |

| NO. | DATE | DESCRIPTION | BY |
|-----|--------|-------------------------------|--------|
| 1 | APR-24 | ISSUED FOR MUNICIPAL APPROVAL | J.P.P. |

REVISIONS

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

| | | | |
|------------------------------------|----------------|----------------|-----------------|
| DRAWING TITLE | | | |
| DRAFT PLAN OF SUBDIVISION | | | |
| PROJECT | | | |
| HUMBER STATION DISTRIBUTION CENTER | | | |
| DEVELOPER/OWNER | | | |
| PLD HUMBER STATION INVESTMENT LP. | | | |
| DRAWN | CHECKED | SCALE | DWG. NO. |
| K.A.R. | J.P.P. | 1 = 2000 | DPS1 |
| DATE | ISSUED | JOB NO. | |
| APR-2024 | J.P.P. | - | |

VACANT LANDS
ZONE: A1 (AGRICULTURAL) + EPA-2 (ENVIRONMENTAL POLICY AREA 2)
CURRENT OP DESIGNATION: PRIME AGRICULTURAL + ENVIRONMENTAL POLICY AREA
ADOPTED OP DESIGNATION: EMPLOYMENT AREA + NATURAL FEATURES/AREA