

**OWNER'S CERTIFICATE:**  
I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

*Robert Vitello* Date: **July 31, 2024**

Humberking (I) Developments Limited  
8800 Jane Street  
Vaughan, ON L4K 2M9

*Robert Vitello* Date: **July 31, 2024**

Humberking (IV) Developments Limited  
8800 Jane Street  
Vaughan, ON L4K 2M9

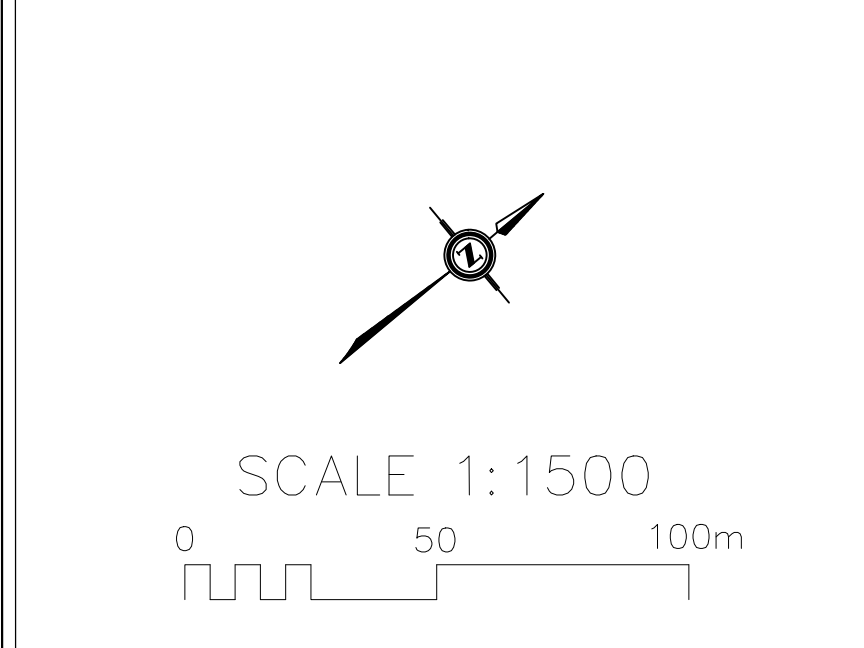
**SURVEYOR'S CERTIFICATE:**  
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

*Cell* Date: 2024-06-07

WABDA SURVEYING  
285 Vaughan Valley Blvd.  
Woodbridge ON L4C 6B3 Tel: 905.851.1300  
Tel: 905.851.1300 www.wabdasurveying.com  
www.wabdasurveying.com

**ADDITIONAL INFORMATION:**  
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]

i) - none  
o), b), e), f), g), & j) - on plan.  
c) - on key plan  
d) - see statistics  
h) - piped water to be installed by developer  
j) - loam, sandy loam  
k) - all services to be made available by developer



**DEVELOPMENT STATISTICS - WEST SIDE**

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-28	153	1.93
Back-to-Back Townhouses	29-38	96	0.91
Street Townhouses	39-43	30	0.68
Medium Density	44-45	176	1.88
Park	46		1.16
SWM Pond	47		2.63
Natural Heritage System	48-49		2.59
Future Development	50-53	26	0.26
Road Widening	54-55		0.24
6m Walkways	56-58		0.03
0.3m Reserve	59		0.01
Roads			4.05
<b>TOTAL</b>		<b>481</b>	<b>16.37</b>

**DEVELOPMENT STATISTICS - EAST SIDE**

LAND USE	BLK #s	UNITS	AREA (ha)
Mixed Use	60	575	3.10
Natural Heritage System	61		0.10
Roads			0.85
<b>TOTAL</b>		<b>575</b>	<b>4.05</b>

**DEVELOPMENT STATISTICS - COMBINED**

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-28	153	1.93
Back-to-Back Townhouses	29-38	96	0.91
Street Townhouses	39-43	30	0.68
Medium Density	44-45	176	1.88
Park	46		1.16
SWM Pond	47		2.63
Natural Heritage System	48-49 & 61		2.69
Future Development	50-53	26	0.26
Road Widening	54-55		0.24
6m Walkways	56-58		0.03
0.3m Reserve	59		0.01
Mixed Use	60	575	3.10
Roads			4.90
<b>TOTAL</b>		<b>1056</b>	<b>20.42</b>

**DRAFT PLAN OF SUBDIVISION**

THE EAST HALF OF LOT 11,  
CONCESSION 4  
AND PART OF LOTS 11 AND 12,  
CONCESSION 5,  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

<b>HUMPHRIES PLANNING GROUP INC.</b>	
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