

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

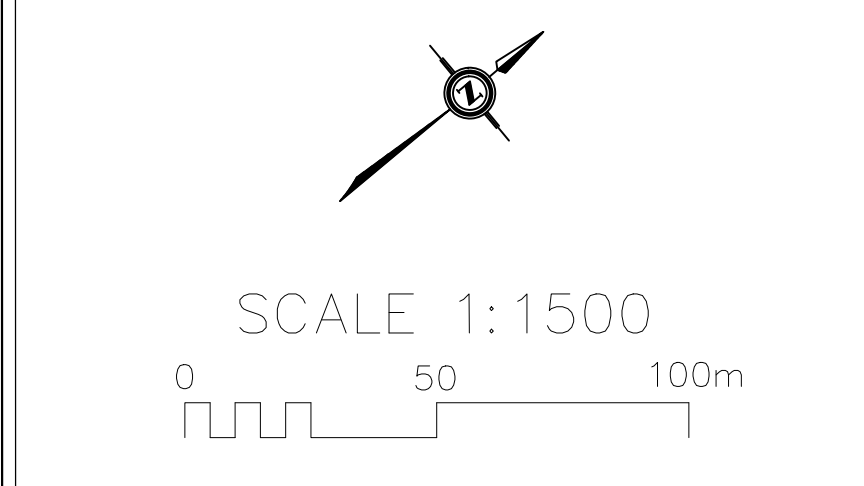
SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Cell Date: 2024-06-07

WABCO SURVEYING
285 Vaughan Valley Blvd.
Woodbridge ON L4C 8S3 Tel: 905.851.1300
Tel: 905.851.1300 www.wabcosurveying.com
www.wabcosurveying.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
TOTAL		481	16.37

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
TOTAL		575	4.05

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
TOTAL		1056	20.42

PHASING PLAN

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

HUMPHRIES PLANNING GROUP INC.	
216 CHESSLA ROAD, SUITE 101, VAUGHAN, ONTARIO, L4L 8S5 TEL: 905.851.1300 FAX: 905.851.1301 www.humphriesplanning.com	
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