



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.

C. Williams _____ Date: **2024-06-07**

W&H SURVEYING
 285 Vaughan Valley Blvd.
 Woodbridge ON L4H 3S5 Tel: 905.891.1300
 Tel: 905.891.1300 www.wahsurveying.com
 www.wahsurveying.com

ADDITIONAL INFORMATION:
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]
 b), b), g), f), g), & j) – on plan.
 c) – on key plan
 d) – see statistics
 h) – piped water to be installed by developer
 i) – loam, sandy loam
 k) – all services to be made available by developer

SCALE 1:1500

DEVELOPMENT STATISTICS – WEST SIDE

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-30	153	1.95
Back-to-Back Townhouses	31-40	98	0.92
Street Townhouses	41-45	29	0.65
Medium Density	46-47	176	1.89
Park	48		1.16
SWM Pond	49		2.63
NHS	50-51		2.59
Future Development	52-55	27	0.26
Overflow Channel	56		0.03
Road Widening	57-58		0.24
Roads			4.05
TOTAL		483	16.37

DEVELOPMENT STATISTICS – EAST SIDE

LAND USE	BLK #s	UNITS	AREA (ha)
Mixed Use	59	575	3.10
Natural Heritage System	60		0.10
Roads			0.85
TOTAL		575	4.05

DEVELOPMENT STATISTICS – COMBINED

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-30	153	1.95
Back-to-Back Townhouses	31-40	98	0.92
Street Townhouses	41-45	29	0.65
Medium Density	46-47	176	1.89
Park	48		1.16
SWM Pond	49		2.63
NHS	50-51 & 60		2.69
Future Development	52-55	27	0.26
Overflow Channel	56		0.03
Road Widening	57-58		0.24
Mixed Use	59	575	3.10
Roads			4.90
TOTAL		1058	20.42

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

HUMPHRIES PLANNING GROUP	
<small>218 CHREBLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L7R 4R5 TEL: 905.891.1300 FAX: 905.891.1301 www.humphriesplanning.com</small>	
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