

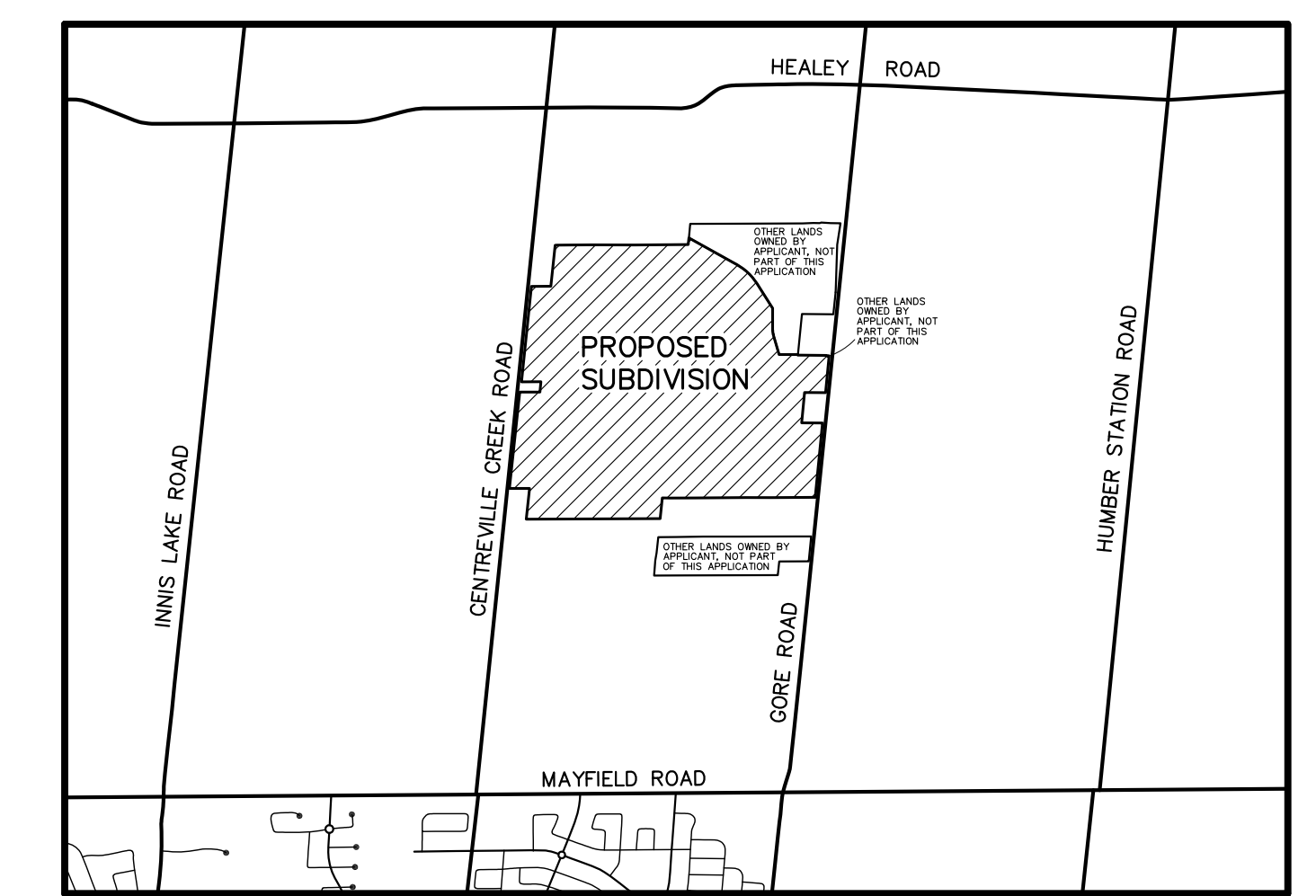
DRAFT PLAN OF SUBDIVISION

PART OF LOTS 3 AND 4, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

DRAFT PLAN T-



KEY PLAN

SCALE 1:30 000

SCHEDULE OF LAND USE

TOTAL AREA OF LAND OWNERSHIP = 156.812±Ha (387.492±Ac)
TOTAL AREA OF LAND TO BE SUBDIVIDED = 136.693±Ha (337.776±Ac)

	LOTS	BLOCKS	UNITS	±Ha.	±Ac.
SINGLE DETACHED DWELLINGS					
• LOTS 161-316, 398-532, 743-774, 778-797, 801-832, 836-867, 872-887, 894-1007, 1104, 1117, 1118, and 1331-1491.	701		701	21.6225	53.432
MIN. LOT FRONTAGE = 11.0m MIN AREA = 280.0m ²					
plus BLOCKS 1565-1571	7		3.5*	0.166	0.410
• LOTS 1127-1129	3		3	0.115	0.284
MIN. LOT FRONTAGE = 11.0m MIN AREA = 290.0m ²					
DUAL PURPOSE DWELLINGS					
• LOTS 1-8, 18-27, 29-32, 34, 39-45, 54-64, 67-80, 83-92, 93-98, 100-105, 107-122, 124-160, 317-333, 336-342, 345-349, 351-362, 364-367, 370-379, 382-397, 546-566, 568-590, 593-618, 621-642, 645-655, 657-670, 673-679, 682-685, 687-687, 689-702, 703-714, 717-729, 729-739, 741, 742, 775-777, 798-800, 833-835, 868-871, 888-892, 1008-1017, 1022-1029, 1057, 1058, 1084-1089, 1098-1103, 1105-1109, 1115, 1116, 1119, 1120, 1125, 1126, 1130-1133, 1136, 1137, 1140, 1141, 1144, 1145, 1148, 1149, 1152, 1153, 1156, 1157, 1160, 1161, 1164-1166, 1170-1172, 1185-1187, 1189-1193, 1195, 1197-1204, 1206-1208, 1210, 1211, 1213-1215, 1217, 1220-1225, 1228-1231, 1233-1238, 1240-1253, 1255-1268, 1270-1311, 1313-1330, 1492-1504, 1506-1527, 1530-1551, and 1554-1564.	659		659-1318*	26.121	64.546
MIN. LOT FRONTAGE = 13.7m MIN AREA = 350.0m ²					
plus BLOCKS 1572-1574, and 1576-1583	11		5-10*	0.210	0.519
TOWNHOUSE DWELLINGS					
BLOCKS 10-17, 28, 33, 35-38, 46-53, 65, 66, 81, 82, 93, 94, 99, 106, 123, 334, 335, 343, 344, 350, 363, 366, 369, 380, 381, 533-545, 567, 591, 592, 619, 620, 643, 644, 656, 671, 672, 680, 681, 686, 698, 703, 704, 715, 716, 727, 728, 740, 863, 1018-1021, 1030-1049, 1051-1056, 1059-1067, 1070-1083, 1090-1097, 1110-1114, 1121-1124, 1134, 1135, 1138, 1139, 1142, 1143, 1146, 1147, 1150, 1151, 1154, 1155, 1158, 1159, 1162, 1163, 1167-1169, 1173-1184, 1188, 1194, 1196, 1205, 1209, 1212, 1216, 1218, 1219, 1226, 1227, 1232, 1239, 1254, 1269, 1312, 1505, 1528, 1529, 1552, and 1553.	198	1227*		22.539	55.695
MIN. FRONTAGE PER UNIT = 6.0m					
plus BLOCKS 1575 and 1584	2		4*	0.035	0.087
• BLOCKS 1050, 1068, 1069	3		12*	0.251	0.620
MIN. FRONTAGE PER UNIT = 6.0m					
SUBTOTAL	1363	221	2614.5-3278.5*	71.060	175.593
BLOCKS 1585-1587 - PARK	3			5.485	13.554
BLOCK 1588 - ELEMENTARY SCHOOL	1			2.915	7.203
BLOCK 1589 - WETLAND RELOCATION	1			1.095	2.766
BLOCKS 1590-1592 - STORM WATER MANAGEMENT	3			12.422	30.695
BLOCK 1593 - PROVISIONAL HIGHWAY BUFFER	1			1.333	3.294
BLOCK 1594 - 10m WIDE SERVING ACCESS	1			0.027	0.067
BLOCKS 1595 & 1596 - 5m WIDE SERVING ACCESS	2			0.039	0.096
BLOCKS 1597-1601 - ARTERIAL ROAD BUFFER	5			0.238	0.588
BLOCKS 1602-1605 - ROAD WIDENING	4			1.136	2.807
STREETS				40.943	101.173
26.0m WIDE STREET TOTAL LENGTH=2572.0m. AREA=6.6874Ha.					
22.0m WIDE STREET TOTAL LENGTH=2022.0m. AREA=4.4884Ha.					
18.0m WIDE STREET TOTAL LENGTH=1628.0m. AREA=2.9233Ha.					
16.0m WIDE STREET TOTAL LENGTH=1328.0m. AREA=2.0586Ha.					
TOTAL LENGTH=7191.0m. AREA=16.1577Ha.					
TOTAL	1363	242	2614.5-3278.5*	136.693	337.776

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
*SUBJECT TO FINAL CALCULATION
STREET LABELS "F" AND "H" NOT USED

OWNERS' CERTIFICATE

WE AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

OWNERS:

GLOBAL PROPERTIES INC.

122 ROMINA DRIVE
CONCORD, ONTARIO
L4K 4Z7

GIUSEPPE PAOLICELLI A.S.O.

GLOBAL PROPERTIES (1) INC.
GLOBAL PROPERTIES (2) INC.

122 ROMINA DRIVE
CONCORD, ONTARIO
L4K 4Z7

BENEDETTO MAROTTA A.S.O.

TOWN OF CALEDON
PLANNING
RECEIVED
January 31, 2025

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE JAN. 25, 2025

FLUCKA KUMARANAYAKE
A. U. KUMARANAYAKE OLS

PROJECT No. P-3210A
SCALE 1:2000 JANUARY 27 2025
(3210ADE55-DP7) X-REF: (3210AMAS4 & 3210ATOP1)

KLM DWG. No. - 25:1
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONTARIO L4K 3P3
TEL: (905) 669-4055 - DRAWN BY: B.T. - CHECKED BY: B.M.