

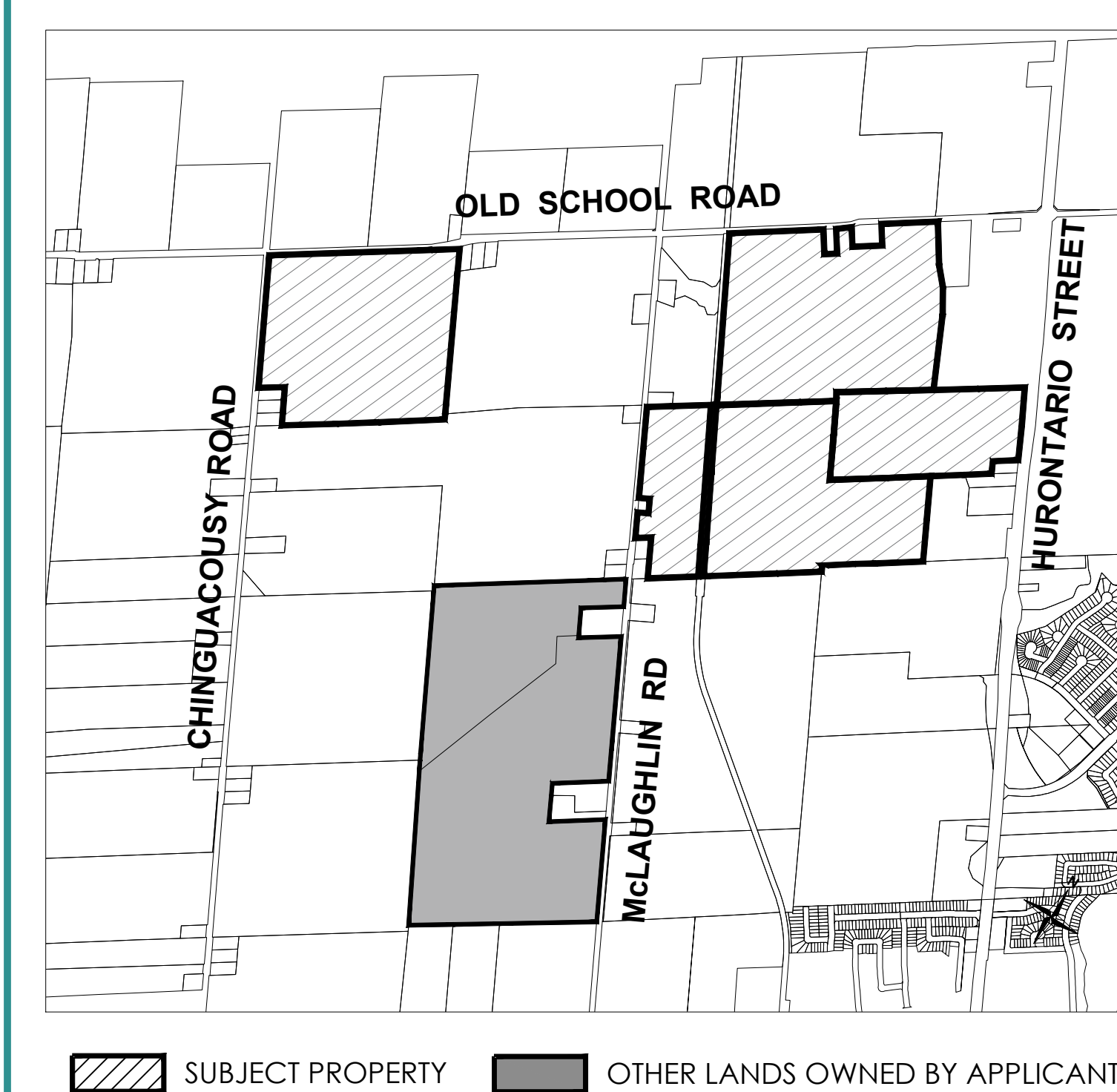


# DRAFT PLAN OF SUBDIVISION

## 21T - \_\_\_\_\_

Part of Lot 21 and 22, Concession 1 and 2, West of Hurontario Street, (Geographic Township of Chinguacousy) Town of Caledon, Regional Municipality of Peel

### KEY PLAN



### SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-965	11.6m x 28.0m Single Detached	+	327 12.17
	9.75m x 28.0m Single Detached	o	618 17.84
	9.14m x 28.0m Single Detached	x	20 0.58
966-989	6.1m x 28.0m Townhouse Street	+	138 3.07
990-1037	6.1m x 27.0m Townhouse Lane	=	318 5.98
1038	Medium Density Blocks		54 0.66
1039-1043	Mixed Use		498 9.95
1044	Elementary School		3.30
1045 & 1047	Park		4.37
1048	Greenbelt Recreation Area		3.02
1048	Future Park		0.02
1049-1059	Vistas / Walkways / Buffers		0.30
1060-1064	Storm Water Management Facility		4.98
1065-1073	Natural Heritage System		42.39
1074-1103	Future Development / Part Lots	(19)	0.64
1104-1106	Future Roadway/Lane	68 m	0.10
1107	Proposed Highway 413		22.93
1108-1113	Arterial Road Widening		1.32
1114-1126	0.3m Reserves		0.10
1127	Pumping Station		0.09
Streets A	22.0m Road length	1,300 m	2.92
Street B	20.0m Road length	793 m	1.89
Streets 1-39	18.0m Road length	8,686 m	15.87
Street 2	16.0m Road length	202 m	0.36
Lane 1-8	8.0m Lane length	1,417 m	0.95
<b>TOTAL</b>		<b>12,398 m</b>	<b>155.82</b>

(1992)

### SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*Malone Given Parsons Ltd.*  
 MONIKA BUDZIAK, OLS  
 J.D. Barnes Ltd. Date: March 4, 2024

### OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Caledon.

*Malone Given Parsons Ltd.*  
 School West Investments Inc.  
 School Valley South Ltd.  
 School Valley Developments Ltd.  
 Brookvalley Developments (HWY 10) Ltd. Date: Dec 13, 2024

### ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is clay loam.
- (h),(k) - Full municipal services to be provided.

**TOWN OF CALEDON  
 PLANNING  
 RECEIVED  
 December 16, 2024**

Date: March 28, 2024

Date	Revision	By
Nov 1/24	Add Highway 413 and revise the Draft Plan	DR
Dec 4/24	Add new staked limits and revise the Draft Plan	DR
Dec 13/24	Minor Corrections and add dimensions	GP

**MGP** Malone Given Parsons.

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