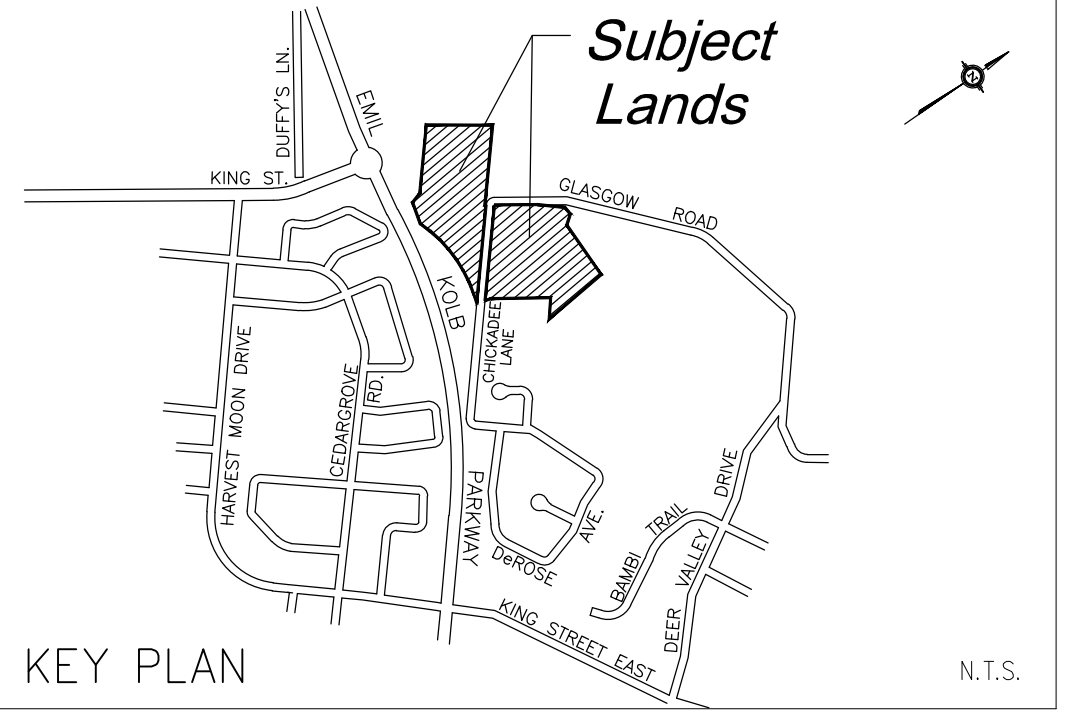


- LEGEND OF ENVIRONMENTAL LINEWORK**
- Approximate TRCA Generic Regulation Line
  - TRCA Regulation setback line
  - TRCA Top of Bank and Natural Features Staked Line
  - Tree Protection Zone
  - Greenbelt VPZ
  - Limit of Protected Countryside
  - Significant Woodland Boundary
  - Watercourses
  - Watercourse Buffer (30m)
  - Drainage Feature



**HUMPHRIES PLANNING GROUP INC.**  
216 CHRISLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L4L 8S5  
TEL (905)264-7678, FAX (905)264-8073  
www.humphriesplanning.com

**DEVELOPMENT STATISTICS:**

LAND USE	LOT/ BLK.#	UNITS	AREA
Single Detached Residential	1-3	3	0.64 ha
Street Townhouses	4-28	132	3.95 ha
6.0m Units		132	
7.62m Units		19	
Storm Water Management Pond	29		0.72 ha
Open Space	30-32		1.75 ha
Restoration Area	33-34		0.46 ha
VPZ	35		0.89 ha
2.5m Noise Buffer	36		0.01 ha
Road Widening	37		0.07 ha
Roads STREETS A-D - 16.0m-18.0m R.O.W. = 885m			1.55 ha
<b>TOTAL</b>		<b>154</b>	<b>10.04 ha</b>

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

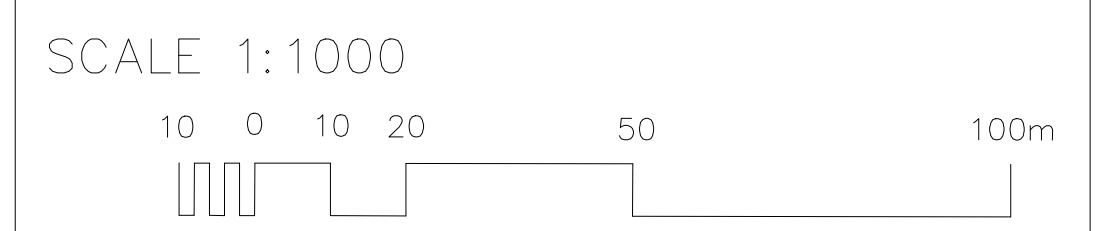
Zancor Homes (Bolton) Ltd.  
137 Bowes Road  
Concord, ON  
Date: DECEMBER 28, 2020

**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.

Krcmar Surveyors Ltd.  
1137 Centre Street, Suite 101  
Thornhill, ON  
Date: DECEMBER 28, 2020

**ADDITIONAL INFORMATION:**  
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]  
a), b), e), f), g), & j) - on plan.  
c) - on key plan  
d) - see statistics  
h) - piped water to be installed by developer  
i) - clay loam soil  
k) - all services to be made available by developer  
l) - none

**DRAFT PLAN OF SUBDIVISION**  
PART OF LOT 10, CONCESSION 5  
AND PART OF KING STREET  
(STRIPPED UP AND CLOSED BY BY-LAW 53-2015, REG. #P2797098)  
PART OF LOT 10, CONCESSION 6  
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEELE)  
PART OF BLOCK 272 AND  
PART OF BLOCK 293 (0.30 RESERVE)  
PLAN 43M-1548  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEELE



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File Number: \_\_\_\_\_ Drawing Number: \_\_\_\_\_  
Date Drawn: 2 MAR 2019  
Drawn By: BT  
Checked By: R.H.  
Date Revised: 6 APR 2022  
CAD File No. : \_\_\_\_\_

A1