TOWN OF CALEDON
PLANNING
RECEIVED

Aug 29, 2025

APPENDIX B

DRAFT PLAN

DRAFT PLAN OF SUBDIVISION

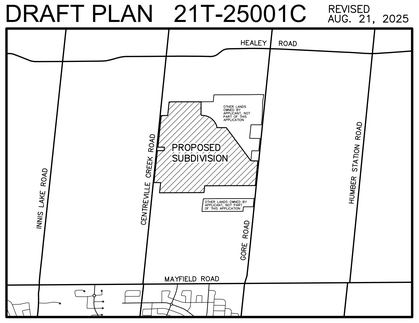
PART OF LOTS 3 AND 4, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF ALBION)

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 21T-25001C REVISED AUG. 21, 2025



KEY PLAN SCALE 1:30 000

DAYLIGHT TRIANGLE LAND DEDICATION:
LOCAL ROAD TO LOCAL ROAD: 5m BY 5m
LOCAL ROAD TO COLLECTOR ROAD: 6m BY 6m
COLLECTOR ROAD TO COLLECTOR ROAD: 10m BY 10m
COLLECTOR ROAD TO CENTREVILLE CREEK RD.: 10m BY 10m
COLLECTOR ROAD TO GORE ROAD: 15m BY 15m

SCHEDULE OF LAND USE

TOTAL AREA OF LAND OWNERSHIP = 156.811±Ha (387.49±Acs)
TOTAL AREA OF LAND TO BE SUBDIVIDED = 116.588±Ha (288.1±Acs)

	LOTS	BLOCKS	UNITS	±Ha.	±Acs.
SINGLE DETACHED DWELLINGS					
■ LOTS 5–8, 19–21, 26–30, 35–37, 40–47, 51–62, 70, 71, 95, 98–100, 102–109, 111–113, 117–121, 132–134, 137–142, 148–152, 161–164, 169–171, 174–189, 192–194, 199–203, 208–210, 221–226, 234–239, 244–248, 260–262, 268–273, 284–289, 300–305, 314–317, 329–333, 338–341, 346–348, 359–364, 375–379, 384–390, 398–400, 405–407, 410–424, 427, 434–436, 443–447, 459–464, 483–490, 502–504, 518–535, 542, 543, 545–547, 550–563, 573–575, 595, 596, 605–608, 617–622, 635–637, 694–701, 712–715, 724–727, 747–752, 768, 769, 782, 783, 786–793, 804–809, 820–825, 836–841, 849–853, 865–880, 884, 885, 890–907, 914–917, 922–926, 934, and 948–961 MIN. LOT FRONTAGE = 11.0m MIN AREA = 280.0m2	396		396	12.536	30.977
plus BLOCK 1034		1	0.5*	0.024	0.060
▲ LOT 110 MIN. LOT FRONTAGE = 10.0m MIN AREA = 280.0m2	1		1	0.057	0.141
DUAL PURPOSE DWELLINGS					
● LOTS 3, 4, 9–11, 16–18, 25, 31, 34, 38, 64, 65, 68, 69, 72, 76, 78, 79, 81–83, 86, 87, 90, 93, 94, 97, 101, 115, 116, 122, 125, 126, 128–130, 136, 143, 146, 147, 153–155, 159, 160, 165, 168, 172, 191, 195, 198, 204, 211–213, 218–220, 227–229, 233, 240, 243, 249, 250, 253, 254, 257–259, 265–267, 274–276, 281–283, 290–292, 297–299, 306–308, 312, 313, 325, 328, 349–351, 356–358, 365–367, 372–374, 391, 392, 395–397, 408, 426, 437, 438, 441, 442, 456–458, 703, 740–746, 770, 771, 784, 794–796, 801–803, 810–812, 817–819, 826–828, 833–835, 842–844, 848, 854, 859–864, 882, 883, 886, 889, 918–921, 927, 928, 932, and 933 MIN. LOT FRONTAGE = 18.3m MIN AREA = 470.0m2	173		346	8.938	22.087
plus BLOCK 1027		1	1*	0.007	0.018
SEMI–DETACHED DWELLINGS					
● LOTS 318, 319, 323, 324, 336, 337, 342, 343, 380, 381, 401, 402, 428, 429, 432, 433, 448–453, 465–467, 474–482, 491–493, 496–501, 505–517, 536–541, 544, 548, 549, 566–572, 576–583, 588–594, 597, 598, 603, 604, 609, 610, 614–616, 623–633, 640–647, 651–661, 663–665, 667–669, 674–676, 678–683, 688–690, 704–706, 710, 711, 716, 717, 722, 723, 728–731, 734–739, 753–759, 762–767, 774–778, 781, 910–913, 935–938, 941–944, 964–967, 969–973, 976–979, 981, 984–989, 996, 997, 1000, 1001, 1004, 1005, 1008, 1009, 1012, 1013, 1016, 1017, 1020, 1021, 1024, and 1025 MIN. LOT FRONTAGE = 13.7m MIN AREA = 350.0m2	230		460	8.978	22.185
plus BLOCKS 1028–1030, 132, 133, and 1035–1050		21	21*	0.441	1.090
STREET TOWNHOUSE DWELLINGS					
BLOCKS 1, 2, 12–15, 22–24, 32, 33, 39, 48–50, 63, 66, 73–75, 77, 80, 84, 85, 88, 91, 92, 96, 114, 123, 124, 127, 131, 135, 144, 145, 156–158, 166, 167, 173, 190, 196, 197, 205–207, 214–217, 230–232, 241, 242, 251, 252, 255, 256, 263, 264, 277–280, 293–296, 309–311, 326, 327, 352–355, 368–371, 393, 394, 409, 425, 439, 440, 455, 702, 772, 773, 785, 797–800, 813–816, 829–832, 845–847, 855–858, 881, 887, 888, 929, and 931 MIN. FRONTAGE PER UNIT = 7.62m	119	706	15.881	39.243
BLOCKS 67, 89, 320–322, 334, 335, 344, 345, 382, 383, 403, 404, 430, 431, 454, 468–473, 494, 495, 564, 565, 584–587, 599–602, 611–613, 634, 638, 639, 648–650, 662, 666, 670–673, 677, 684–687, 691–693, 707–709, 718–721, 732, 733, 760, 761, 779, 780, 908, 909, 930, 939, 940, 945–947, 962, 963, 968, 974, 975, 980, 982, 983, 990–995, 998, 999, 1002, 1003, 1006, 1007, 1010, 1011, 1014, 1015, 1018, 1019, 1022, 1023, and 1026 MIN. FRONTAGE PER UNIT = 6.0m	107	671	12.102	29.905
plus BLOCK 1031		1	1*	0.010	0.025
SUBTOTAL	800	250	2603.5*	58.974	145.731
BLOCK 1051 – NEIGHBOURHOOD PARK		1		1.116	2.758
BLOCKS 1052 and 1053 – COMMUNITY PARK		2		3.665	9.056
BLOCK 1054 – SECONDARY SCHOOL		1		2.551	6.304
BLOCK 1055 and 1056 – ELEMENTARY SCHOOL		2		5.740	14.184
BLOCK 1057 – WETLAND RELOCATION		1		1.111	2.746
BLOCKS 1058 and 1059 – STORM WATER MANAGEMENT		2		7.060	17.445
BLOCK 1060 – HYDRO DISTRIBUTION STATION		1		0.595	1.470
BLOCKS 1061 and 1062 – 8m WALKWAY		2		0.063	0.156
BLOCKS 1063–1065 – SERVICING ACCESS		3		0.080	0.198
BLOCKS 1066–1069 – ARTERIAL ROAD BUFFER		4		0.193	0.477
BLOCKS 1070–1072 – ROAD WIDENING		3		1.105	2.731
BLOCKS 1073–1077 – 0.3m RESERVE		5		0.033	0.082
STREETS				34.302	84.762
26.0m WIDE STREET TOTAL LENGTH=1566±m. AREA=4.072±Ha.					
23.5m WIDE STREET TOTAL LENGTH=3028±m. AREA=7.116±Ha.					
18.0m WIDE STREET TOTAL LENGTH=12601±m. AREA=22.682±Ha.					
16.0m WIDE STREET TOTAL LENGTH=270±m. AREA=0.432±Ha.					
TOTAL LENGTH=17465±m. AREA=34.302±Ha.					
TOTAL	800	277	2603.5*	116.588	288.100

ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM.
0.3m RESERVES EXAGGERATED FOR VISUAL CLARITY.
STREET LABELS "F" AND "H" NOT USED.
*SUBJECT TO FINAL CALCULATION.

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.

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: AUGUST 21, 2025
C. P. EDWARD OLS

KLM PLANNING
PROJECT No. P-3210A
SCALE 1:2000 AUGUST 21, 2025
(3210ADES62) X-REF: (3210AMAS8 & 3210ATOPO1)
DWG. No. - 25:2
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 - DRAWN BY: B.T. - CHECKED BY: B.M.