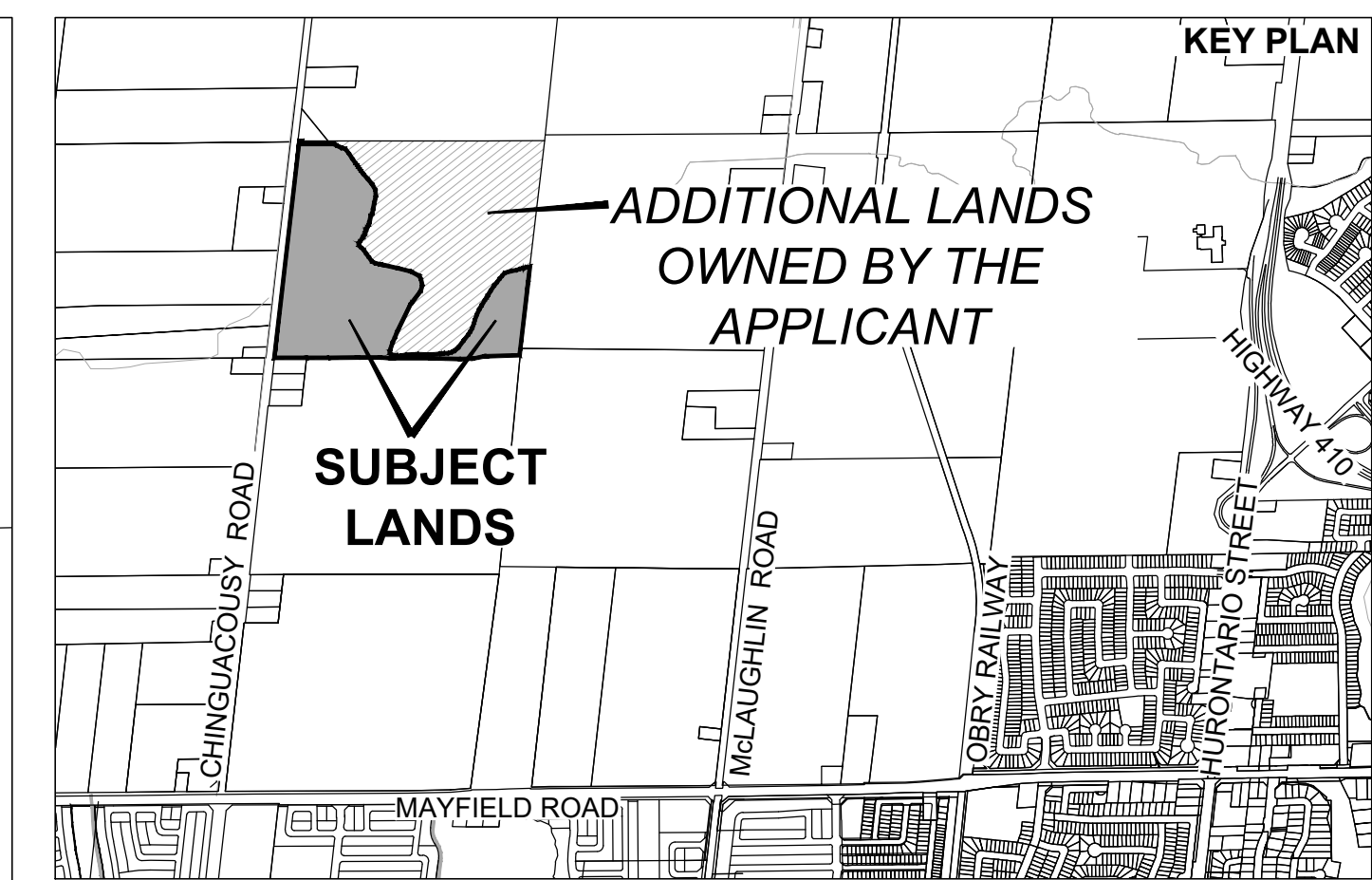


Attachment 1: Draft Plan of Subdivision

**DRAFT PLAN OF SUBDIVISION**
FP MAYFIELD WEST (CALEDON) INC.

FILE # 21T-20004C

PART OF LOT 20, CONCESSION 2, W.H.S.
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED:

RON BARUCH, A.S.O.
FP MAYFIELD WEST (CALEDON) INC.

DATE: AUG. 13, 2020

SURVEYORS CERTIFICATE

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

SIGNED:

ALISTER SANKEY, O.L.S.
DAVID B. SEARLES SURVEYING
4255 SHERWOODTOWNE BOULEVARD, SUITE 206
MISSISSAUGA ON, L4Z 1Y5
TEL.: (905) 273-6840

DATE: MAR. 10, 2022

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

TOWN OF CALEDON
PLANNING
RECEIVED

June 20, 2022

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 9.15m (30')		0.32	0.79	11	34.38
DETACHED - 11.00m (36')	1-73	1.95	4.82	58	29.74
DETACHED - SPECIAL		0.17	0.42	4	23.53
TOWNHOUSE - 6.10m (20')	74-87	1.84	4.55	88	47.83
REAR LANE TOWNHOUSE - 6.10m (20')	88-95	0.81	2.00	54	66.67
OPEN SPACE	96-97	0.05	0.12		
SERVICING BLOCK	98-100	0.06	0.15		
ACOUSTIC BUFFER	101-104	0.08	0.20		
ENVIRONMENTAL POLICY AREA	105,106	11.61	28.69		
ROAD WIDENING	107	0.48	1.19		
0.3m RESERVE	108,109	0.01	0.02		
8.0m LANEWAY R.O.W. (LENGTH: 183m)		0.15	0.37		
18.0m LOCAL R.O.W. (LENGTH: 1,020m)		1.90	4.70		
TOTAL	109	19.43	48.01	215	41.91

NOTES

- LANEWAY TO LOCAL TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL RADII - 5.0m
- LOCAL TO ARTERIAL ROAD TRIANGLE - 7.5m x 7.5m
- ALL ROAD RADII ARE 5m UNLESS OTHERWISE DENOTED
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



SCALE 1:1500
(24 x 36)
JUNE 8, 2022

GSAI
Glen Schnarr & Associates Inc.