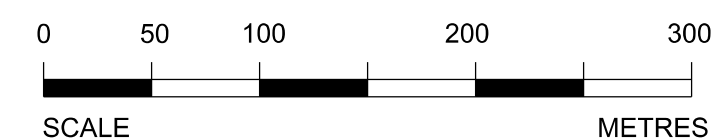
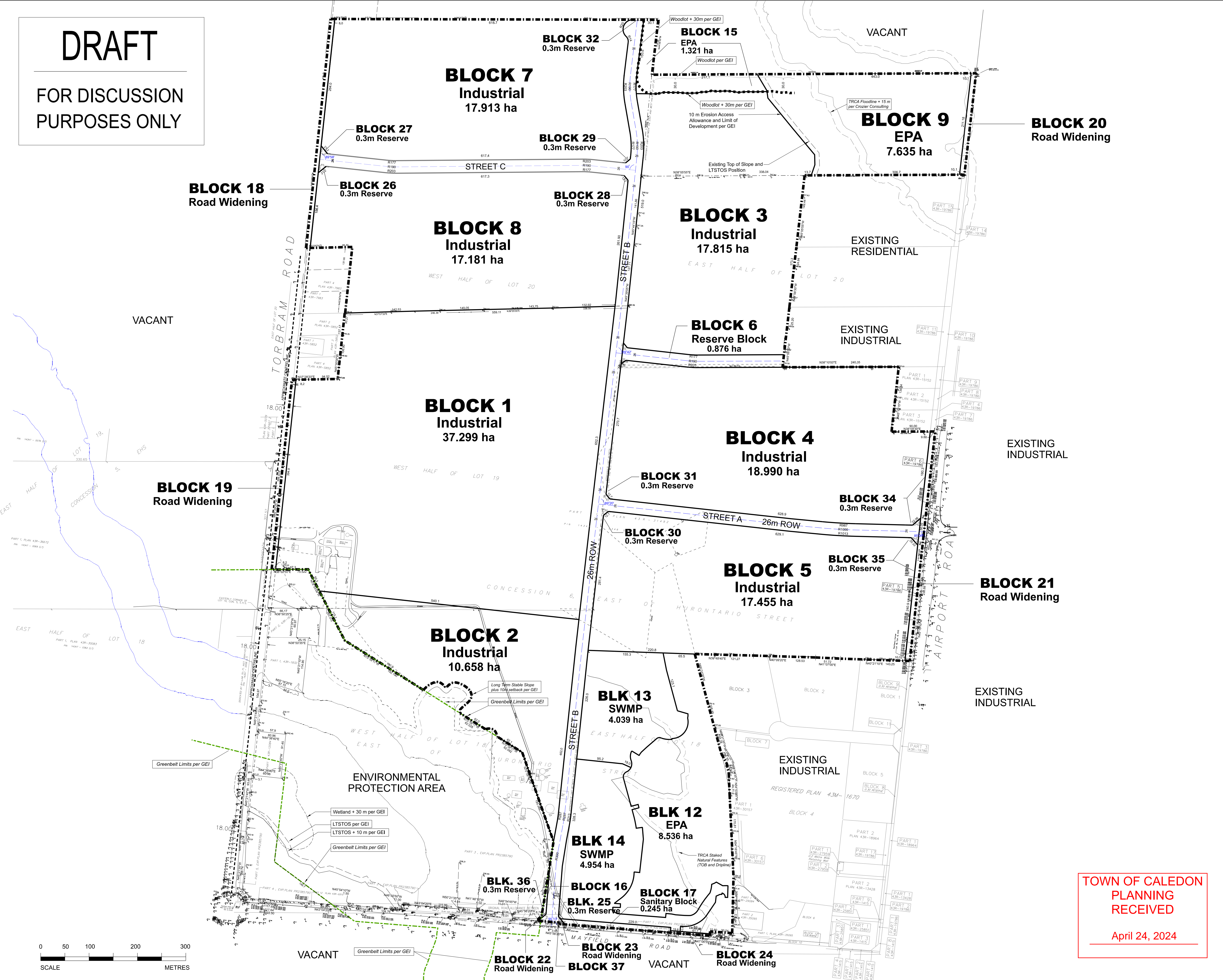
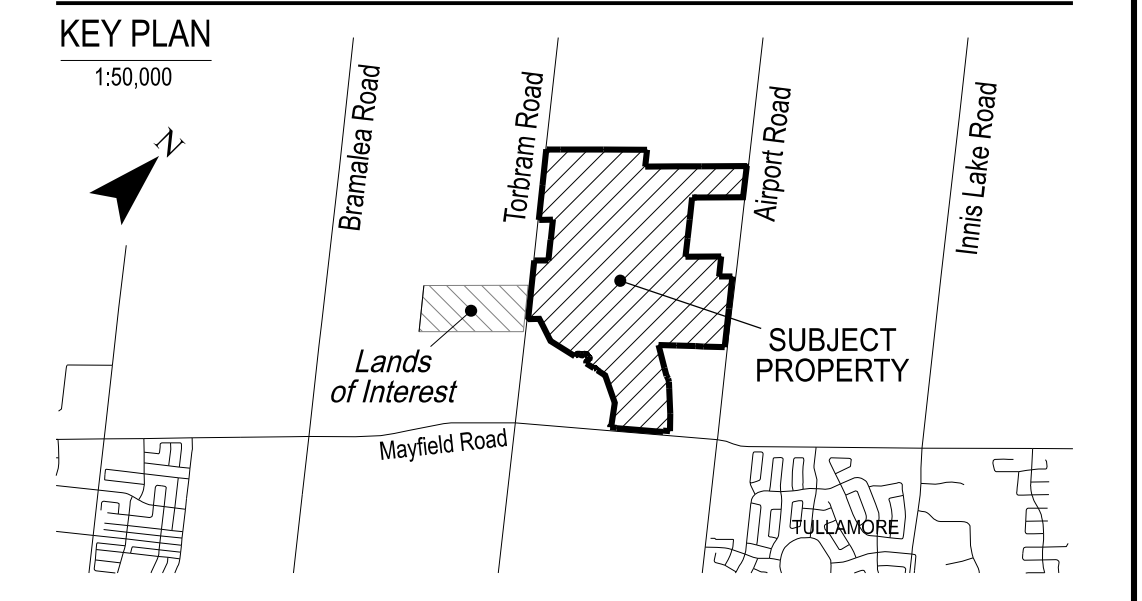


DRAFT
FOR DISCUSSION
PURPOSES ONLY



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 18, 19 AND 20, CONCESSION 6
EAST OF HURONTARIO STREET
PART OF LOTS THE ROAD ALLOWANCE
BETWEEN LOTS 17 AND 18, CONCESSION 6
EAST OF HURONTARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL



OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Tullmore Industrial GP Limited
John McGovern, Senior Vice President, Policy and Planning
75 Taverton Court, Markham, Ontario L3R 4M8
TEL: 905.888.1277 x 228
e: john.mcgovern@tcegroup.ca

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.

YOUNG & YOUNG SURVEYING INC.
2 HOLLAND DRIVE, UNIT 5, SCOTTON,
ONTARIO L7E 1E1
PHONE: 905.951.6000 FAX: 905.857.4811
www.youngsurveying.ca info@youngsurveying.ca

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to March 24, 2024.
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 / loam
k) - all services to be made available by developer
l) - nil

DEVELOPMENT STATISTICS:

BLOCKS	AREA(HA)
Industrial [Block 1-5,7-8]:	137.311 ha
Reserve Block [Block 6]:	0.876 ha
Environmental Protection Area [Block 9,12,15]:	17.492 ha
SWMP [Blocks 13,14]:	8.993 ha
Block 16:	0.043 ha
Block 17 Sanitary Block:	0.245 ha
Road Widening [Block 18-24]:	1.432 ha
0.3m Reserve [Block 25-36]:	0.033 ha
Block 37:	0.005 ha
Roads:	8.373 ha
Total:	174.803 ha

WESTON CONSULTING
Vaughan: 201 Millway Ave, Suite 19
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REVISIONS LIST

DATE	DESCRIPTION
16 APR 2024	Remove Greenbelt lands & Future Community Block. Add Blk 36 reserve.
12 APR 2024	Add blocks 36-39 per GEI. Remove original Wetlands. Overlay updated GEI linework.
12-22 FEB 2024	Revise Blks 3/9 limits & Greenbelt per GEI & EPA Blk 12 & SWMP Blks 13&14 per Crozier
07-09 FEB 2024	Revise Blks 1,2, 2-14 per Crozier 2024-02-07 site plan. Digitize revised road widening
11-16 JAN 2024	Revise EPA Blk 12 & SWMP Blks 13 & 14 per Crozier. Add/remove 9m Blk 2 easement
24 OCT 2023	Revise Crest of Slope & Woodlot/setbacks per GEI Mapping & SWM-EPA-Buffer per Crozier
28 MAR 2023	Revise block limits per Site Plan. Modify Park blk to include parking area & link.
18 JAN 2023	Revise block limits per 2023-01-12 Site Plan & TRCA limits
16 DEC 2022	Exclude NHS Constraints. Modify Blk 4 & per Turner Fleischer 2022-12-13 Site Plan
13 DEC 2022	Revise per Crozier Street A modifications & Crest of Slope - NHS Constraints per GEI
23 NOV 2022	Adjusted Blocks per Crozier site plan & R-Plan boundaries
18 FEB 2022	Adjusted Blocks and updated TRCA survey with natural features
13-20 OCT 2021	Combine blocks 1 and 2. Adjust plan with ground topo survey
23-24 AUG 2021	Increased SWMP. Revise Street A & B sight triangles

**TOWN OF CALEDON
PLANNING
RECEIVED**
April 24, 2024

File Number: 10208
Drawn By: SM
Planner: DC
Scale: 1:3500
CAD: 10208/Draft plans/D13_V2_2024-04-16.dgn
Drawing Number: **D13**