

BEARING NOTE

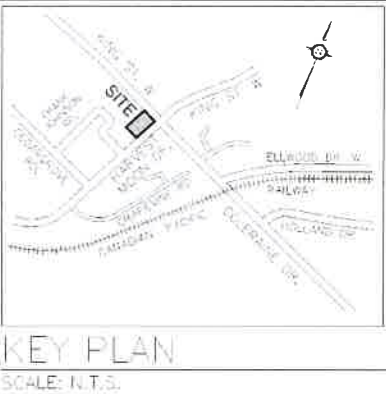
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET"
GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0).

DISTANCE NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.99968875

EXTENT OF RESIDENTIAL UNITS 1 TO 45, INCLUSIVE, INDOOR PARKING UNITS 46-72, INCLUSIVE,
AND OUTDOOR PARKING UNITS 73-81, INCLUSIVE,
LEVEL 1 (FIRST FLOOR)

SHEET 1 OF 2 SHEETS



DRAFT PLAN 21-CDM--

DRAFT PLAN OF STANDARD
CONDOMINIUM OF
PART OF LOT 9, CONCESSION 5

(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

5 4 3 2 1 0 5 10 20 Metres

YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

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

OWNER'S CERTIFICATE

I AUTHORIZE YOUNG & YOUNG SURVEYING INC. TO PREPARE
AND SUBMIT THIS DRAFT PLAN OF STANDARD CONDOMINIUM
TO THE TOWN OF CALEDON FOR APPROVAL

December 6, 2021
DATE

VINCE VOLITORE
HARVESTONE CENTRE INC.

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

December 9, 2021
DATE

Frank Mauro
FRANK MAURO, B.Tech.
ONTARIO LAND SURVEYOR



YOUNG & YOUNG
SURVEYING INC.
A Subsidiary of Young & Young Inc.

2 HOURLY DRIVE, UNIT 105, BOLT CLAY, ONTARIO L7T 1E1
PHONE: 905-460-0000 FAX: 905-467-4811
www.youngsurveying.ca info@youngsurveying.ca
PARTY CHIEF: BP DRAWN BY: IS CHECKED BY: PM
CLIENT: HARVESTONE CENTRE INC.
PATH: F:\PROJECTS\2021\B6595-YOUNG&YOUNG-2-DRAFT PLAN-2-INT.DWG

PROJECT No. 13-B6595-3

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND DERIVED
FROM MTO BENCHMARK No. 00819758056,
HAVING AN ELEVATION OF 251.263.

LEGEND

- DENOTES PROPOSED LIGHT POLE
⬮ DENOTES PROPOSED FIRE-HYDRANT
⬮ DENOTES PROPOSED EXTERNAL LUMINAIRE

SCHEDULE OF LAND USE:

TOTAL AREA OF LAND TO BE SUBDIVIDED = 0.455 Ha. (1.123 Acs)					
	BLOCKS	LOTS	UNITS	Ha	Acs.
CONDOMINIUM RESIDENTIAL					
BLOCKS 1-3	3		45	0.191	0.471
CONDOMINIUM COMMON ELEMENT AREAS				0.264	0.652
TOTAL	3		45	0.455	1.123

COMMON ELEMENT

SITE INFORMATION:

SITE AREA -	4546.1 m2
BUILDING AREA -	1905.59 m2
COVERAGE -	41.99%
TOTAL RESIDENTIAL UNITS -	45
PROVIDED PARKING -	54
RESIDENT PARKING -	45
VISITOR PARKING -	9
BARRIER FREE PARKING -	1 TYPE A
1 BEDROOM + DEN UNIT -	1
2 BEDROOMS UNIT -	44
BUILDING AREA	
BLOCK 1	636.49
BLOCK 2	634.55
BLOCK 3	634.55

PARKING REQUIREMENTS:

PARKING REQUIRED UNDER ZONING BY LAW
RESIDENTIAL (2 PER UNIT PLUS 0.25 PER VISITOR) -102
ACCESSIBLE PARKING REQUIREMENT
(LESS THAN 12, VISITOR)

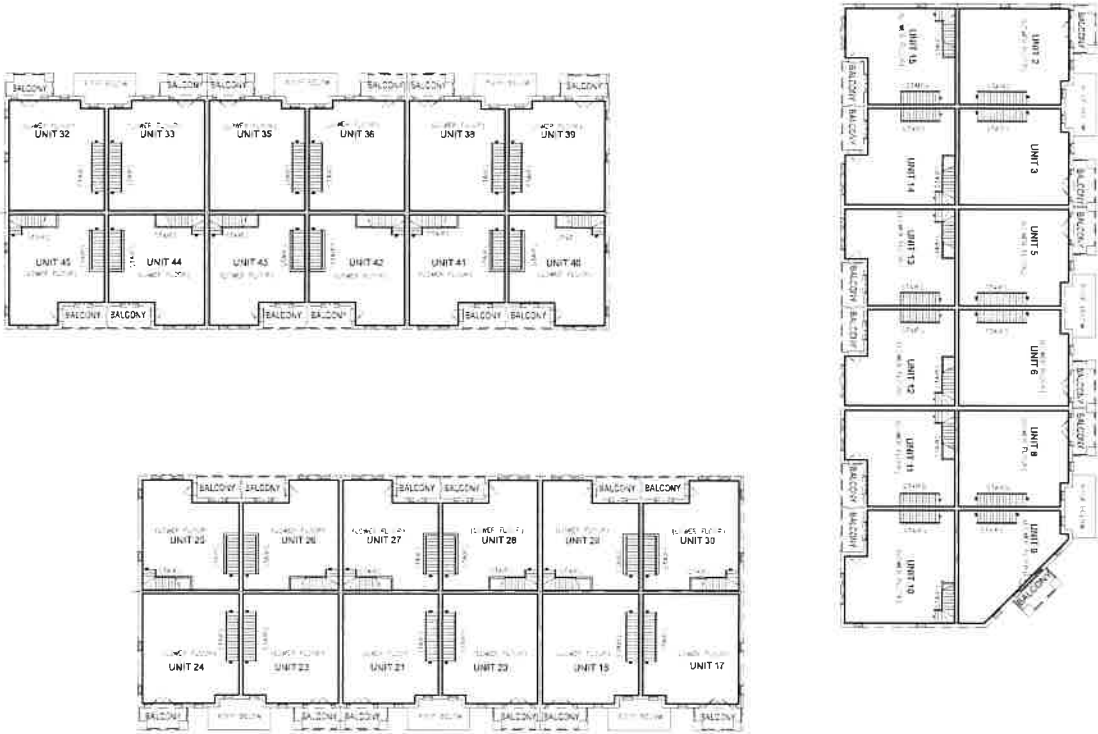
- V VISITOR PARKING
R RESIDENT PARKING
P EXCLUSIVE USE PATIO
G GARAGE

NOTE:

PORTIONS OF THE COMMON ELEMENTS WITH THE DESIGNATION "P"
ARE LOCATED FOR THE OWNERS OF UNITS AS DESCRIBED IN SCHEDULE F.
ALL AREA MEASUREMENTS AND LAND USE DATA ARE DERIVED FROM
SITE PLAN PREPARED BY SOSCIA PROFESSIONAL ENGINEERS INC.

SHEET 2 OF 2 SHEETS

EXTENT OF RESIDENTIAL UNITS 2-3, 5-6, 8-15, 17-18, 20-21, 23-24, 25-30, 32-33, 35-36, 38-45
LEVEL 2 (SECOND FLOOR)



EXTENT OF RESIDENTIAL UNITS 2-3, 5-6, 8-15, 17-18, 20-21, 23-24, 25-30, 32-33, 35-36, 38-45
LEVEL 2 (THIRD FLOOR)



 **YOUNG & YOUNG
SURVEYING INC.**
A Subsidiary of Mauro Group Inc.

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PARTY CHIEF: BP	DRAWN BY: IG	CHECKED BY: FM
CLIENT: HARVESTONE CENTRE INC.		
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PROJECT No. 13-B6595-3

TOWN OF CALEDON
PLANNING
RECEIVED
Dec 20, 2021