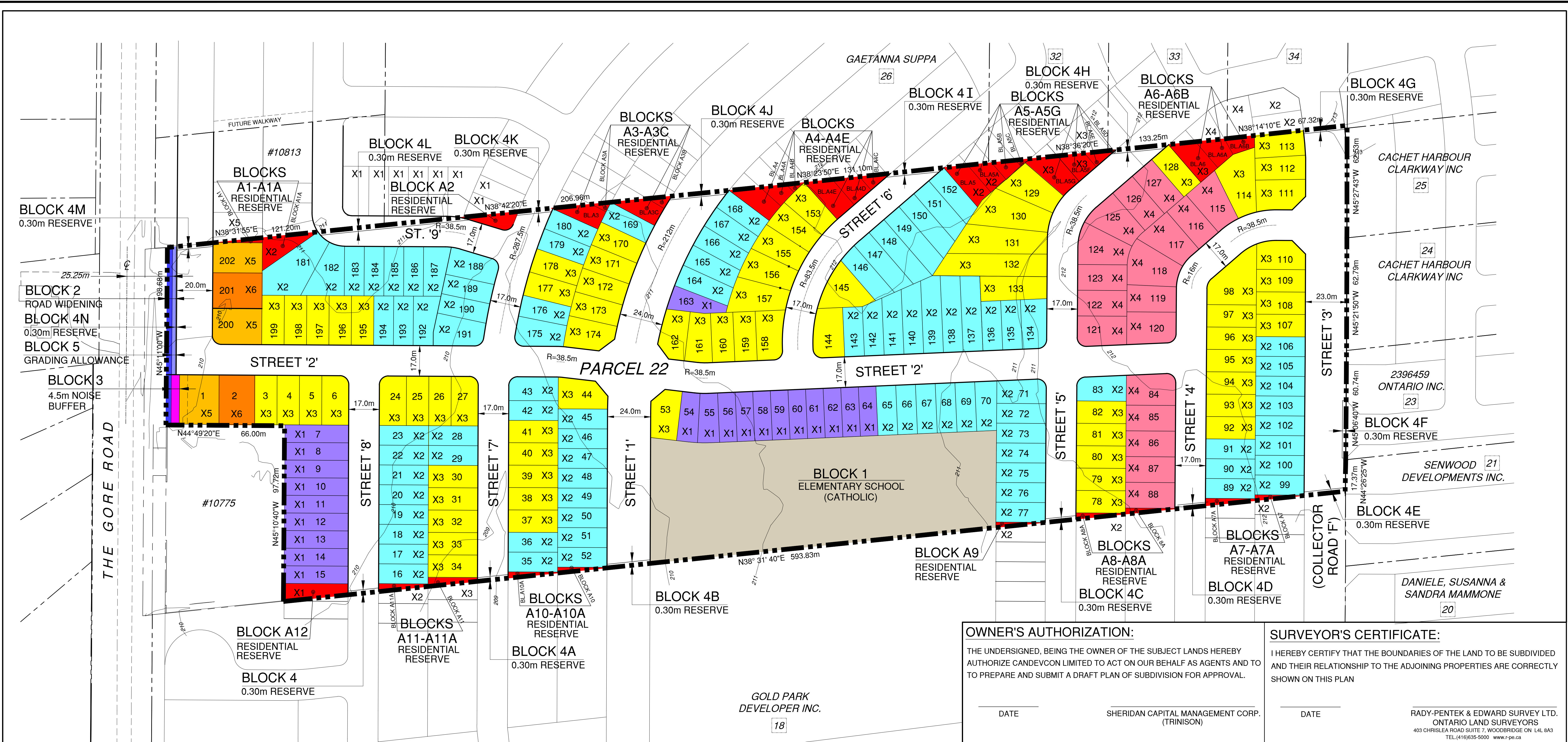




OWNER'S AUTHORIZATION:

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE

SHERIDAN CAPITAL MANAGEMENT CORP.
(TRINISON)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN

DATE

RADY-PENTEK & EDWARD SURVEY LTD.
ONTARIO LAND SURVEYORS
403 CHRISLEA ROAD SUITE 7, WOODBRIDGE ON L4L 8A3
TEL: (416) 635-5000 www.r-pe.ca

INTERSECTION TREATMENT TABLE, CITY OF BRAMPTON STANDARD 245

STREET TO STREET	CURB RADIUS	DAYLIGHT ROUNDING	DAYLIGHT TRIANGLE
MINOR LOCAL TO MINOR LOCAL	7.5m	5.0m	-
LOCAL TO LOCAL	7.5m	5.0m	-
MINOR LOCAL / LOCAL TO MINOR COLLECTOR	10.5m	-	7.5m
MINOR LOCAL / LOCAL TO MAJOR COLLECTOR	10.5m	-	15.0m
MINOR LOCAL / LOCAL TO ARTERIAL	15.0m	-	15.0m
MINOR LOCAL / MINOR COLLECTOR	15.0m	-	10.0m
MINOR / MAJOR COLLECTOR TO MAJOR COLLECTOR	15.0m	-	15.0m
INDUSTRIAL STREET TO INDUSTRIAL STREET	15.0m	-	10.0m
MINOR / MAJOR / INDUSTRIAL COLLECTOR TO ARTERIAL	18.0m	-	15.0m
ARTERIAL TO ARTERIAL	18.0m	-	15.0m

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)
A) AS SHOWN ON DRAFT PLAN. G) AS SHOWN ON DRAFT AND KEY PLANS.
B) AS SHOWN ON DRAFT AND KEY PLAN. H) MUNICIPAL SERVICES TO BE PROVIDED.
C) AS SHOWN ON KEY PLANS. I) SOIL IS CLAYEY SILT.
D) AS SHOWN IN LAND USE SCHEDULE. J) AS SHOWN ON DRAFT PLAN.
E) AS SHOWN ON DRAFT PLAN. K) MUNICIPAL SERVICES TO BE PROVIDED.
F) AS SHOWN ON DRAFT PLAN. L) NONE.

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	REVISED AS PER CITY COMMENTS (JUNE 1 2023)	5-9-2023	D.K.H.	

LOT SCHEDULE

DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOT	%-AGE
SINGLE DETACHED	X1	9.80m (32'-00")	27.50m (90.2')	21	10%
SINGLE DETACHED	X2	11.00m (36'-00")	27.50m (90.2')	88	43%
SINGLE DETACHED	X3	12.45m (40'-10")	27.50m (90.2')	70	35%
SINGLE DETACHED	X4	14.30m (47'-00")	27.50m (90.2')	18	9%
SINGLE DETACHED	X5	16.60m (54'-6")	27.50m (90.2')	3	2%
SINGLE DETACHED	X6	19.80m (65'-00")	27.50m (90.2')	2	1%
TOTAL				202	100%

LOTS / BLOCK AREA SCHEDULE

LAND USE	LOT / BLOCK	AREA
RESIDENTIAL	LOTS 1-202	7.36ha (18.18Ac.)
RESIDENTIAL RESERVE	BLOCKS A1-A12	0.53ha (1.31Ac.)
SCHOOL	BLOCK 1	1.12ha (2.77Ac.)
ROAD WIDENING	BLOCK 2	0.02ha (0.05Ac.)
ROADS	STREETS 1-9	3.63ha (8.96Ac.)
NOISE BUFFER	BLOCK 3	0.01ha (0.02Ac.)
0.30m RESERVES	BLOCKS 4-4N	0.01ha (0.02Ac.)
GRADING ALLOWANCE	BLOCK 5	0.01ha (0.02Ac.)
TOTAL AREA		12.68ha (31.33Ac.)

DRAFT PLAN OF SUBDIVISION
PART OF LOT 14, CONCESSION 10 N.D.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
FILE NUMBERS - OZS-2023-0002 AND 21T-

SHERIDAN CAPITAL MANAGEMENT CORP.
RESIDENTIAL SUBDIVISION
PARCEL 22
10797 THE GORE ROAD
BLOCK 47-2 CITY OF BRAMPTON

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600 FAX (905) 794-0611
SCALE: 1:1000 DWG. No. PL-1
DATE: SEPT., 20th 2022 PROJECT No. W22062