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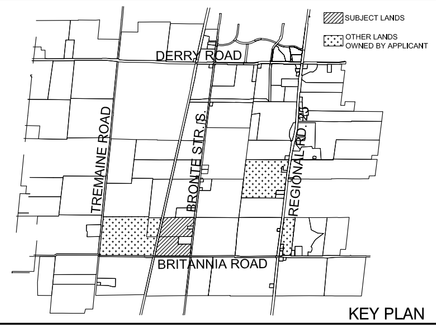
DRAFT PLAN OF SUBDIVISION 24T-14012/M

Stevenson Land Development Inc.
Shadybrook Development Inc.

ONE OF THE

GREAT GULF GROUP
OF COMPANIES

Part of Lot 6, Concession 1
(Geographic Township of Trafalgar)
Town of Milton, Regional Municipality of Halton



SCHEDULE OF ADDITIONAL INFORMATION SECTION 51 (17) OF THE PLANNING ACT

(a) SHOWN
(b) SHOWN
(c) SHOWN
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
(e) SHOWN
(f) SHOWN
(g) SHOWN
(h) MUNICIPAL WATER IS AVAILABLE
(i) SOIL IS CLAY LOAM
(j) SHOWN
(k) ALL MUNICIPAL SERVICES ARE AVAILABLE
(l) SHOWN

SCHEDULE OF LAND USE

LAND USE	LOTS/ BLOCKS	NO. OF UNITS	AREA (ha)	DENSITY (UPHA)	SDE
13.7M SINGLE DETACHED RESIDENTIAL LOTS	1–154	14	7.02	40.88	14
11.0M SINGLE DETACHED RESIDENTIAL LOTS		57			57
9.5M SINGLE DETACHED RESIDENTIAL LOTS		39			39
8.0M SEMI DETACHED RESIDENTIAL LOTS		88			88
6.4M STREET TOWNHOUSES	155–161	49			35.77
6.4M BACK–TO–BACK STREET TOWNHOUSES	162–165	40			20
MAJOR NODE (STREET TOWNHOUSES)	166–171	40	1.17	66.67	29.20
MAJOR NODE (BACK–TO–BACK ST. TOWNS)	172–175	38			19
MAJOR NODE (HIGH DENSITY)	180		1.74		
FUTURE RESIDENTIAL	176–179		0.46		
STORMWATER MANAGEMENT POND	181		1.35		
7.5m STORMWATER MANAGEMENT BUFFER	182		0.16		
GREENLAND CHANNEL	183		2.70		
10m GREENLAND CHANNEL BUFFER	184,185		1.61		
5m PEDESTRIAN TRAIL	186		0.38		
5m SERVICING BLOCK	187		0.02		
LANDSCAPE BUFFER	188,189		0.02		
STREET "A"–"B" (24.0m ROW) – 566.5m			4.82		
STREET "C"–"J" (16.0m ROW) – 2,146.8m					
TOTAL		365	21.45		301.97

OWNER'S CERTIFICATE

WE, SHADYBROOK DEVELOPMENT INC. AND STEVENSON LAND DEVELOPMENT INC., HEREBY AUTHORIZE GLEN SCHNARR TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL

SIGNED _____ DATE: May 30, 2014
Kathleen Schofield A.S.O.

SURVEYOR'S 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 _____ DATE: May 30, 2014
Paul Edward O.L.S
Rady–Pentek & Edward Surveying LTD

NOTES:
-Corner radius:
-Where Local ROW intersects with Collector - 7.5m
-Where Local ROW intersects with Local ROW - 5m
-500.2m (1,641') 16.0m Local R.O.W. Length and 0.82ha (2.03ac) located within Major Node
-gross area of the Major Node including local roads is 3.73ha (9.22ac)
-SDE Factors: Single Detached and Semi-Detached 1.0, Street Townhouse 0.73, Back-to-Back Townhouse 0.50

PLAN REVISED ON April 6, 2018

SCALE 1:1500
(24x36)
October 20, 2016

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS
SUITE 700 10 KINGSBRIDGE GARDEN CIRCLE,
MISSISSAUGA, ONTARIO, L5R 3K6
TEL (905) 568-8888 FAX (905) 568-8894 www.gsai.ca