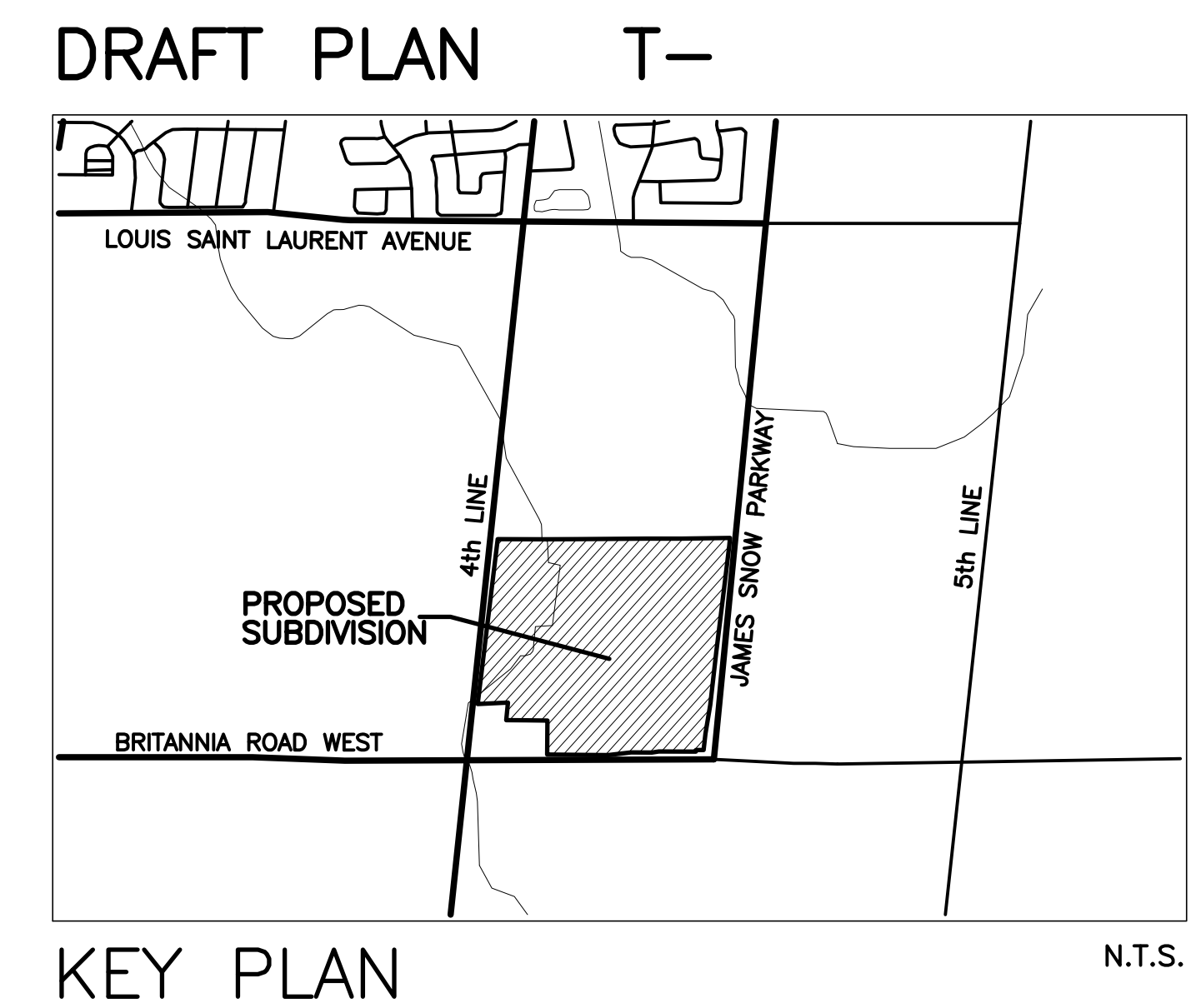


DRAFT PLAN OF SUBDIVISION  
 PART OF LOT 6, CONCESSION 5, NEW SURVEY  
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
 TOWN OF MILTON  
 REGIONAL MUNICIPALITY OF HALTON  
 SCALE 1:1250



SECTION 51, PLANNING ACT,  
 ADDITIONAL INFORMATION  
**FIGURE 3**  
**DS-057-24**

- 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

**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.

DATE -----, 2023  
 SUNIL PERERA  
 ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**  
 I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

OWNER  
**SUNDIAL HOMES (4th LINE) LIMITED**  
 4576 YONGE STREET  
 SUITE 500  
 TORONTO, ONTARIO  
 M2N 6N4  
 ROBERT YANOWSKI  
 PRESIDENT

**SCHEDULE OF LAND USE**  
 TOTAL AREA OF LAND TO BE SUBDIVIDED = 36.670±Ha. (90.614±Acs)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 3-33, 39-51, 53-57, 59-63, 65-69, 71-74, 81-113, 116-139, 143-164, 175-182, 203-204, 212-222, 226-249 and 252-263 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=301.60sq.m.		199	199	6.319	15.615
LOTS 1-2, 34-38, 52, 58, 64, 70, 75-80, 114-115, 140-142, 165-174, 183-187, 197-202, 205-210, 223-225 and 250-251 MIN. LOT FRONTAGE=9.15m. MIN. LOT AREA=237.90sq.m.		54	54	1.696	4.191
<b>STREET TOWNHOUSES</b> BLOCKS 188-190, 192-196, 211, 264-271 and 302-305 MIN. UNIT FRONTAGE=6.0m	21		140	2.442	6.034
<b>REAR ACCESS TOWNHOUSES</b> BLOCKS 278-280 and 288-293 MIN. UNIT FRONTAGE=6.0m	9		54	1.053	2.602
<b>BACK TO BACK TOWNHOUSES</b> BLOCKS 191, 272-277, 281-287 and 294-301 MIN. UNIT FRONTAGE=6.0m	22		280	2.457	6.071
<b>MAJOR NODE</b> BLOCK 306	1		367 *	2.815	6.956
<b>SUBTOTAL</b>	53	253	1,094 *	16.782	41.469
BLOCK 307-309 - RESIDENTIAL RESERVE BLOCKS	3			0.089	0.219
BLOCK 310 - PUBLIC ELEMENTARY SCHOOL	1			2.828	6.988
BLOCK 311 - VILLAGE SQUARE	1			0.320	0.791
BLOCK 312 - STORMWATER MANAGEMENT POND	1			2.699	6.669
BLOCKS 313-314 - CHANNEL	2			2.180	5.387
BLOCKS 315-318 - CHANNEL BUFFER	4			1.176	2.906
BLOCKS 319-320 - TRAILWAY	2			0.329	0.814
BLOCKS 321-322 - S.W.M. BUFFER	2			0.515	1.272
BLOCK 323 - MAINTENANCE ACCESS	1			0.032	0.079
BLOCKS 324-325 - BUFFER	2			0.117	0.290
BLOCKS 326-329 - ROAD WIDENING	4			0.482	1.191
BLOCKS 330-333 - 0.3m RESERVE	4			0.007	0.019
<b>STREETS</b> 24.0m WIDE TOTAL LENGTH=1,201.8m. AREA= 2,882±Ha. 16.0m WIDE TOTAL LENGTH=3,914.3m. AREA= 6,262±Ha. TOTAL LENGTH=5,115.9m. AREA= 9,144±Ha.				9.114	22.520
<b>TOTAL</b>	80	253	1,094 *	36.670	90.614

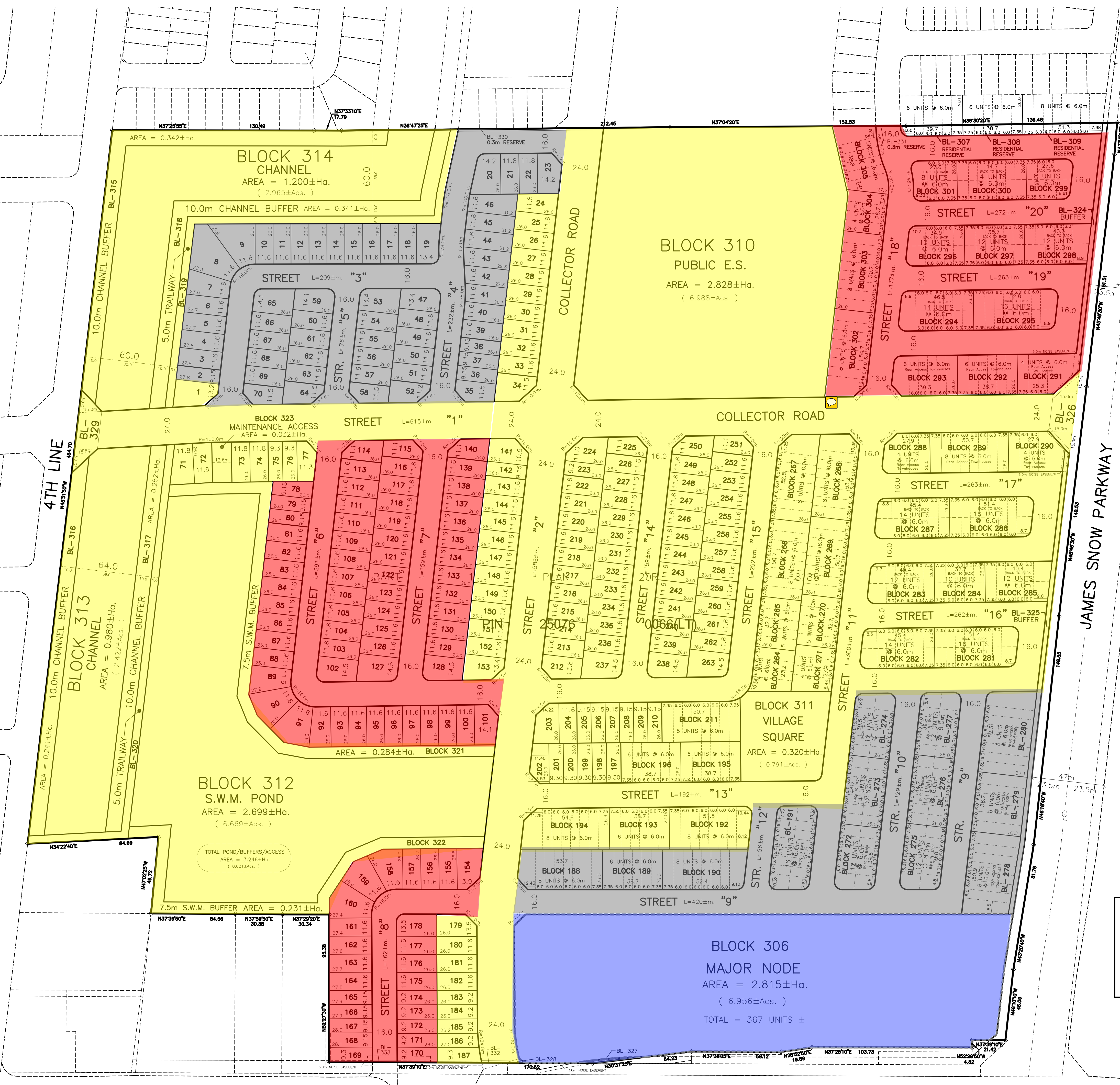
**Included in 398.5 SDE Schedule**

- **Phase 1**  
 Detached: 107  
 Townhouses: 108  
 B2B Townhouses: 94  
 Total Units: 309  
 Total SDE: 232.84
- **Phase 2**  
 Detached: 88  
 Townhouses: 42  
 B2B Townhouses: 94  
 Total Units: 224  
 Total SDE: 165.66
- **Phase 4: Major Node**

**Future Allocation**

- **Phase 3**  
 Detached: 58  
 Townhouses: 44  
 B2B Townhouses: 92  
 Total Units: 194  
 Total SDE: 136.12

**MAJOR NODE BREAKDOWN**  
 BLOCK 306  
 GROUND RELATED TOWNHOUSES = 72 UNITS = 20%  
 HIGH DENSITY / APARTMENT = 295 UNITS = 80%  
 TOTAL = 367 UNITS\*



**PHASING DATE : JUNE 26, 2024**

NOTE - CANADIAN GEODETIC DATUM ELEVATIONS RELATED TO  
 NOTE - \* SUBJECT TO FINAL CALCULATION

**PROJECT No. P-2181**  
 SCALE 1:1250  
 JAN 24, 2024  
 ( 2181DES33- 4TH LINE ) - ( 2181MAS2 & 2181TOPO )

**KLM DWG. No. - 24:10**  
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
 Planning • Design • Development  
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com