

DRAFT PLAN OF SUBDIVISION 24T-14012/M

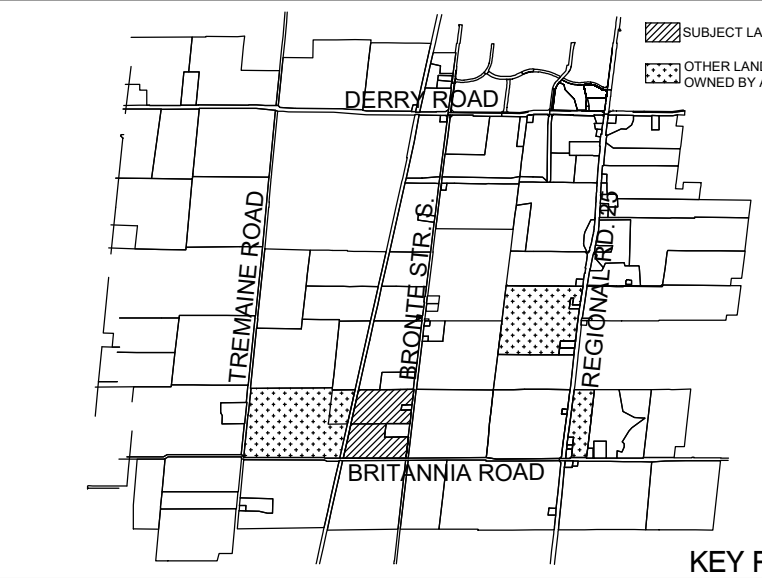
Shadybrook Development Inc.

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



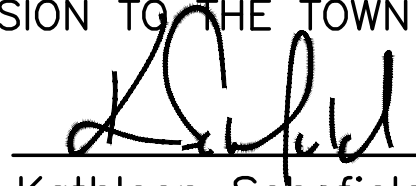
SCHEDULE OF ADDITIONAL INFORMATION SECTION 51 (17) OF THE PLANNING ACT	
(a) SHOWN	(g) SHOWN
(b) SHOWN	(h) MUNICIPAL WATER
(c) SHOWN	(i) SOIL IS CLAY LOAM
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE	(j) SHOWN
(e) SHOWN	(k) ALL MUNICIPAL SERVICES ARE AVAILABLE
(f) SHOWN	(l) SHOWN

SCHEDULE OF LAND USE

LAND USE	LOTS/ BLOCKS	NO. OF UNITS	AREA (ha)	DENSITY (UPHA)	SDE
11.0M SINGLE DETACHED RESIDENTIAL LOTS	1-139	70	7.60	42.6	70
9.5M SINGLE DETACHED RESIDENTIAL LOTS		46			46
8.0M SEMI DETACHED RESIDENTIAL LOTS		46			46
6.4M STREET TOWNHOUSES		122			92.72
6.4M BACK-TO-BACK STREET TOWNHOUSES	162-164	40			18
MAJOR NODE	165		2.72		
FUTURE RESIDENTIAL	166-169		0.42		
STORMWATER MANAGEMENT POND	170		1.35		
7.5m STORMWATER MANAGEMENT BUFFER	171		0.16		
GREENLAND CHANNEL	172		2.50		
10m GREENLAND CHANNEL BUFFER	173,174		1.61		
5m PEDESTRIAN TRAIL	175		0.38		
7.5m SERVICING BLOCK	176		0.02		
3.5m GRADING BUFFER	177		0.20		
STREET "A"- "B" (24.0m ROW) - 566.5m				4.49	
STREET "C"- "J" (16.0m ROW) - 1,921.0m					
TOTAL		324	21.45		272.72

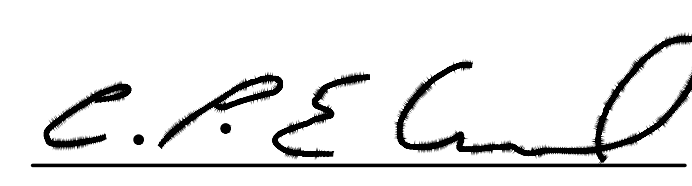
OWNER'S CERTIFICATE

WE, SHADYBROOK DEVELOPMENT INC. HEREBY AUTHORIZE
GLEN SCHNARR & ASSOCIATES INC. 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:

- Daylight Triangle & Corner radius:
- Street "A" & Street "B" Daylight Triangle: 10m x 10m
- Local to Collector Daylight Triangle: 7.5m x 7.5m
- 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
- SDE Factors (as per 2020 Allocation Program):
Single Detached and Semi-Detached 1.0,
Street Townhouse 0.76, Back-to-Back Townhouse 0.45

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



PLAN REVISED ON NOVEMBER 21, 2024

