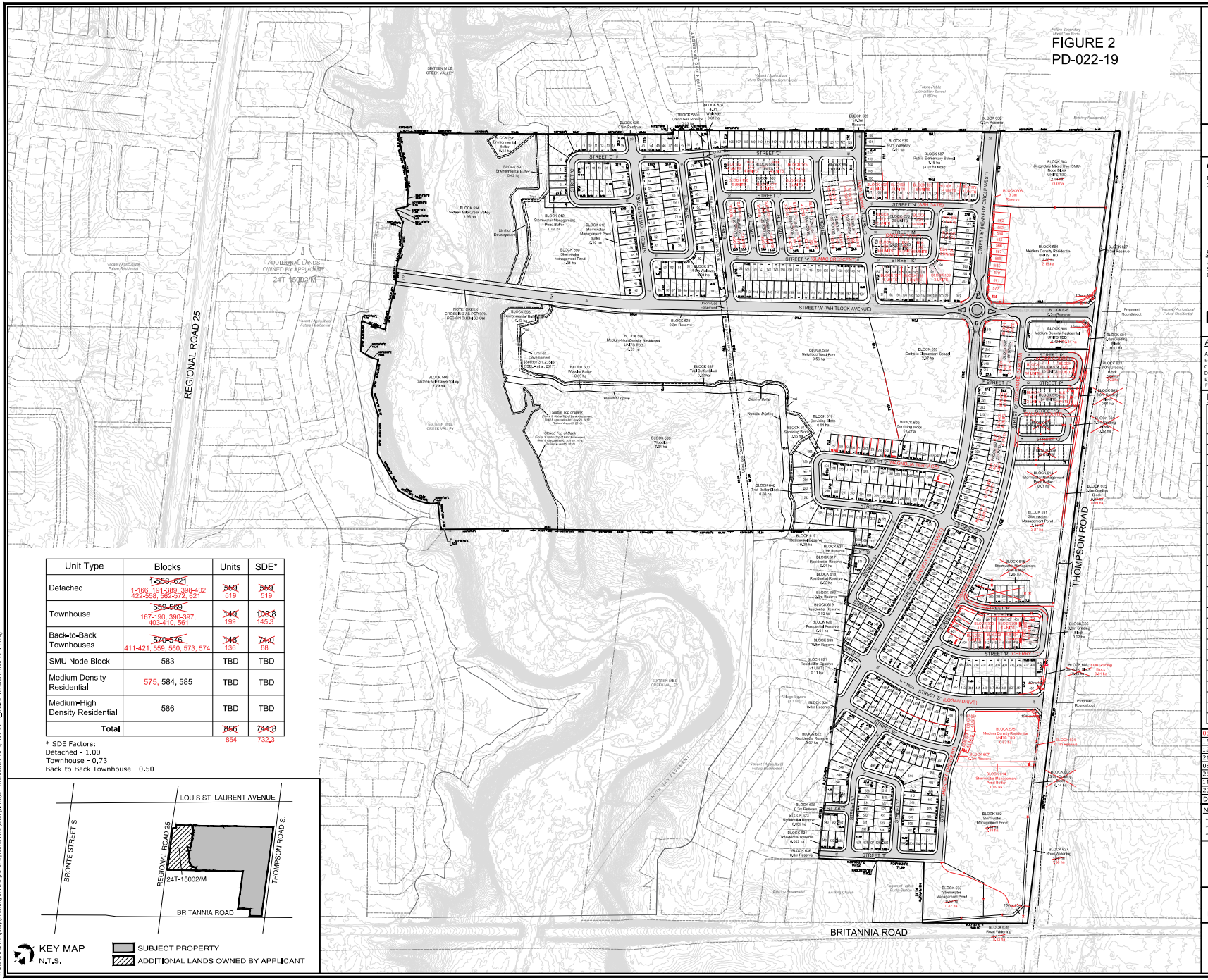
FIGURE 2
PD-022-19



Unit Type	Blocks	Units	SDE*
Detached	~~1-558, 621~~ 1-186, 191-389, 398-402 422-558, 562-572, 621	~~559~~ 519	~~559~~ 519
Townhouse	~~559-569~~ 167-190, 390-397, 403-410, 561	~~149~~ 199	~~108.8~~ 145.3
Back-to-Back Townhouses	~~570-576~~ 411-421, 559, 560, 573, 574	~~148~~ 136	~~74.0~~ 68
SMU Node Block	583	TBD	TBD
Medium Density Residential	575, 584, 585	TBD	TBD
Medium-High Density Residential	586	TBD	TBD
Total		~~856~~ 854	~~744.8~~ 732.3

* SDE Factors:
Detached - 1.00
Townhouse - 0.73
Back-to-Back Townhouse - 0.50

KEY MAP N.T.S.
SUBJECT PROPERTY
ADDITIONAL LANDS OWNED BY APPLICANT

DRAFT PLAN OF SUBDIVISION
FILE 24T - 17002/M *REVISED*

PART OF LOT 6 & 7,
CONCESSION 3, NEW SURVEY

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

MATTAMY - MARTIN EAST
COBBAN NEIGHBOURHOOD

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED _____ DATE December 21, 2016

Michael Vernooy
Mattamy (Brownridge) Limited
433 Steeles Avenue East, Suite 110
Milton, Ontario L9T 0Z4
Tel: (905) 203-3972 Fax:(905)203-3901

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 December 21, 2016

Ross DenBroeder, Ontario Land Surveyor

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel:(416)635-5000 Fax (416)635-6001

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

A) SHOWN ON PLAN
B) SHOWN ON PLAN
C) SHOWN ON PLAN
D) SHOWN ON PLAN
E) SHOWN ON PLAN
F) SHOWN ON PLAN
G) SHOWN ON PLAN
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) CLAY LOAM
J) SHOWN ON PLAN
K) SANITARY AND STORM SEWERS TO BE PROVIDED
L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Blocks	Block Total	Area (ha)	Units
Detached Residential	~~1-558, 621~~ 1-186, 191-389, 398-402 422-558, 562-572, 621	~~558~~ 519	~~74.41~~ 71.41	~~558~~ 519
Townhouse	~~559-569~~ 167-190, 390-397, 403-410, 561	~~11~~ 20	~~5.48~~ 7.48	~~149~~ 199
Back to Back Townhouse	~~570-576~~ 411-421, 559, 560, 573, 574	~~7~~ 15	~~3.83~~ 3.40	~~148~~ 136
Walkway	577-579	3	0.03	
Union Gas Pipeline	580-582	3	0.31	
SMU Node Block	583	1	~~2.00~~ 2.00	TBD
Medium Density Residential	575, 584, 585	~~3~~ 3	~~3.39~~ 3.39	TBD
Medium-High Density Residential	586	1	3.23	TBD
Elementary School	587, 588	2	3.55	
Neighbourhood Park	589	1	3.56	
SWM Pond	590-593	4	~~7.72~~ 7.72	
16 Mile Creek Valley	594, 595	2	11.74	
Environmental Buffer	596-598	3	0.99	
Woodlot	599	1	7.91	
Woodlot Buffer	600	1	0.69	
Trail Buffer Block	639, 640	2	0.28	
Grading Block	~~601~~ 601, 602, 605, 606, 608	~~5~~ 5	~~0.96~~ 0.96	
Servicing Block	~~606-611~~ 609-611	~~6~~ 3	~~0.78~~ 0.78	
SWM Pond Buffer Block	~~612-615~~ 612-614	~~4~~ 3	~~0.23~~ 0.23	
Residential Reserve	616-624	9	0.32	1
0.3m Reserve	603, 604, 607, 625-636	~~15~~ 15	0.00	
Road Widening	637, 638	2	~~1.31~~ 1.31	
16.0m ROW (5460m)	5382m		~~8.59~~ 8.59	
20.0m ROW (899m)			~~1.84~~ 1.84	
24.0m ROW (573m)			~~0.89~~ 0.89	
24.5m ROW (254m)			0.63	
26.0m ROW (1078m)			~~2.86~~ 2.86	
Total	~~640~~ 1-575, 577-614, 616-640	~~640~~ 639	84.31	~~856~~ 854

DATE (D,M,Y)	REVISION	OWG	BY
08/03/19	Redline	E	SP
15/10/18	Resubmission	E	SP
12/10/18	General Revisions	D	SP
21/09/18	Resubmission	D	SP
08/08/18	Resubmission	C	SP
26/10/17	Resubmission	B	LC
11/08/17	General Revisions	B	SP
20/12/16	Original Submission	A	LC

NOTES:
* Local/Local corner radii = 5m
* Local/Collector corner radii = 7m
* Collector/Collector corner radii = 10m
* Collector/Arterial corner triangle = 10m
* Pavement illustration is diagrammatic

SCALE 1:2500
~~October 15, 2018~~ March 22, 2019
DRAWN BY: SP
CHECKED BY: KC
E

KORSIAK Urban Planning
206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
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info@korsiak.com

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