



Planning Brief

Draft Plan of Subdivision of Blocks 1, 2, 3, 4 & 5
of Part of Lot 4 Registered Plan 293
600 Maplehill Drive
City of Burlington
Regional Municipality of Halton

July 2020

Prepared For:
2531820 Ontario Inc.

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1.0 Introduction

T. Johns Consulting Group Ltd. has been retained by 2531820 Ontario Inc. to prepare a Planning Brief in support of Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293, in the City of Burlington, Regional Municipality of Halton (“subject lands”).

This brief includes an overview of the subject lands, including site description and surrounding uses and confirm the blocks viability to facilitate appropriate development that meets the intent of the pertinent planning framework including Provincial, Regional and City of Burlington land use policies.

1.1 Property Description

The subject lands are municipally known as 600 Maplehill Drive (formerly 607 Dynes Road) and are located east of Dynes Road, south of Woodward Avenue, and at the terminus of Maplehill Drive. The subject lands have an area of 0.54 hectares (1.33 acres) and is the former site of the Grace Christian School (formerly the Johns Calvin Christian School), but are now vacant. **(See Figure 1 - Location Map).**

1.2 Surrounding Land Uses

The subject lands are surrounded by the following uses:

North: Woodward Avenue, low-density single detached homes, Tecumseh Public School, and Tecumseh Park;

East: Ontario Hydro Corridor, multi-use trail, Assumption Catholic Secondary School and Cumberland park;

South: Maplehill Drive, Oakhurst Road, Willow Lane and low-density single and semi-detached homes;

West: Ebenezer Canadian Reformed Church, Dynes Road, Rosedale Crescent and low-density single residential development.

Figure 1
Location Map



SUBJECT PROPERTY
600 Maplehill Drive
Burlington, Ontario

2.0 Planning Applications

2.1 Draft Plan of Subdivision

The proposed development is twenty (20) townhouses in four (4) blocks on a private, common element, condominium road accessed from the terminus of Maplehill Drive. The resulting density on the 0.54 hectare (1.33 acre) property is 37 units per hectare. The site will be accessed from Maplehill Drive, located one block to the east of Dynes Road, a collector road. The subject lands received LPAT approval in 2019 for an Official Plan Amendment and Zoning By-law Amendment. A waiver was issued on April 6th, 2020, from a pre-consultation for this application. .

The proposed Draft Plan consists of 5 blocks, as shown in Appendix A.

Blocks 1 and 2 will consist of 6 townhouses in each block.
Blocks 3 and 4 will consist of 4 townhouses in each block.

The total area for Blocks 1-4 consists of 3633.0sqm (0.36 ha) and will comprise a total of 20 townhouse units.

Block 5 consists of the common element condominium roadway (including visitor parking areas) consists of a total area of 1769.5sqm (0.18ha). The proposed townhouse units will front onto this roadway.

A concurrent Site Plan application/plans/reports have been submitted and running concurrent with this Draft Plan of Subdivision application. The proposed site plan can be found under Appendix B. City File No. 535-007/19.

3.0 Planning Framework

This section reviews the planning documents applicable to the subject property, which include the Planning Act, the Greenbelt Plan, Places to Grow - Growth Plan for the Greater Golden Horseshoe, Regional Municipality of Halton Official Plan, City of Burlington Official Plan, and the City of Burlington Zoning By-law, as amended.

3.1 Planning Act, R.S.O. 1990, c.P.13

The *Planning Act*, R.S.O. 1990, c.P.13 ("*Planning Act*") defines the legal framework for land use planning in Ontario. The Planning Act implements provincial matters in planning decisions and details the planning process of applications that ensures the public interest is protected.

The *Planning Act* requires that approval authorities have regard to matters of Provincial interest as identified in Section 2. The criteria have been reviewed below as they relate to the proposed development:

Matter of Provincial Interest	Planning Comment
a) the protection of ecological systems, including natural areas, features and functions;	The subject lands are not identified as having any ecological systems or natural areas of provincial interest.
b) the protection of the agricultural resources of the Province;	The subject lands are within the urban boundary and are not considered to be an agricultural resource.
c) the conservation and management of natural resources and the mineral resource base;	The subject lands are within the urban boundary and are not recognized for having natural resources or mineral resources of provincial interest.
d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The subject lands were not identified as having archaeological potential of provincial interest.
e) the supply, efficient use and conservation of energy and water;	The subject lands are not within a Source Water Protection Area. However, the proposed development will provide best design practices to ensure the efficient use of water.
f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development is located within the urban area and will be serviced by existing municipal infrastructure and transportation.
g) the minimization of waste;	The development will be subject to Site Plan Control and will therefore be required to comply to the Municipal weekly waste limits and will have tri-sorting options and will comply to policies of the <i>Resource Recovery and Circular Economy Act, S.O. 2016, Chapter 12, Schedule 1</i> .
h) the orderly development of safe and healthy communities;	The development will contribute to a diverse neighbourhood with a range of density housing options in an urban area.
h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	The development is subject to Site Plan Control and will be constructed in accordance with the requirements of the <i>Access for Ontarians with Disability Act, 2005, S.O. 2005, c. 11</i> .

i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The development is located within the urban boundary with municipal resources and facilities in close proximity.
j) the adequate provision of a full range of housing, including affordable housing;	The development will contribute to a complete community that includes a range of housing densities, through providing medium density housing in a neighbourhood with predominantly low density residential.
k) the adequate provision of employment opportunities;	The development will provide the opportunity for construction, creating short-term employment opportunities for those in the construction industry.
l) the protection of the financial and economic well-being of the Province and its municipalities;	The developer of the subject lands is responsible for all financial investments for municipal and community services.
m) the co-ordination of planning activities of public bodies;	Not applicable.
n) the resolution of planning conflicts involving public and private interests;	The development was reviewed in detail through the Official Plan Amendment, Zoning By-law Amendment and it was concluded that the public and private interests are protected.
o) the protection of public health and safety;	The development will not adversely impact public health and safety.
p) the appropriate location of growth and development;	The subject lands are within the Urban Boundary. The subject lands are adjacent to a variety of existing uses including low, medium and high density residential, local commercial uses, employment uses, and public uses including a school and neighborhood park.
q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The development will facilitate the opportunity to design for appropriate urban development subject to Site Plan Control. The development will be connected to pedestrian sidewalks and will be supported by public transit.
r) the promotion of built form that, <ul style="list-style-type: none"> i) is well-designed, ii) encourages a sense of place, and iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; 	The development will facilitate the opportunity to design for appropriate urban development subject to Site Plan Control.

s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The development represents compact and efficient built form in an urban area. Further, the development will have access to public transportation that will aid in reducing greenhouse gas emission.
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The Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293, **conforms** to the Planning Act.

In addition to requiring that all planning decisions have regard to matters of Provincial interest of Section (2) a to s, inclusive, Section 3(5) of the Planning Act requires that all planning decisions be consistent with applicable policy statements and/or Provincial plans issued by the Province.

The Greenbelt Act, S.O. 2005, the Niagara Escarpment Planning and Development Act, R.S.O. 1990, and the Oak Ridge Moraine Conservation Act, S.O. 2001, c. 31, do not apply to the subject lands.

Places to Grow: The Growth Plan for the Greater Golden Horseshoe (2017), as issued under the Places to Grow Act, 2005, S.O. 2005, c. 13, applies to the Property and is reviewed in detail in Section 3.3 of this Report.

3.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”) came into effect on May 1st, 2020 as a policy-led regulating document that provides direction on provincial interest related to managing land use planning and development. The subject lands are located within an existing “Settlement Area” known as Cambridge.

The PPS is issued under Section 3 of the Planning Act and applies to all land use planning matters in Ontario. The following provides a summary of the key policy considerations of the PPS as related to the proposed of Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293.

The Settlement Area policies of Section 1.1.3 state that the focus of growth and development shall be promoted within settlement areas, such as the City of Burlington. Development should be comprised of a range of density and mix of land uses that efficiently use land, infrastructure and public service facilities. Appropriate development standards are to be utilized to achieve minimum density targets. The proposed blocks are within the City of Burlington’s urban boundary and will provide townhouses that are supported by municipal infrastructure and will provide a mix of densities in the neighbourhood while maintaining the protection of important ecological features and functions.

Housing policies of Section 1.4 promote a range and mix of housing types, densities and tenures to meet the current and future needs of residents in the regional (i.e. Halton) market area by

encouraging upper and lower-tier municipalities to permit and facilitate the development of new housing towards locations where municipal infrastructure and public service facilities are available or planned. The proposed Draft Plan of Subdivision will facilitate urban, residential development subject to Site Plan Control, that will be serviced by municipal infrastructure and is in proximity to community uses such as a park, school and commercial uses in addition to other residential uses.

The proposed development meets the policy objectives of Section 2.0 *Wise Use and Management of Resources* by ensuring natural and cultural heritage resources are protected and not negatively impacted by the proposed development. Further, policies of Section 3.0 are met as best design practices were implemented to ensure public health and safety is protected.

The proposed development is consistent with the Provincial Policy Statement, 2020.

3.3 Growth Plan for Greater Golden Horseshoe, 2019

The Places to Grow - Growth Plan for the Greater Horseshoe, 2019 (“Growth Plan”) came into effect May 16, 2019 and is derived from the Places to Grow Act, 2005 and is a comprehensive strategy that works with municipal plans to manage growth patterns, maximize land use, and manage quality of life. The following provides a summary of the key policy considerations of the Growth Plan as related to the Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293.

The site is located within the Growth Plan’s “Built-Up Area” in the City of Burlington. Per Policy 2.2.2.3, intensification in Built-Up Areas is desirable to achieve urban structure supported by municipal infrastructure. The application provides intensification and supports the City in achieving a diverse mix of land uses with a range and mix of housing types with easy access to local services. Per policy 2.2.2.1, each year until 2031, a minimum of 50 percent of all residential development occurring annually within Halton Region will be within the built-up area. The Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293 will contribute to supplying a compact built form that is connected to the greater community with access to transit.

Overall, the proposed development conforms to the Growth Plan for Greater Golden Horseshoe, 2019.

3.4 Halton Region Official Plan

The Regional Official Plan (“ROP”) is implemented with the general purpose of providing objectives and policies to represent the overall public interest for the local municipalities within the Halton Region.

Map 1 - Regional Structure of the ROP designates the subject lands as **Urban Area** within the City of Burlington (See Figure 3 - ROP Regional Structure Map).

Per Policy 72(2) of the ROP, compact growth that is supportive of transit usage and non-motorized modes of travel are encouraged. In accordance with policy 72(3) the proposed Draft Plan of Subdivision contributes to a complete community with an appropriate mix of land uses and densities, which afford maximum choices for residence, work and leisure. The proposed development provides a higher density where low density residential is immediately surrounding the subject lands, contributing to a mix of housing options. The development will support sustainable and costeffective growth while contributing to a complete community. This plan will promote orderly urban development and will assist in achieving the density targets of the Region.

The proposed development conforms to the Region of Halton Official Plan.

Figure 3
ROP Urban Area Map



Halton Region Official Plan
Excerpt from Map 1 - Regional Structure

LEGEND

- | | |
|--|--|
|  Urban Area |  Mobility Hub |
|  Regional Natural Heritage System * |  Rail Line |
|  Employment Area |  Provincial Freeway |
|  Built Boundary |  SUBJECT PROPERTY
600 Maplehill Drive
Burlington, Ontario |

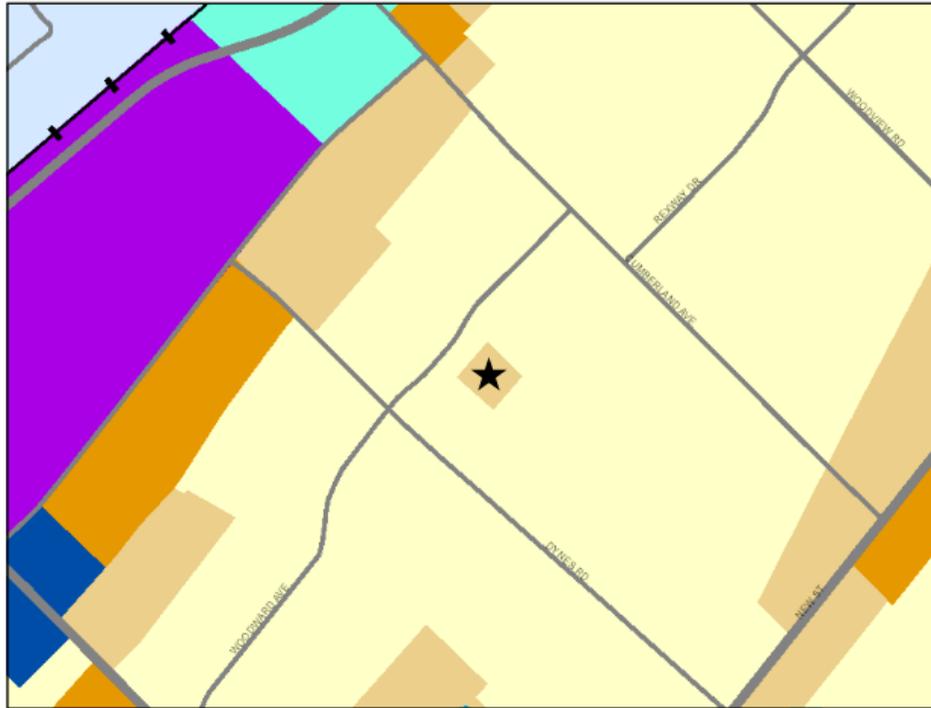
3.5 City of Burlington Official Plan

The City of Burlington Official Plan (“OP”) was approved by the Ontario Municipal Board on October 24, 2008 with the general purpose of providing goals, objectives and policies to guide land use and growth within the City. The OP is in conformity with the PPS, the Growth Plan and the Regional Official Plan.

Schedule ‘B’ - Comprehensive Land Use Plan - Urban Planning Area of the OP designates the subject lands as “Residential - Medium Density” (**See Figure 4 - OP Comprehensive Land Use Plan**). The Residential - Medium Density designation permits ground or non-ground oriented housing units with a density ranging between 26 and 50 units per hectare. The proposed development consists of 20 townhouse dwelling units resulting in a density of 37 units per hectare. Per Policy 2.2.2(ii) in Part III, permitted uses in the Medium Density designation include detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments provided they meet the density requirements above. The proposed development provides a diverse range of housing types in the urban boundary that is supported by municipal infrastructure and is compatible with the existing neighbourhood.

The proposed development **conforms** to the City of Burlington Official Plan.

Figure 4
 OP Comprehensive Land Use Plan - Urban Planning Area



City of Burlington Official Plan
 Excerpt from Interactive Mapping
 Official Plan Schedule B

LEGEND

- | | | | |
|---|------------------------------|---|---|
|  | Residential - Medium Density |  | SUBJECT PROPERTY
600 Maplehill Drive
Burlington, Ontario |
|  | Residential - Low Density | | |
|  | Residential - High Density | | |
|  | MUC - Commercial | | |
|  | Regional Commercial | | |
|  | MUC - General | | |
|  | General Employment | | |

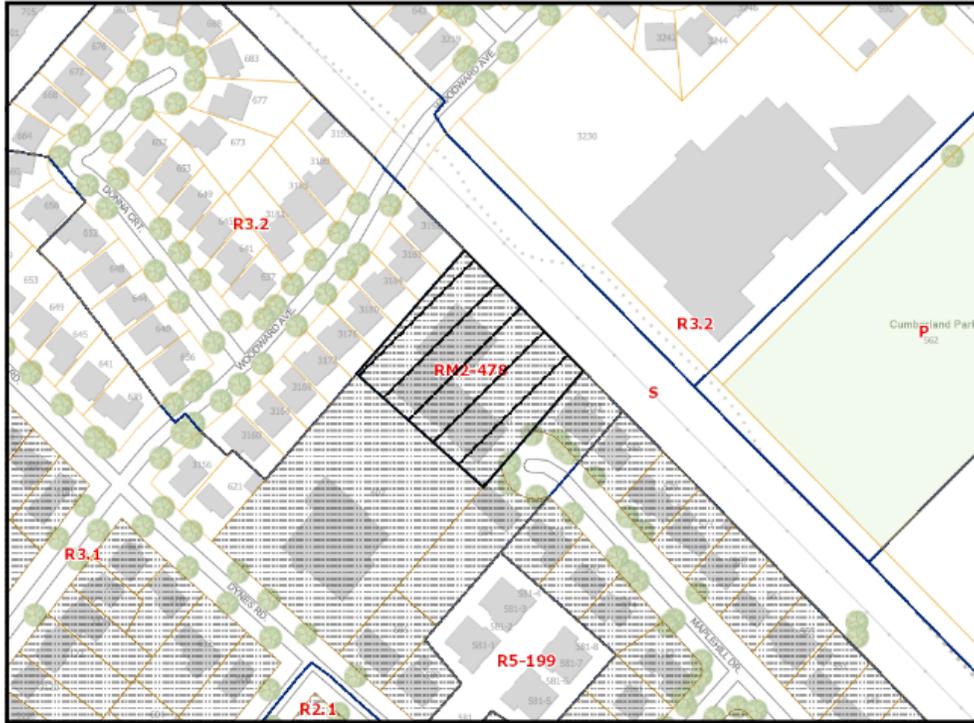
3.6 City of Burlington Zoning By-law No. 2020

The City of Burlington Zoning By-law No. 2020, as amended, is in force and effect and zones the subject lands *Medium Density "RM2-478" Zone, Modified* (See Figure 5 - Existing Zoning Map).

The RM2-478 Zone permits twenty (20) townhouse units only. The site specific provision, per By-law 2020.388, establishes site specific uses, as previously stated, and design provisions for the development.

The Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293 complies to the City of Burlington Zoning By-law No. 2020.

Figure 5
Existing Zoning Map



Excerpt from Interactive Mapping

LEGEND

- | | |
|--|--|
| RM2 RM2 Medium Density Residential |  SUBJECT PROPERTY
600 Maplehill Drive
Burlington, Ontario |
| R2 R2 Low Density Residential | |
| R3 R3 Low Density Residential | |
| P Neighbourhood Park | |
| S Utility Services | |

4.0 Implementation

The Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293, will permit the progress of urban development in the City of Burlington that will be subject to Site Plan Control.

5.0 Summary

T. Johns Consulting Group Ltd. has prepared this Planning Brief in support of the Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293. As discussed in Section 3.1 of this Report, the proposed development conforms to the Planning Act.

The Draft Plan of Subdivision is consistent with the PPS and will contribute towards efficiently maximize the use of urban lands with the Settlement Area known as the City of Burlington.

The proposed development conforms to the Growth Plan as the development upon the subject lands will contribute towards a complete community and will progress both the Region and City in meeting density targets established by the Province.

The proposed development conforms with the Region of Halton Official Plan as the proposal provides for logical and orderly residential development within proximity to community uses (i.e. school and park) and will contribute to achieving an overall density of 50 persons per hectare.

The Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293 conforms to the City of Burlington Official Plan by providing a diverse range of housing types in the urban boundary that is supported by municipal infrastructure and is compatible with the existing neighbourhood. Further the proposed development complies to the Zoning By-law No. 2020.

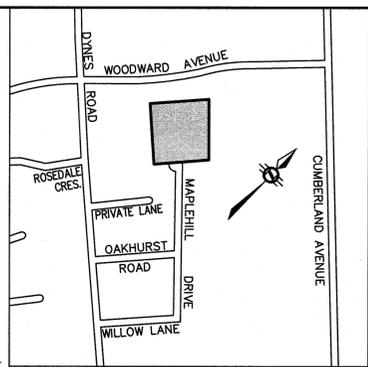
In conclusion, the Draft Plan of Subdivision of Blocks 1, 2, 3, 4, & 5, Part of Lot 4 Registered Plan 293 will facilitate appropriate development that can maintain the intent of all Provincial, Regional and City policies and regulatory objectives and represents good land use planning.

Respectfully Submitted,
T. Johns Consulting Group Ltd.



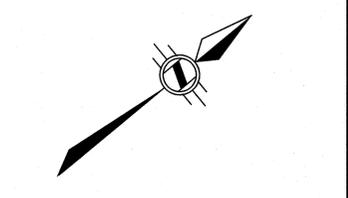
Diana Morris, BA, MCIP, RPP
Senior Planner

Appendix A: Draft Plan of Subdivision



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 4
REGISTERED PLAN 293
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:200 METRIC
S.D. McLAREN, O.L.S. - 2020

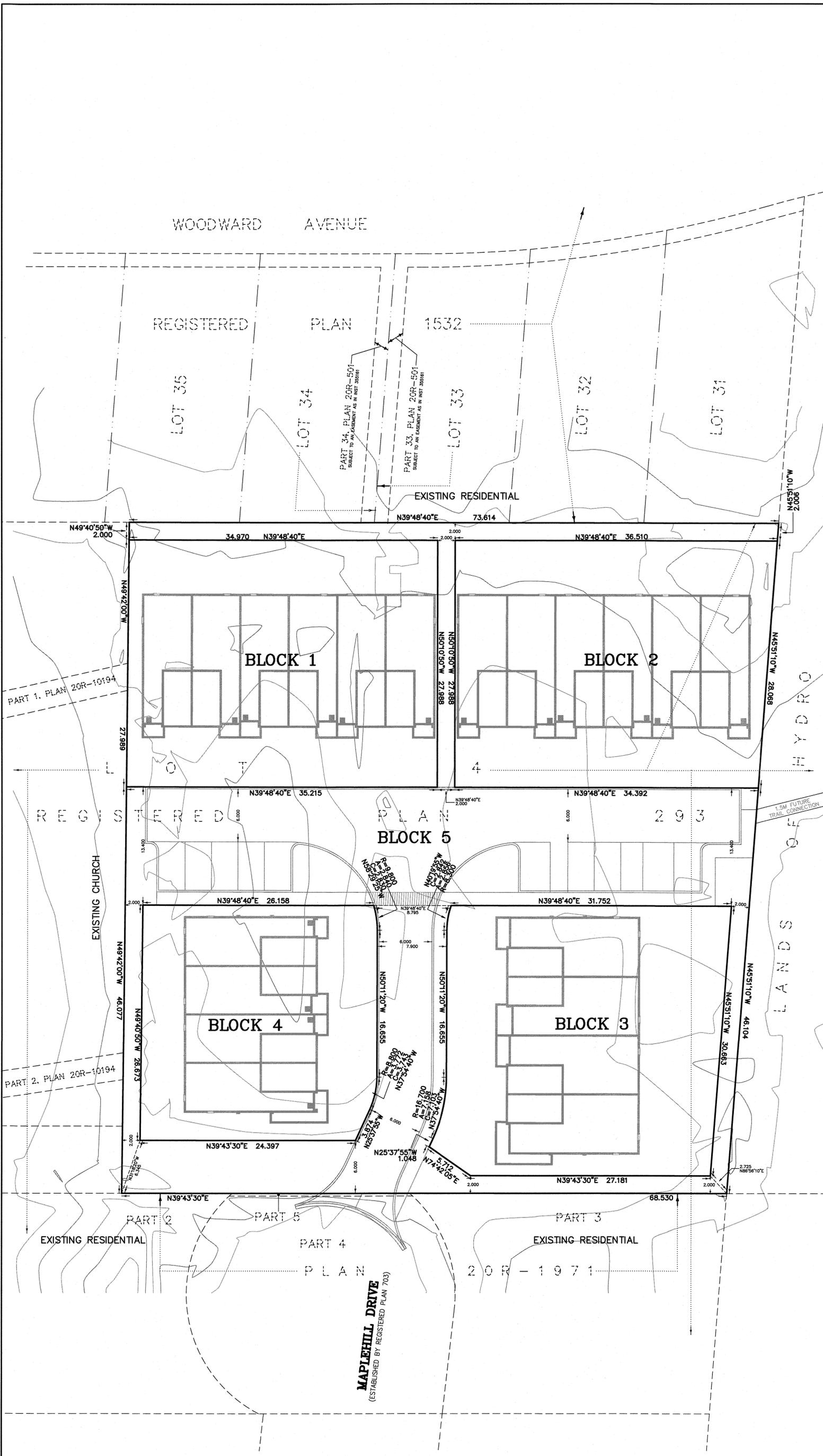


LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	AREA(ha)
RESIDENTIAL	BLOCKS 1-4	3633.0 m ²
COMMON ELEMENTS	BLOCK 5	1769.5 m ²
TOTAL		5402.5 m²

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- SECTION 51 (17) PLANNING ACT AS REVISED**
- (A) SHOWN ON PLAN
 - (B) SHOWN ON PLAN
 - (C) SHOWN ON PLAN
 - (D) SEE SCHEDULE
 - (E) SHOWN ON PLAN
 - (F) SHOWN ON PLAN
 - (G) SHOWN ON PLAN
 - (H) MUNICIPAL PIPED WATER AVAILABLE
 - (I) CLAY LOAM
 - (J) SHOWN ON PLAN
 - (K) MUNICIPAL STORM, SANITARY AND WATER SERVICES EXISTING
 - (L) SHOWN ON PLAN

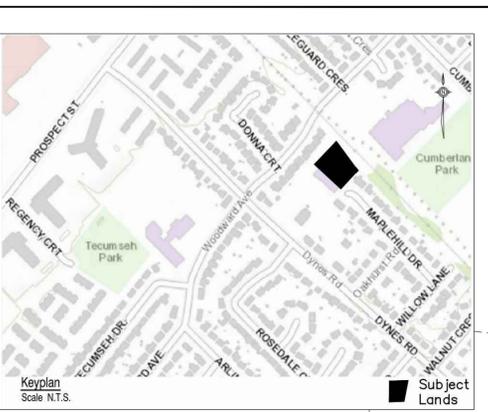
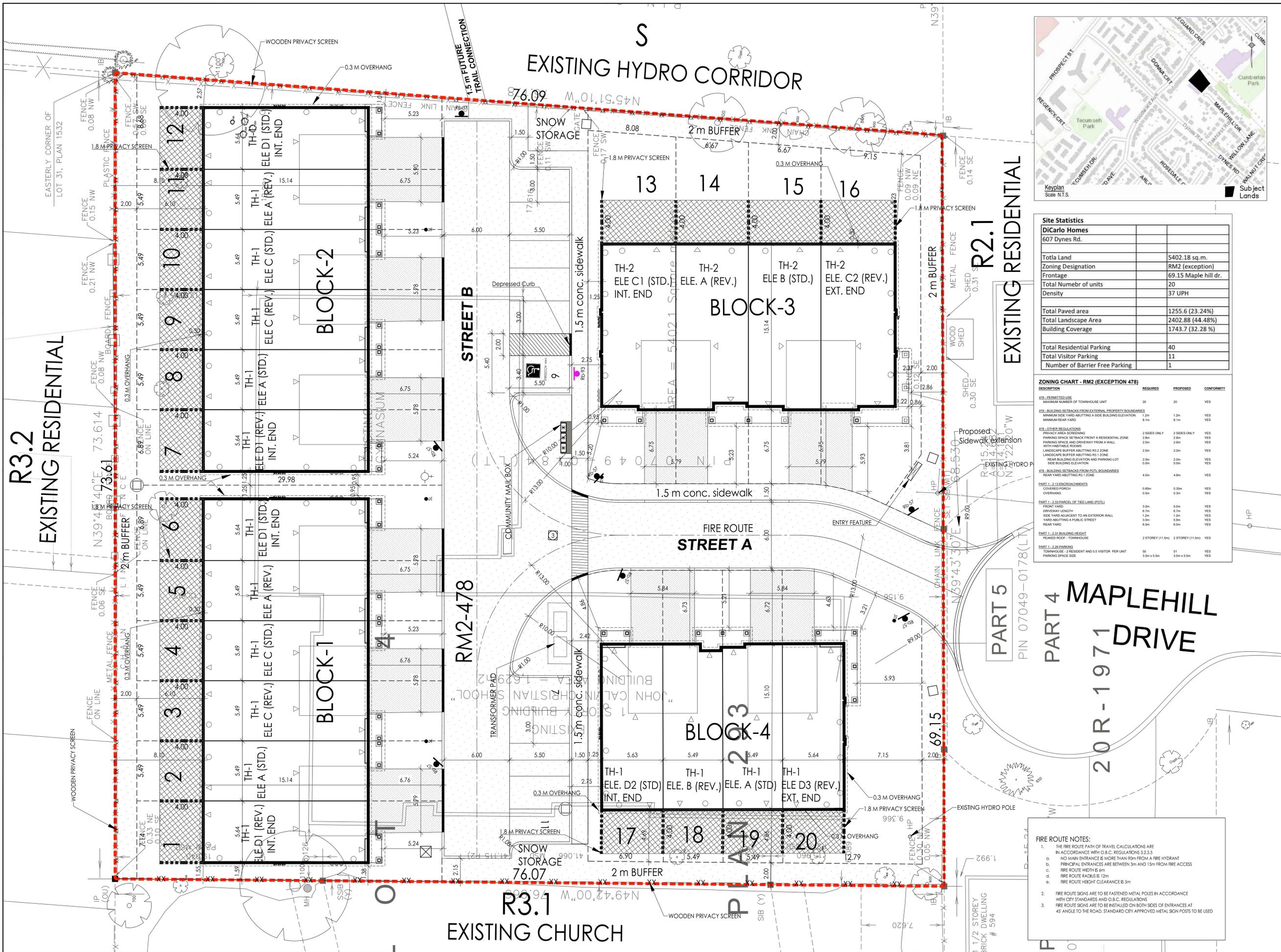


SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
MARCH 9, 2020
DATE

600 MAPLEHILL DRIVE

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Appendix B: Proposed Site Plan



Site Statistics

DiCarlo Homes
607 Dunes Rd.

Total Land	5402.18 sq.m.
Zoning Designation	RM2 (exception)
Frontage	69.15 Maple Hill dr.
Total Number of units	20
Density	37 UPH
Total Paved area	1255.6 (23.24%)
Total Landscape Area	2402.88 (44.48%)
Building Coverage	1743.7 (32.28%)
Total Residential Parking	40
Total Visitor Parking	11
Number of Barrier Free Parking	1

ZONING CHART - RM2 (EXCEPTION 478)

DESCRIPTION	REQUIRED	PROPOSED	CONFORMITY
478 - PERMITTED USE	20	20	YES
478 - BUILDING SETBACKS FROM EXTERNAL PROPERTY BOUNDARIES			
MINIMUM SIDE YARD ABUTTING A SIDE BUILDING ELEVATION	1.2m	1.2m	YES
MINIMUM REAR YARD	8.1m	8.1m	YES
478 - OTHER REGULATIONS			
PRIVACY AREA SCREENING	2 SIDES ONLY	2 SIDES ONLY	YES
PARKING SPACE SETBACK FROM A RESIDENTIAL ZONE	2.0m	2.0m	YES
PARKING SPACE AND DRIVEWAY FROM A WALL WITH HABITABLE ROOMS	2.0m	2.0m	YES
LANDSCAPE BUFFER ABUTTING R3 ZONE	2.0m	2.0m	YES
LANDSCAPE BUFFER ABUTTING R2 ZONE	2.0m	2.0m	YES
REAR BUILDING ELEVATION AND PARKING LOT SIDE BUILDING ELEVATION	0.0m	0.0m	YES
478 - BUILDING SETBACKS FROM LOT BOUNDARIES			
REAR YARD ABUTTING R3 ZONE	4.5m	4.5m	YES
PART 1 - 2.13 ENCROACHMENTS			
COVERED PORCH	0.6m	0.35m	YES
OVERHANG	0.5m	0.3m	YES
PART 1 - 2.23 PARADEL OF TIED LAND (POTL)			
FRONT YARD	3.0m	5.0m	YES
DRIVEWAY LENGTH	6.7m	6.7m	YES
SIDE YARD ADJACENT TO AN EXTERIOR WALL	1.2m	1.2m	YES
YARD ABUTTING A PUBLIC STREET	3.0m	5.0m	YES
REAR YARD	6.0m	6.0m	YES
PART 1 - 2.26 BUILDING HEIGHT			
FLAT ROOF - TOWNHOUSE	2 STOREY (11.5m)	2 STOREY (11.5m)	YES
PART 1 - 2.26 PARKING			
TOWNHOUSE - 2 RESIDENT AND 0.5 VISITOR PER UNIT	50	51	YES
PARKING SPACE SIZE	3.0m x 5.5m	3.0m x 5.5m	YES

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR COORDINATION	03-MAR-19	MA	MA
2	ISSUED FOR COORDINATION	04-JAN-19	MA	MA
3	ISSUED FOR SPA SUBMISSION	11-JULY-17	MA	MA

CLIENT

DiCarlo Homes

PROJECT/LOCATION

Dynes Common

DRAWING

Site Plan

DATE

Apr 04 2019

SCALE

1:200

DRAWN BY

MA

CHECKED BY

MA

PROJECT NUMBER

16048

DRAWING NUMBER

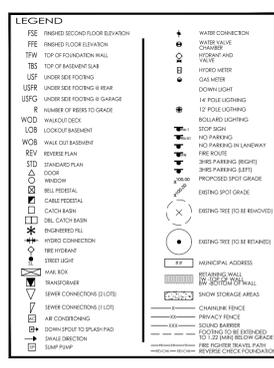
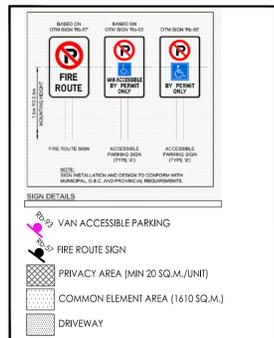
SP100

FIRE ROUTE NOTES:

- THE FIRE ROUTE PATH OF TRAVEL CALCULATIONS ARE IN ACCORDANCE WITH O.B.C. REGULATIONS 3.2.5.5
- NO MAIN ENTRANCE IS MORE THAN 30m FROM A FIRE HYDRANT
- PRINCIPAL ENTRANCES ARE BETWEEN 3m AND 15m FROM FIRE ACCESS
- FIRE ROUTE WIDTH IS 6m
- FIRE ROUTE SIGN IS 12m
- FIRE ROUTE HEIGHT CLEARANCE IS 5m

- FIRE ROUTE SIGNS ARE TO BE FASTENED METAL POLES IN ACCORDANCE WITH CITY STANDARDS AND O.B.C. REGULATIONS
- FIRE ROUTE SIGNS ARE TO BE INSTALLED ON BOTH SIDES OF ENTRANCES AT 45° ANGLE TO THE ROAD. STANDARD CITY APPROVED METAL SIGN POSTS TO BE USED

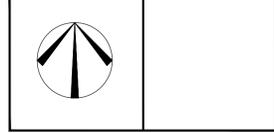
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.



LEGEND

FINISHED FLOOR ELEVATION
TOP OF FOUNDATION WALL
TOP OF BASEMENT SLAB
UNDER FLOOR FINISH
UNDER FLOOR FINISH @ REAR
WALL/DOOR
LOOKOUT/BATHROOM
WALL OF BATHROOM
REAR YARD
STANDARD PLAN
DOOR
WALL FINISH
CHAIR RAIL
RUBBER MAT
WIRE CONNECTION
REAR YARD
TRANSFORMER
SEWER CONNECTION (LOT)
WALL FINISH
TRANSFORMER
SEWER CONNECTION (LOT)
WALL FINISH
TRANSFORMER
SEWER CONNECTION (LOT)

RN DESIGN LTD.
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
T: 905-738-3177 F: 905-738-5449



CLIENT

DiCarlo Homes

PROJECT/LOCATION

Dynes Common

DRAWING

Site Plan

DATE

Apr 04 2019

SCALE

1:200

DRAWN BY

MA

CHECKED BY

MA

PROJECT NUMBER

16048

DRAWING NUMBER

SP100