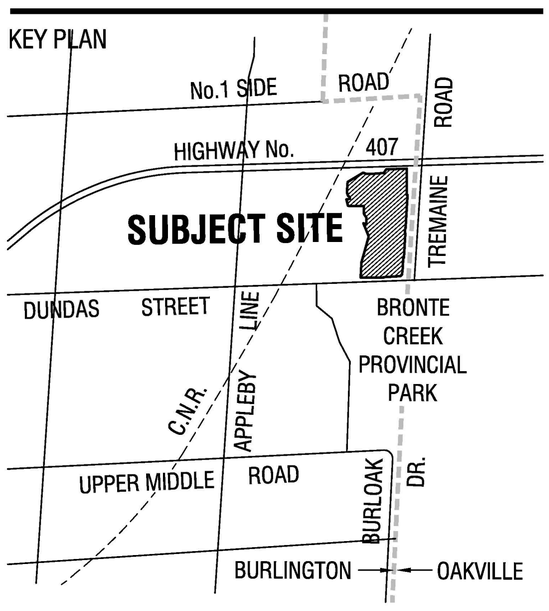
DRAFT PLAN OF SUBDIVISION

PARTS OF LOTS 1 AND 2
CONCESSION 1 NORTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF NELSON NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON



KEY PLAN



SUBJECT SITE

NOT TO SCALE

PLANNING APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, RSO 1990, AS AMENDED, BY THE DIRECTOR OF PLANNING FOR THE CITY OF BURLINGTON.

SIGNED: _____ THIS ___ DAY OF _____, 2015

DIRECTOR OF PLANNING

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE URBAN STRATEGIES INC. AND GERRARD DESIGN ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BURLINGTON FOR APPROVAL.

SIGNED: _____ DATE: June 4, 2015

FABIO J. MAZZOCCO
EVERGREEN COMMUNITY (BURLINGTON) LTD.

ACTING ON BEHALF OF:

ESTATE OF DAVID NORTON
PIN 07201-0082 (LT)
ALAN NORTON - EXECUTOR

3232 TREMAINE ROAD
PIN 07201-0073 (LT)
BRUCE M. STEVENSON - OWNER

5421 DUNDAS STREET PIN
07201-0061 (LT)
BRIAN D. STEVENSON - OWNER
BRUCE M. STEVENSON - OWNER
GLEN W. STEVENSON - OWNER
ALAN NORTON - P. O. A.

5463 DUNDAS STREET
PIN 07201-0093 (LT)
BRIAN D. STEVENSON - OWNER
BRUCE M. STEVENSON - OWNER
GLEN W. STEVENSON - OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY OF THE LAND ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: _____ DATE: June 4, 2015

THOMAS J. SALB, B.Sc., OLIP
J.D. BARNES LTD.

ADDITIONAL INFORMATION

UNDER SECTION 51(17) OF THE PLANNING ACT

INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, J ARE SHOWN ON THE DRAFT AND KEY PLAN

H - MUNICIPAL WATER
I - SILTY CLAY
K - MUNICIPAL SANITARY AND STORM SEWERS
L - SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE / UNIT TYPE	LOTS / BLOCKS	AREA ha	AREA ac	UNITS
Business Corridor	396-398	4.57	11.29	
Mixed Use Corridor - Employment	399	1.48	3.66	
Mixed Use Corridor - General	400-403	5.81	14.36	410 *
Future Transit	404	0.66	1.63	
Parks	405-411	2.02	4.99	
LID / SWM / Naturalized Area	412-427	2.85	7.04	
NHS	428-432	19.61	48.46	
Road Widening	433-435	0.95	2.35	
0.3m Reserve	436-440	0.02	0.05	
Right of Way		13.38	33.06	
Special Right of Way (Eco Passage)		0.25	0.62	
Townhomes (6.10m / 20')	375-395	2.34	5.78	123
Single Detached WS (10.40m / 34')		2.26	5.58	75
Single Detached WS (11.60m / 38')		4.02	9.93	124
Single Detached WS (12.50m / 41')		3.69	9.12	101
Single Detached (12.50m / 41')		1.28	3.16	33
Single Detached (13.72m / 45')		0.74	1.83	18
Single Detached (15.24m / 50')		1.05	2.59	23
TOTAL		**66.98**	165.51	**907**

*Final unit count to be determined at a later date.

R.O.W. SCHEDULE

	m (width)	lin.m
Collector Road	27	370.0
Local Road	20	5420.3
Special Local Road (Eco Passage)	17	141.0
Minor Local Road	18.5	479.2
Lane	8.5	665.6
TOTAL		7076.1

NOTES

- ALL UNITS IN METRES UNLESS OTHERWISE NOTED.
- LOT FRONTAGE MEASURED AT 4.5M FRONT YARD SETBACK ON STANDARD DEPTH LOTS.
- CORNER RADIUS: 5m.
- CORNER CHAMFER AT INTERSECTIONS WITH LANES: 3m.
- DAYLIGHT TRIANGLES AS INDICATED ON PLAN.
- ROAD LENGTHS CALCULATED TO INTERSECTION EDGE.
- CONTOUR INTERVAL: 0.5m

PREPARED BY

URBAN STRATEGIES INC.

GERRARD DESIGN ASSOCIATES INC
212-321 Carlaw Ave, Toronto, ON, M4M2S1 T 647 292 8750

SCALE: 1:2000

DWG DATE: July 09, 2015