Bronte Creek Meadows Phase 1

Preliminary Functional Servicing Report

Project Location:

Upper Middle Road & Burloak Drive
Burlington, ON

Prepared for:

Alinea Land Corporation
4480 Paletta Court
Burlington, ON, L7L 5R2

Prepared by:

MTE Consultants
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October 02, 2025
February 20, 2026

MTE File No.: 52982-104

Engineers, Scientists, Surveyors.

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1.0 INTRODUCTION

1.1 Overview

MTE Consultants Inc. (MTE) has been retained by Alinea Land Corporation to complete a Functional Servicing design in support of an application for Phase 1 Draft Approval of Plan of Subdivision for their Upper Middle Road & Burloak Drive property in the City of Burlington. The development is also known as the Bronte Creek Meadows Phase 1 Subdivision and is referred to herein as the 'Subject Lands'.

The Subject Lands comprise an irregular shaped parcel of vacant land of approximately 49.358 hectares (122.2 acres) and are part of a 123.1 ha land block owned by Alinea located south of the intersection of Upper Middle Road and Sutton Drive as shown in Figure 1.0. The Subject Lands are located in the south portion of the larger block which is bounded by Upper Middle Road (Halton Regional Road 38) to the northwest, Burloak Drive (Halton Regional Road 21) to the northeast, Mainway to the southeast, and existing development to the southwest, which includes Corpus Christi Catholic Secondary School and low rise residential development (Falconcrest Drive, Hobson Drive, Creek Way and the dead-ended Corporate Drive). The Subject Lands include agricultural fields, a woodlot measuring approximately 12ha which abuts both Mainway and Burloak Drive, and several watercourses. Sheldon Creek (Sheldon Creek West Branch; SCWB), which is within the Conservation Halton (CH) Regulation Limit, flows adjacent to and through the north portion of the larger block in a generally west to east direction. Two smaller watercourses, being a tributary to Sheldon Creek (Sheldon Creek East Branch; SCEB) and a tributary to Bronte Creek, also within the CH Regulation Limit, flow adjacent to and through the northeast portion of the larger Alinea block in a northwest to southeast direction. A few unregulated, poorly defined flow paths are also present on the Subject Lands. A woodlot known as Sheldon Creek Woodlot is located just north of Sheldon Creek, within a landlocked parcel owned by the City of Burlington measuring approximately 9.1ha, surrounded by the Subject Lands.

There is a 20m wide Hydro One corridor adjacent (and external) to the northwest limits of the Subject Lands between the Subject Lands and Upper Middle Road, on which a pole line with approximately six overhead hydro cables runs parallel to Upper Middle Road along the entire frontage of the Subject Lands. Within the Subject Lands adjacent to the hydro corridor, there is an 18.28m wide Enbridge easement which contains twin 508mm high pressure underground oil pipelines, both of which are currently inactive.

A Draft Plan of Subdivision for the proposed development has been prepared by Bousfields Inc. and forms the basis for the proposed servicing concepts. The Draft Plan of Subdivision, included in **Appendix A**, comprises the following land uses:

- 16 municipal roads (Street A – P),
- One municipal rear laneway (Lane A),
- 190 Single Detached Residential lots (Lots 1-190)
- 119 On-Street Townhouse blocks (Blocks 191-213),
- 44 Rear Lane Townhouse blocks (Blocks 214-222),
- 84 Double Frontage Townhouses (Blocks 223-236),
- One Medium Density Mixed Use block (Block 237),

- One Employment block (Block 238),
- Two Natural Heritage blocks (Blocks 247, 248),
- Four Potential Enhancement blocks (Blocks 249-252),
- One Park block (Block 239),
- Two Stormwater Management block (Blocks 240, 241),
- Three Open Space blocks (Blocks 242-244),
- One Potential Crossing block (Block 253),
- Two Easement block (Block 245-246), and
- One Road Widening block (Block 254).

The Draft Plan includes approximately 597 residential lots and units. The proponent intends to develop phase 1 of the Subject Lands.

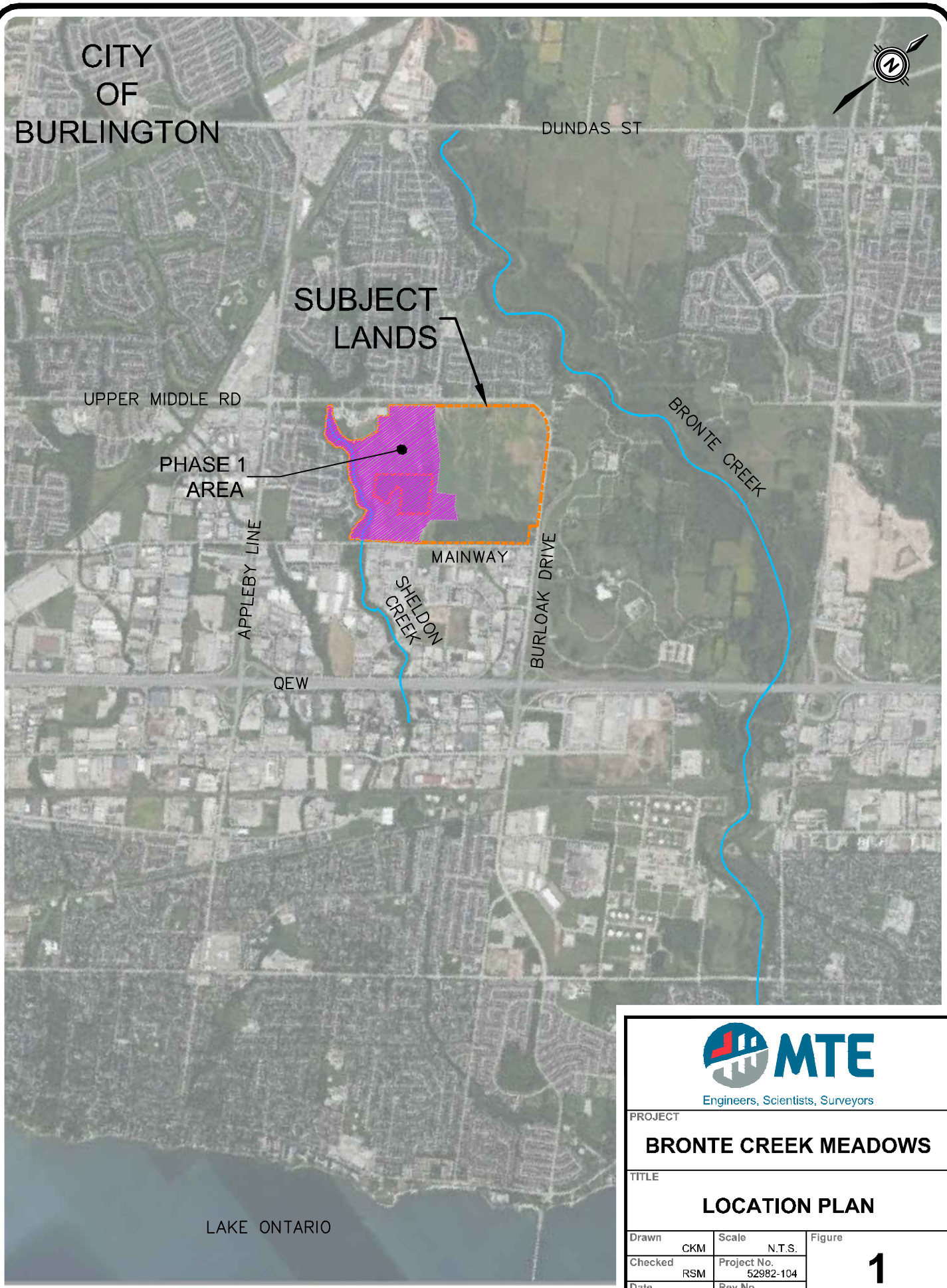
Road connections to existing roads from the Subject Lands are proposed in the following locations:

- To Mainway at Street ‘B’,
- To Upper Middle Road (Halton Regional Road 38) at Streets ‘B’, and ‘I’. These road connections must cross through the external hydro corridor, and
- Potentially, to Corporate Drive at Street ‘A’. This road connection, if proposed, would cross Sheldon Creek West Branch (SCWB).

Other than the potential road crossing over the creek, no work is to be conducted within the SCWB corridor.

1.2 Purpose of Study

The purpose of this study is to demonstrate that development of the Subject Lands is technically feasible with respect to road configuration and water, wastewater, and stormwater servicing, in order that Draft Approval of Plan of Subdivision for the project may be granted by the City of Burlington.



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Plot Date: February 11, 2026 - 9:40 AM

MTE
Engineers, Scientists, Surveyors

PROJECT
BRONTE CREEK MEADOWS

TITLE
LOCATION PLAN

Drawn: CKM	Scale: N.T.S.	Figure: 1
Checked: RSM	Project No.: 52982-104	
Date: 2025-10-02	Rev No.: 1	

1.3 Background Documentation

A review of available documents was carried out prior to undertaking this Functional Servicing Report. Previous studies reviewed include the following reports:

Ref. 1: *Design Guidelines for Sewage Works*, Ministry of the Environment, 2008.

Ref. 2: *Design Guidelines for Drinking-Water Systems*, Ministry of the Environment, 2008.

Ref. 3: *Low Impact Development Stormwater Management Planning and Design Guide Version 1.0*, Credit Valley Conservation Authority / Toronto Region Conservation Authority, 2010.

Ref. 4: *Sustainable Halton Water and Wastewater Master Plan*, AECOM, September 12, 2011.

Ref. 5: *Erosion and Sediment Control Guide for Urban Construction, Toronto and Region Conservation Authority, 2019*.

Ref. 6: *Water and Wastewater Linear Design Manual*, Halton Region, Version 6, November 2024.

Ref. 7: *Stormwater Management Design Guidelines*, City of Burlington, May 2020.

Ref. 8: Water Supply for Public Fire Protection, Fire Underwriters Survey, 2020.

Ref. 9: *Preliminary Geotechnical Investigation – Bronte Creek Meadows Development*, MTE, February 09, 2026.

Ref. 10: *Figure 3b: Surface Water Features – Overview*, Terrastory environmental consulting inc., February 2026.

Ref. 11: *Bronte Meadows Development Fluvial Geomorphological Assessment and Flood Hazard Assessment*, Water's Edge, September 19, 2025.

Ref. 12: *Bronte Creek Meadows Massing Study 2.0*, NAK Design Strategies, March 26, *2024.*

Ref. 13: *Bronte Creek Meadows Hydrogeological Assessment*, MTE Consultants Inc., October 01, 2025.

Ref. 14: *Figure 8: Preliminary Regional Natural Heritage System & Development Constraints*, Terrastory environmental consulting inc., February, 2026.

Ref. 15: *Bronte Creek Meadows Subdivision Area Servicing Plan Report*, MTE Consultants Inc., February 2026.

Ref. 16: *Preliminary Stormwater Management Report – Bronte Creek Meadows*, MTE Consultants Inc., February 2026.

Ref. 17: *Bronte Creek Meadows Lands Development Limits Report*, Colucent Environmental, September 28, 2025.

Ref. 18: *Bronte Creek Meadows Scoped Subwatershed Study*, MTE Consultants Inc., February 2026.

Ref. 19: *Bronte Creek Meadows Master Environmental Servicing Plan*, MTE Consultants, February 2026.

Ref. 20: *Bronte Creek Meadows Area Servicing Plan*, MTE Consultants, February 2026.

2.0 EXISTING CONDITIONS AND BACKGROUND INFORMATION

2.1 Topographical Information

McKay, McKay & Peters Limited (MMP) completed a detailed topographic survey of the Subject Lands on July 28, 2023. The existing topography of the Subject Lands is shown on MMP drawings and MTE Drawing No. **52982-104 EST1.1.1**, enclosed.

Much of the Subject Land is relatively flat with elevations ranging from 141.9 to 129.5 m sloping generally from northwest to southeast at slopes generally on the order of 1-2%. SCWB, at the south end of the Subject Lands, is in a valley approximately 1.5-5m lower than the surrounding lands.

The Subject Lands are bounded in the northwest by Upper Middle Road and the existing Corpus Christi school and have approximately six drainage area splits along this boundary, each flowing southeasterly. One of the drainage areas receives inflow from the neighbouring subdivisions northwest of Upper Middle Road with their flows entering the Subject Lands via large culvert beneath Upper Middle Road.

At the southeast limit of the Subject Lands, SCWB crosses Mainway via a large box culvert.

Within the open fields of the site, several smaller undefined flow paths convey runoff downstream towards Mainway. These flow paths are labelled on MTE Drawing No. **52982-104 EST1.1.1** as named by Terrastory (**Appendix B**), being SC-1, SC-2, SCT-1 through SCT-13, Sheldon Creek Side Channel, where SC, and SCT indicate that the flow paths discharge directly to SCWB, or to Sheldon Creek East Branch (SCEB), respectively.

2.2 Natural Heritage System

Within the Subject Lands, the Regional Natural Heritage System (RNHS) includes woodlands, wetlands, watercourses, slopes, meander belts and floodplains. The preliminary RNHS and related setbacks are illustrated on Terrastory Figure 7 (Ref. 14), included in **Appendix B**. Information with respect to development limits and compensation is provided in Colucent Environmental's Development Limits Report (Ref. 17).

2.3 Geotechnical Information

A Geotechnical investigation of the Subject Lands was completed by MTE Consultants Inc. and included advancement of 70 boreholes across the Subject Lands to depths from 2.3 to 7.5m below ground surface (mbgs). The resultant geotechnical report (Ref. 9) includes the following key information:

<u>Topsoil & Fill</u>

Topsoil was encountered across the Subject Lands in all boreholes, at thicknesses from 150mm to 360mm. In 22 of the boreholes, fill materials were encountered directly below the topsoil layer, at thicknesses ranging from 0.3 to 0.9m. It is recommended that this fill material be removed from any building footprint areas. It is further noted that this fill material can be used in landscaped areas.

<u>Native Soils</u>

Native site soils generally include glacial till deposits, with sand, silt and clay deposits in four boreholes.

Bedrock

Shale bedrock was encountered in all boreholes, at elevations ranging from 127.8m – 140.4m, at depths varying from 1.1m – 4.6mbgs. Two boreholes encountered limestone bedrock deposits at depths of 1.1 mbgs and 3.0 mbgs.

Groundwater

Groundwater was encountered in 16 of the 70 boreholes at the time of drilling, at depths from 1.5mbgs to 6.1mbgs. Ten (10) monitoring wells were installed.

Findings & Recommendations

Key findings and recommendations of the geotechnical investigation are as follow:

- Topsoil and fill should be stripped and stockpiled at the outset of grading activities.
- The majority of the native soils as well as re-worked native soils above the groundwater table are suitable for reuse as engineered fill, provided they are near the optimum moisture content for compaction purposes.
- The removed topsoil and fill are suitable for use in landscaped areas.
- The subgrade soils are susceptible to disturbance and construction traffic on the subgrade should be minimized.
- Structural fill used for raising grades beneath the buildings should comprise granular material such as OPSS Granular 'A' or 'B'.
- Subgrade fill material beneath pavement areas and services should meet the requirements of OPSS Select Subgrade Material.
- Fill operations should be carried out in the dry summer months.
- Minor groundwater seepage should be expected where excavations extend into saturated seams. Minor to moderate groundwater seepage should be expected as excavations proceed through the shale bedrock. Sump pumps should be adequate to handle nuisance dewatering from the seepage. An MECP Permit to Take Water would be required if dewatering of more than 50,000 L/day is required.
- Shale should not be used as trench backfill.
- Pavement Design:

Pavement Component	Light Duty	Heavy Duty
Asphalt Hot Mix	90mm	110mm
OPSS 1010 Granular 'A' Base	150mm	150mm
OPSS 1010 Granular 'B' Subbase	350mm	450mm

- Stormwater Management (SWM) facility sides above the high-water level should be sloped at 5:1 H:V to mitigate erosion.
- SWM facility berming should be cut at slopes of 3:1 to 5:1 H:V depending on the soils encountered.

- If the SWM facility will extend into the shale bedrock, a geosynthetic liner may be required due to the fractures in the bedrock allowing water permeability. Native cohesive glacial tills on site should be suitable for use as the pond liner.

3.0 PROPOSED GRADING

Preliminary grading of the Subject Lands has been designed to meet the following goals:

- To direct stormwater runoff from within the Subject Lands towards the proposed SWM facility within the development.
- To maintain the existing level of stormwater flow into the Sheldon Creek Woodland and wetlands therein.
- To ensure adequate cover is provided on proposed storm and sanitary sewers.
- To reasonably minimize the cost of earthworks by mimicking the shape of the existing topography.
- To reasonably minimize the degree to which the proposed sewers and service connections must be cut into the existing bedrock.
- To minimize the number of proposed connections to the deep sanitary trunk sewer.
- To ensure house foundations are vertically separated from the groundwater table, and
- To comply with City of Burlington road and lot grading criteria.

The preliminary grading design for the Subject Lands generally mimics the shape of the existing topography. The proposed longitudinal slopes for the proposed municipal roads and rear lane range from 0.5% to 3.1%. Preliminary block grading includes a mixture of back-to-front, split, lookout and walkout drainage patterns. Proposed lot slopes vary from 2% - 5%, with lookout and walkout lots utilizing slopes at maximum of 3:1 H:V within the building footprint.

The preliminary grading design for the Subject Lands is illustrated on MTE Drawings No. **52982-104 AG1.1 through AG1.4** enclosed. Refer to **52982-104-GA1.1** for Corporate Drive extension.

4.0 MUNICIPAL SERVICING

4.1 Sanitary Servicing

The Subject Lands will be serviced via the existing 525mm diameter sanitary trunk sewer within the Sutton Drive road allowance extension which traverses the Subject Lands from northwest to southeast (known as Street 'B' on the Draft Plan). As the trunk sewer is 2-4m below the bedrock surface, the design minimizes the number of new connections to the trunk and allows as many of the service connections to be above bedrock as is practical while maintaining minimum cover at property line of at least 2.75m. Two new connections are proposed to the trunk sewer: at Street 'A' and approximately 195m north of Block 238. Domestic wastewater generated from the Subject Lands will be conveyed to these proposed connections with sanitary sewers ranging from 200mm to 250mm in diameter.

External catchment areas upstream of Upper Middle Road have been incorporated into the preliminary sanitary sewer design, based on design sheets and demand information prepared by Marshall Macklin Monoghan Limited. Details of the design of the external lands is included in **Appendix C.**

Population Equivalents

Development concepts for Employment Block 238 at the southeast end of Street 'B' have not been finalized to date. As such, an equivalent population for each block has been estimated. The estimated population equivalent for Employment Block 238 has been derived based on land area and a population density of 40 persons/hectare. Retail gross floor areas have been converted to an equivalent population based on an estimate of their use of the floor space at 75% "store" and 25% "restaurant" per the respective OBC categories, and OBC demands. Related calculations are included in **Appendix C**. For all other unit types, the population has been calculated based on the number of units per the NAK Designs Concept Plan (Ref. 12) and the persons per unit per the City of Burlington Development Charges Update Study (October 2024).

The proposed sanitary sewer network is shown on MTE Drawings No. **52982-104 GP1.1** through **P-GP1.4** and the corresponding drainage area plan on MTE Drawing No. **52982-104 SA1.1**. Preliminary sewer design for the wastewater collection network has been carried out in accordance with Region of Halton design guidelines. Typical depths of the sanitary sewers range from 2.75 – 5.0m. Along Street 'B' (i.e. Sutton Drive extension), a shallow local sanitary sewer is proposed parallel to the existing deep trunk sewer, to service the lots fronting thereon and a few segments of the connecting roads. The extent of the area serviced directly by the local sewer in this area is based on the grading, bedrock profile and road network.

The preliminary sanitary sewer design sheet and the external and internal input parameters are included in **Appendix C**.

4.2 Water Distribution

An Area Servicing Plan (ASP) Report has been prepared by MTE (Ref. 15). The Region's Infowater Pro model was used to determine the effects that the subject lands have on the macro water distribution system. This includes an analysis of the effects on the pressures at existing nodes, capacity of existing storage reservoirs and capacity of existing pumping stations.

The water network for the analysis was developed by assigning physical parameters to each node and pipe within Phase 1 of the development. The model was run for the maximum day, average day, peak hour and the maximum day plus fire flow scenarios. The model methodology, parameters, design criteria, and guidelines are outlined in the ASP.

Based on the analysis and recommendations included therein, it is proposed to service the Subject Lands by three connections to the existing municipal watermains as follows:

- 400mm diameter – Upper Middle Road and Quinte Street.
- 400mm diameter – Upper Middle Road and Sutton Drive.
- 300mm diameter – Mainway and Sutton Drive.

The analysis demonstrates that domestic and fire flow demands throughout the Subject Lands can be met by the proposed watermain network, which is illustrated on Area Servicing Plan Report (Ref. 15) and MTE Drawing No. **52982-104 WM1.1**, enclosed.

4.3 Storm Drainage

The storm sewer system for the Subject Lands has been designed to capture and convey runoff from the minor (i.e. 5-year) storm event towards proposed stormwater management ponds SWMF1 and SWMF2 in accordance with City of Burlington design guidelines. The storm sewer

will also convey some minor external drainage from the Upper Middle Road boulevard through the Subject Lands to the downstream receiving watercourse. To maintain a base surface flow to wetlands SCW-1, SCW-2 and SCW-3 within the Sheldon Creek Woodland, an additional storm sewer will be used to direct runoff from approximately 5.25ha of development land to this location. The additional storm sewer will only convey clean runoff from roof areas.

Proposed pipe sizes vary from 300mm to 10mm diameter circular pipes with maximum slope of 2.5% and 900mm x 1800mm, 1200mm x 1800mm, 1200mm x 2400mm rectangular sections at slopes of 0.25 - 0.4%.

A minimum cover of 1.5m on the storm sewer network is generally provided. To minimize the intrusion into the bedrock and to allow sanitary service connections to cross under the storm sewers, there are segments where cover on storm sewers is reduced to 1.2m above the top of pipe.

Preliminary storm servicing design is shown on MTE Drawings No. **52982-104 GP1.1** through **GP1.4**, and the storm catchment plan is included as MTE Drawing No. **52982-104 ST1.1**, and **ST1.2** all enclosed.

A storm sewer design sheet is included in **Appendix D**.

5.0 STORMWATER MANAGEMENT

5.1 Stormwater Management Design

As described in the Preliminary SWM report for the project (Ref. 16), flood control, erosion control, water budgets and water quality controls are provided through the creation of wet pond SWM facilities within the Subject Lands along with roof water discharge sewers to the wetlands and woodlots.

Post-development peak flow rates from the development to the various wetlands within Sheldon Creek Woodland will match pre-development levels. Surface water contributions to these wetlands will also match pre-development levels.

Please refer to the Preliminary SWM report for full details on the proposed SWM Strategy and design results.

6.0 ROAD NETWORK AND ROADWORKS

Municipal roadways will be constructed to a full urban cross-section including asphalt pavement, concrete curb and gutters, concrete sidewalks, roadway illumination and boulevard landscaping, all in accordance with City of Burlington standards. Sidewalk connections to the existing asphalt multi-use path along Upper Middle Road are proposed at all new road connections.

Municipal roads will be constructed to various widths as outlined in **Table 6.1**. Each municipal street type will include full municipal serving, except the 7.5m Lane which will include only storm sewer infrastructure and street lighting as needed to serve the Lane, itself.

Preliminary centerline road grades range from 0.5% to 3.1% along municipal roads and laneways and generally slope from the Subject Lands boundaries to the proposed downstream storm outlets as shown on MTE Drawings No. **52982-104 AG1.1** through **AG1.4**, enclosed.

A typical cross-section for each right-of-way width is shown on MTE Drawing No. **52982-104 GP1.5**, enclosed.

At the detailed design stage, temporary cul-de-sacs will be provided as may be necessary at all dead ends created by development phasing.

Table 6.1 – Proposed Right-of-Way Widths

Ownership	Street Type	Street Name	Width (m)
Municipal	Neighbourhood Collector	Street ‘A’, Street ‘B’ (i.e. Sutton Drive)	26.0
Municipal	Local	Streets C - O	18.0
Municipal	Local	Street P	16.0
Municipal	Lane	Lane A	7.5

In accordance with the geotechnical investigation for the proposed development, the proposed pavement structure is summarized in **Table 6.2**.

Table 6.2 – Proposed Pavement Structure

Pavement Structure	Light Duty	Heavy Duty
Asphalt Hot Mix	90 mm	110 mm
OPSS 1010 Granular ‘A’ Base	150 mm	150 mm
OPSS 1010 Granular ‘B’ Sub-base	350 mm	450 mm

7.0 EROSION & SEDIMENTATION CONTROL

In accordance with TRCA's *Erosion and Sediment Control Guide for Urban Construction* (Ref. 5), an Erosion Risk Assessment (ERA) has been prepared for the Subject Lands. The Subject Lands have been divided into 7 polygons as shown on MTE Drawing No. **52982-104 ERA1.1**, enclosed. Based on assessment of soil type, slope gradient, slope length and cover, each polygon was assessed and determined to have a high erosion risk classification.

Based on this erosion risk classification, recommended best management practices for ESC include procedural ESC measures, ESC plans, routine inspection, flow/runoff diversion, phased construction and progressive rehabilitation, more intensive ESC measures and continuous turbidity monitoring.

In accordance with the design guide, an ESC design package will be prepared for the Subject Lands at the detailed design stage.

8.0 UTILITY SERVICING

Utility servicing (electrical, natural gas, telephone, cable TV) will be provided through connection to existing services on Upper Middle Road, and Mainway and extension through the development along municipal roads.

9.0 CONCLUSIONS AND RECOMMENDATIONS

The analysis and discussion included in this report lead to the following conclusions with respect to the proposed Subject Lands:

i. Proposed grading of the Subject Lands has been designed in accordance with City of Burlington standards and to convey storm runoff to appropriate SWM facilities for treatment.

ii. The proposed development can be adequately serviced through the extension of existing gravity sanitary sewers through the Subject Lands along proposed municipal and private roads.

iii. Sanitary sewers will outlet to the existing 525mm diameter trunk located in the Street 'B' (i.e. Sutton Drive) right-of-way.

iv. Storm drainage will be collected and conveyed to a stormwater management facility which will treat stormwater prior to discharging to the existing watercourse.

v. Water supply for Block 238 fronting Mainway can be provided connecting to the existing municipal watermain on Mainway at Sutton Drive (Pressure Zone B2). Water supply for the remainder of the Subject Lands can be provided by connections to the existing municipal watermain on Upper Middle Road at intersections with Streets 'B', and 'I' (Pressure Zone B3), and extension of a network of 200-300mm diameter watermains throughout the development area. Preliminary modeling indicates that sufficient flow and pressure exists in the current municipal water distribution network to adequately service the peak domestic and fire demands of the development.

vi. All stormwater management criteria for the proposed development can be met through incorporation of SWM measures as described in the Preliminary SWM report for the project.

vii. The proposed development represents a high erosion risk. Design of appropriate ESC measures is required at the detailed design stage.

viii. The proposed development can be adequately serviced through the extension of existing utilities including hydro, gas, cable TV and telephone.

Based on the above conclusions, it is recommended that approval be granted to Alinea Land Corporation's application for Draft Approval of Plan of Subdivision, in order that the proposed development may proceed to the next design stage.

All of which is respectfully submitted,

MTE Consultants Inc.

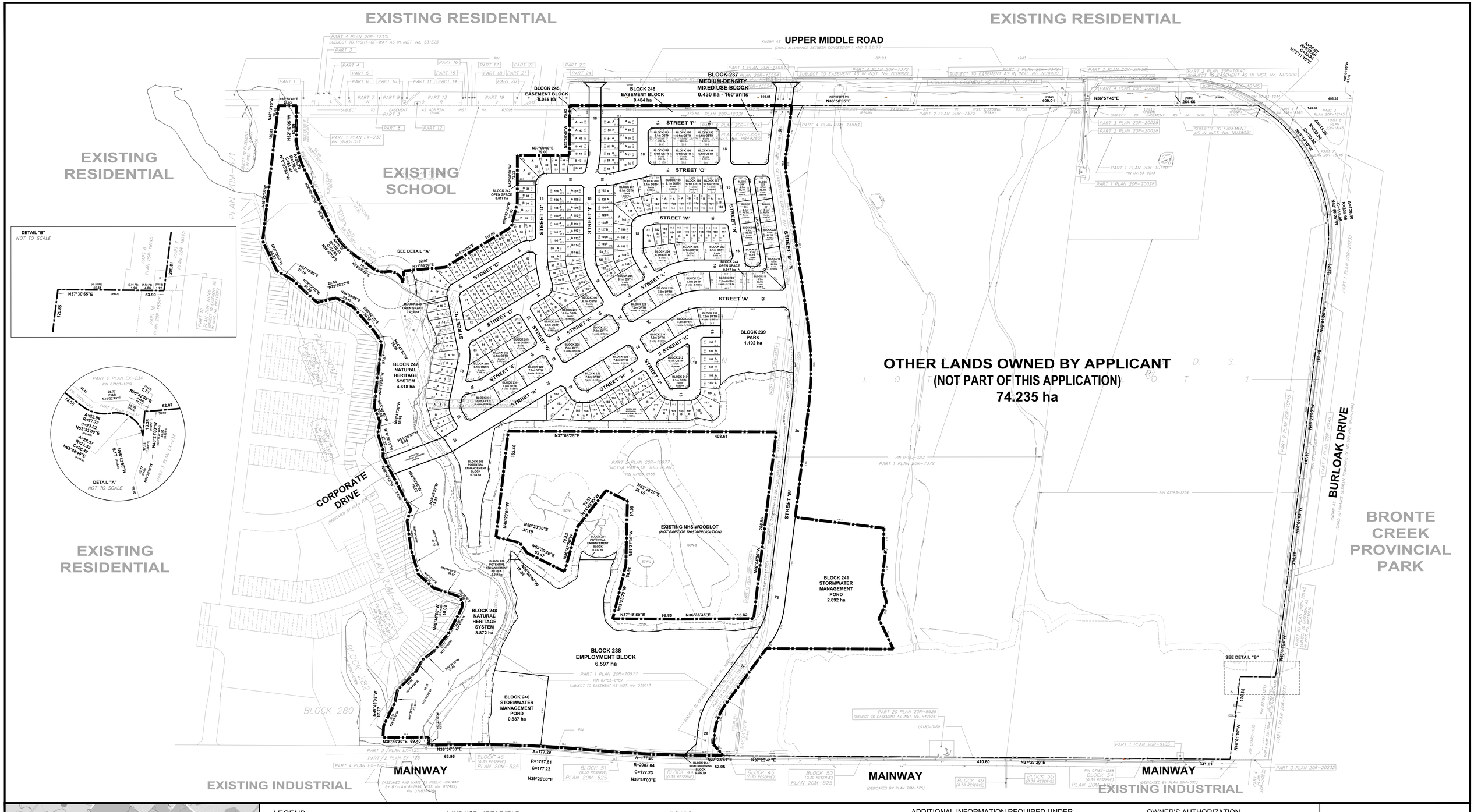


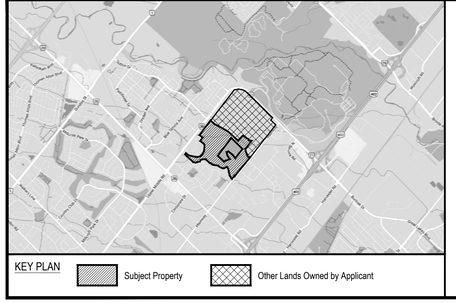
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Appendix A

Draft Plan of Subdivision Phase 1





KEY PLAN

Subject Property

Other Lands Owned by Applicant

LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

1 : 2500

LAND USE - AREA TABLE	23121 - 65dp			February 5, 2025
Low Density Residential	Lots	1-190	15%	7.286 ha±
On-Street Townhouses	Blocks	191-213	5%	2.409
Rear-Lane Townhouses	Blocks	214-222	2%	0.832
Double Frontage Townhouses	Blocks	223-236	4%	1.903
Med Density Mixed Use Block	Block	237	1%	0.430
Employment Block	Block	238	13%	6.597
Park	Block	239	2%	1.102
Stormwater Management Ponds	Blocks	240-241	8%	3.779
Open Space Blocks	Blocks	242-244	0%	0.053
Easement Blocks	Blocks	245-246	1%	0.539
Natural Heritage Blocks	Blocks	247-248	27%	13.490
Potential Enhancement Blocks	Blocks	249-252	2%	0.920
Potential Crossing Block	Block	253	1%	0.252
Road Widening	Block	254	0%	0.090
Roads			20%	9.676
Total			**100%**	**49.358 ha±**

ROADS			
26.0m Public R.O.W.	1.606	m	4.193
18.0m Public R.O.W.	2.944	m	5.344
7.5m Public Lane	165	m	0.139
Total	**4,715**	**m**	**9.676 ha**

ESTIMATED UNIT COUNT			
12.5m Single Family Detached	A	14%	85
11.0m Single Family Detached	B	18%	105
6.1m On-Street Townhouses		20%	119
6.1m Rear Lane Townhouses		7%	44
7.0m Double Frontage Townhouses		14%	84
Medium Density Units		27%	160
Total		**100%**	**597 units**

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

A, B, E, F, G, J, L - As Shown on Plan
C. Additional lands owned by the applicant as shown on the key plan.
D. Low Density Residential, On-Street Townhouses, Rear-Lane Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Potential Crossing, Road Widening, Roads
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

ROY C. MAYO, O.L.S.
MACKAY, MACKAY AND PETERS LIMITED
Day Month Year

OWNER'S AUTHORIZATION

I/we, a. 5201 Mainway - Paletta Bros. Four Ltd.
b. 5164 Upper Middle Road - 2362302 Ontario Inc.
c. 5366 Upper Middle Road - Qualico Foods (1994) Inc.
d. 5900 Upper Middle Road - 2362302 Ontario Inc.
e. 5470 Upper Middle Road - Paletta International (1990) Inc.

being the registered owner(s) of the subject lands hereby authorize BOUSFIELD'S INC. to prepare and submit a draft plan of subdivision for approval.

a. Signature Day Month Year
b. Signature Day Month Year
c. Signature Day Month Year
d. Signature Day Month Year
e. Signature Day Month Year

DRAFT PLAN OF PROPOSED SUBDIVISION
LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.
(GEOGRAPHIC TOWNSHIP OF NELSON)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

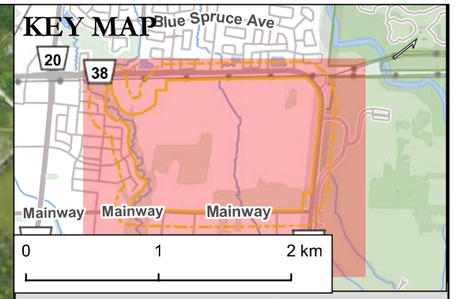
BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1 : 2500	February 5, 2026	23121 - 65dp
Scale	Date	Drawing Number

Appendix B

Natural Heritage System





Legend

Area of Assessment
- Subject Property
- Adjacent Lands (120 m)

Built Structures and Infrastructure
- Catchbasin
- Culvert

Subwatershed Boundaries
- Subwatersheds (CH)

Surface Water Features - Terrastory & HESL
- Watercourse
- SWM Outlet
- Bronte Creek Trib Side Channel
- Tributary Avulsion
- Sheldon Creek - dug channels
- Ditch
- HDFA - Survey 1 - Pooled Water
- HDFA - Survey 2 Pooled Water

Wetlands
- Unevaluated / Other Wetland

GENERAL NOTES:
-Features depicted herein should not be used in place of a professional survey.
-Numeric scale is for a 11x17 inch print.

TERRASTORY
environmental consulting inc.
info@terrastoryenviro.com 905.745.5398

1:6,500

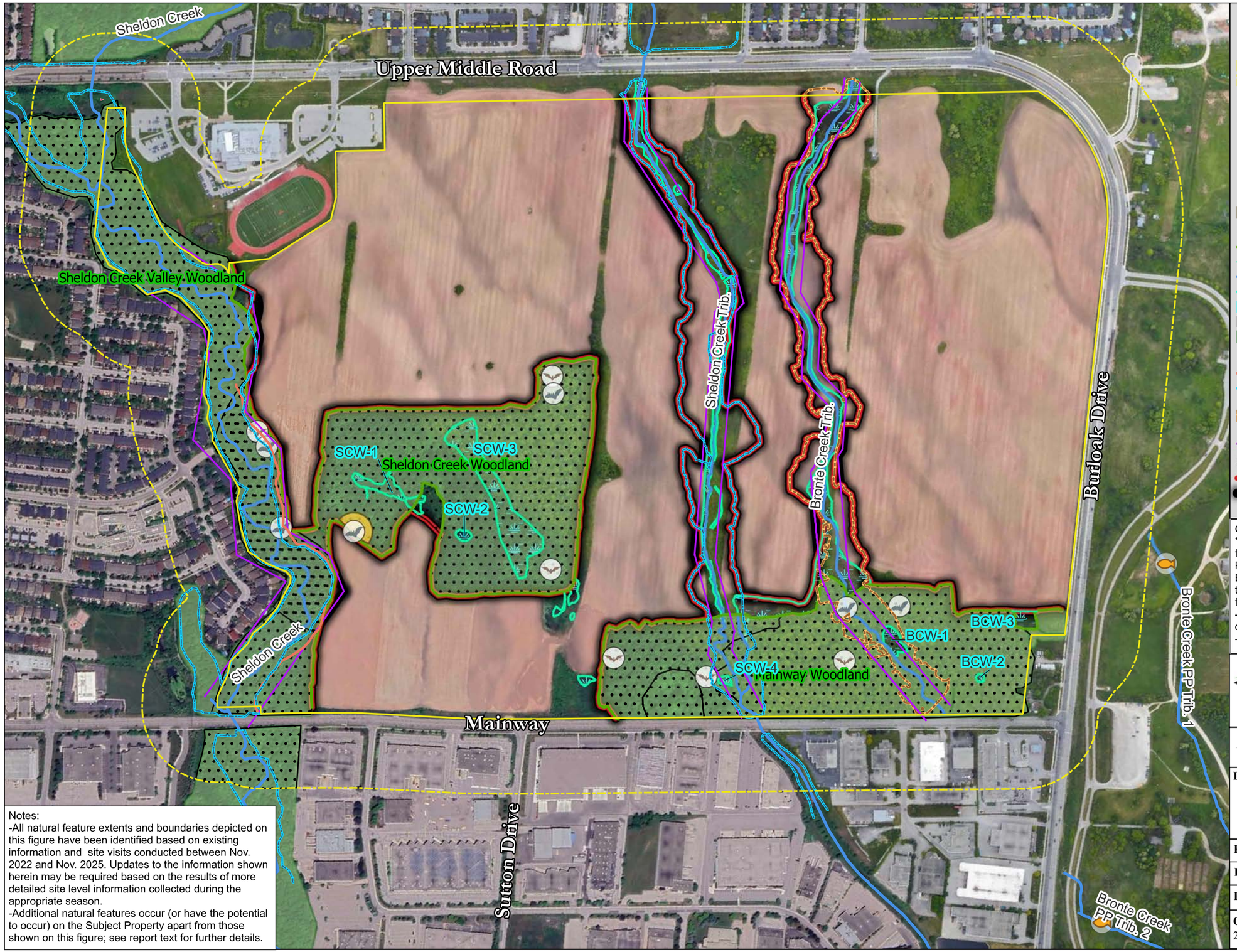
0 50 100 150 200 m

Location:
Bronte Meadows, Burlington

Project No.: 22195
Date: 2026-02-06
By: AB **Checked:** SA
Orthophotograph Date: 2018, Google.

Figure 3b:
Surface Water Features - Overview

C:\TS\Terrastory\Terrastory - Documents\2022\22195 - Penta EIS Bronte Creek Meadows Burlington\Graphics\QGIS\22195 - Bronte Creek Meadows template_updated.qgz - Ash Baron



Legend

Area of Assessment
- Subject Property
- Adjacent Lands (120 m)

Significant Natural Features - Terrastory

Endangered and Threatened Species
- Myotis Bat Species - Endangered*
- Migratory Bat Species - Endangered
- Silver Shiner - Threatened
- Potential Bat Maternity Roost Area

Significant Natural Feature Boundaries
- Sig. Woodland Dripline (2025)
- Wetland Boundary (2025)
- Watercourse
- Bronte Creek Trib Side Channel
- Unevaluated / Other Wetland
- Significant Wildlife Habitat
- Significant Woodland

Natural Hazards
- Stable Top of Slope (MTE Jan. 2026)
- Sheldon Creeks Regulatory Flood Plain (MTE Feb. 2026)
- Bronte Creek Regulatory Flood Plain (Water's Edge 2023)
- Meander Belt (Water's Edge Dec. 2023)

Preliminary Constraints to Development
- Preliminary RNHS
- Preliminary Constraint Limit

GENERAL NOTES:
* While it may not be specifically indicated on this figure, all woodlands within and adjacent to the Subject Property and wetlands therin constitute habitat for Endangered bats. Additional meadows, wetlands, and thickets may also provide habtiat for bats. See report for details.
-Features depicted herein should not be used in place of a professional survey.
-Numeric scale is for a 11x17 inch print.

Notes:
-All natural feature extents and boundaries depicted on this figure have been identified based on existing information and site visits conducted between Nov. 2022 and Nov. 2025. Updates to the information shown herein may be required based on the results of more detailed site level information collected during the appropriate season.
-Additional natural features occur (or have the potential to occur) on the Subject Property apart from those shown on this figure; see report text for further details.

TERRASTORY
environmental consulting inc.
info@terrastoryenviro.com 905.745.5398

1:6,000 | 0 50 100 150 200 m

Location:
Bronte Meadows, Burlington

Project No.: 22195
Date: 2026-02-05
By: AB **Checked:** --
Orthophotograph Date: 2018, Google.

Figure 8:
Preliminary Regional Natural Heritage System & Development Constraints

Appendix C

Preliminary Sanitary Sewer Design

SANITARY SEWER DESIGN INPUTS - Bronte Creek Meadows

Region of Halton - MTE 58982-104 - July 14, 2025

Id	Area (s.m.)	Catchment Area (Ha)	Population Density	Population BY AREA	Type	Unit Count	Person per unit	Population BY UNITS	Sub-total
					(from Retail table)			543	
1	6910	0.691			SD	14	3.38	47	
2	2100	0.210			OS	7	2.68	19	
3	3660	0.366			SD	6	3.38	20	
4	4410	0.441			OS	17	2.68	46	
5	2660	0.266			OS	6	2.68	16	
6	2240	0.224			SD	3	3.38	10	
7	7170	0.717			SD	16	3.38	54	
8	4810	0.481			SD	10	3.38	34	
9	6570	0.657			LW	20	2.68	54	
10	6290	0.629			OS	18	2.68	48	
11	9530	0.953			SD	21	3.38	71	
12	5210	0.521			SD	8	3.38	27	
13	2720	0.272			OS	8	2.68	21	
14	7740	0.774			SD	15	3.38	51	
15	10630	1.063			SD	23	3.38	78	
16	7070	0.707			SD	9	3.38	30	
17	4790	0.479			SD	7	3.38	24	
18	1230	0.123			SD	2	3.38	7	
19	6730	0.673			SD	14	3.38	47	
20	1090	0.109							
21	2070	0.207			SD	3	3.38	10	
22	1620	0.162			SD	3	3.38	10	
23	1650	0.165			OS	3	2.68	8	
24	4120	0.412			OS	13	2.68	35	
25	4730	0.473			OS	14	2.68	38	
26	710	0.071							
27	2030	0.203			SD	3	3.38	10	
28	8700	0.870			DF	18	2.68	48	
29	9270	0.927			DF	26	2.68	70	
31	7370	0.737			SD	11	3.38	37	
32	9740	0.974			SD	19	3.38	62	
33	2260	0.226			SD	4	3.38	14	
34	3140	0.314			OS	7	2.68	19	
35	650	0.065							
36	9570	0.957			DF	29	2.68	78	
37	9720	0.972						39	40p/ha
38	7510	0.751			DF	15	2.68	40	
41	2680	0.268			OS	8	2.68	21	
42	1120	0.112							
43	4020	0.402			OS	15	2.68	40	
44	4300	0.430			AP	160	1.80	288	
45	1260	0.126							
47	13350	1.335			SD+OS	39		115	
46	4230	0.423			AP	160	1.80	288	
48	13940	1.394			LW	42	2.68	113	
49	7340	0.734			OS	20	2.68	54	
					Sub-Total			2086	
103	25306	2.531	40	101					
104	65970	6.597	Used bldg GFA next line		ATT	395	1.80	711	1525
104_Empl Block	65970	6.597	40	264					

Per/Unit - City of Burlington Development Charges Update Study (March 2024)

Type	Code	Person per unit
Single Detatched	SD	3.38
Street Townhouse	OS	2.68
Rear Lane TH	LW	2.68
Doouble Frontage TH	DF	2.68
Apartment/Condo	AP	1.80
Apartment/Condo	AP	1.80

These highlighted cells have an equivalent Retail population added into their total. XXX

Average Day Water Design Criteria

Residential	230	L/Ca/D
Commercial/Institution	190	L/Ca/D

RETAIL - Estimate based on GFA using OBC flows. Converted to an equivalent population based on 190 L/cap/day

	GFA (s.ft)	GFA (s.m.)	Retail Demand (L/s.m./d)	Retail Flow (L/d)	Retail Flow (L/s)	Retail Equivalent Population
Employ.Block (104)	35000	3251.6	32.2	104569	1.21	550

Retail GFA and Appartment Unit Counts USED AS INPUTS ABOVE

				Unit
Employ.Block	35000	3251.6	Retail	395
	795022.2	73860.0	Institutional/Campus	
H&E District	160000	14864.5	Non.Retail/Employment	

Project No. 58982-104
Sheet No. 1
Checked by: RSM
Designed by: CKM
Date: November 27, 2025

Region of Halton
SANITARY SEWER DESIGN
Bronte Creek Subdivision - Phase 1, Burlington
Preliminary Submission

DESIGN PARAMETERS

Design flow factor = 230 L/capita/day
Peaking Factor M = $1 + \frac{14}{(4 + P^{0.5})}$ where P is in thousands (Min = 2.0)
Infiltration Factor [1]: 0.286 L/s/ha
Mannings n: 0.013 for all pipes
Min Velocity: 0.6 m/s
Max Velocity: 3 m/s

Area No.	Street Name	From MH	To MH	Pop. Density [per/ha]	Incremental Area [ha]	Cumulative Area [ha]	Incremental Population [per]	Cumulative Population [per]	Peaking Factor M	Average Flow l/s	Peak Flow l/s	Infil-tration l/s	Total Flow l/s	Proposed Sewer Design					Actual Velocity m/s	% Pipe Full	Remarks
														Diameter [mm]	Material n=0.013	Grade %	Capacity l/s	Velocity m/s			
														200							
41	Street 'P'	393A	395A	n/a	0.268	0.27	21	21	4.38	0.06	0.25	0.08	0.33	200	PVC	0.40%	21.07	0.66	0.24	1.5%	
42	Street 'P'	395A	115A	n/a	0.112	0.38	0	21	4.38	0.06	0.25	0.11	0.36	200	PVC	0.40%	21.07	0.66	0.25	1.7%	
43	Street 'O'	116A	115A	n/a	0.402	0.40	40	40	4.33	0.11	0.46	0.11	0.58	200	PVC	0.40%	21.07	0.66	0.29	2.7%	
44	Block 238	Stub	115A	n/a	0.430	0.43	288	288	4.09	0.77	3.13	0.12	3.26	200	PVC	1.00%	33.31	1.05	0.66	9.8%	
45	Street 'O'	115A	114A	n/a	0.126	1.34	0	350	4.05	0.93	3.77	0.38	4.15	200	PVC	0.40%	21.07	0.66	0.52	19.7%	
46	Future Block	Stub	106A	n/a	0.423	0.42	288	288	4.09	0.77	3.13	0.12	3.25	200	PVC	1.00%	33.31	1.05	0.66	9.8%	
47	Street 'O'	106A	114A	n/a	1.335	1.76	115	403	4.02	1.07	4.31	0.50	4.82	200	PVC	0.40%	21.07	0.66	0.54	22.9%	
48	Street 'B'	114A	384A	n/a	1.394	4.49	113	865	3.84	2.30	8.84	1.28	10.13	200	PVC	1.80%	44.69	1.41	1.14	22.7%	**OUTLET TO EX.SAN TRUNK**
					4.49		865														
1	Street 'I'	231A	230A	n/a	0.691	0.69	47	47	4.32	0.13	0.54	0.20	0.74	200	PVC	0.40%	21.07	0.66	0.31	3.5%	
2	Street 'P'	393A	391A	n/a	0.210	0.21	19	19	4.38	0.05	0.22	0.06	0.28	200	PVC	0.40%	21.07	0.66	0.23	1.3%	
3	Street 'P'	391A	398A	n/a	0.366	0.58	20	39	4.34	0.10	0.45	0.16	0.62	200	PVC	0.40%	21.07	0.66	0.29	2.9%	
4	Street 'O'	116A	398A	n/a	0.441	0.44	46	46	4.32	0.12	0.52	0.13	0.65	200	PVC	0.40%	21.07	0.66	0.30	3.1%	
5	Street 'O'	398A	230A	n/a	0.266	1.28	16	101	4.24	0.27	1.14	0.37	1.50	200	PVC	0.40%	21.07	0.66	0.38	7.1%	
6	Street 'D'	249A	230A	n/a	0.224	0.22	10	10	4.41	0.03	0.12	0.06	0.18	200	PVC	0.40%	21.07	0.66	0.20	0.9%	
7	Street 'I'	230A	228A	n/a	0.717	2.92	54	212	4.14	0.56	2.34	0.83	3.17	200	PVC	1.00%	33.31	1.05	0.66	9.5%	
8	Street 'I'	228A	226A	n/a	0.481	3.40	34	246	4.11	0.65	2.69	0.97	3.66	200	PVC	1.00%	33.31	1.05	0.69	11.0%	
9	Street 'N'	402A	235A	n/a	0.657	0.66	54	54	4.31	0.14	0.61	0.19	0.80	200	PVC	1.00%	33.31	1.05	0.44	2.4%	
10	Street 'L'	235A	232A	n/a	0.629	1.29	48	102	4.24	0.27	1.15	0.37	1.52	200	PVC	0.40%	21.07	0.66	0.38	7.2%	
11	Street 'M'	401A	399A	n/a	0.953	0.95	71	71	4.28	0.19	0.81	0.27	1.08	200	PVC	0.40%	21.07	0.66	0.35	5.1%	
12	Street 'M'	399A	232A	n/a	0.521	1.47	27	98	4.25	0.26	1.11	0.42	1.53	200	PVC	0.40%	21.07	0.66	0.39	7.3%	
13	Street 'L'	232A	226A	n/a	0.272	3.03	21	221	4.13	0.59	2.43	0.87	3.30	200	PVC	0.40%	21.07	0.66	0.48	15.7%	
14	Street 'D'	249A	246A	n/a	0.774	0.77	51	51	4.31	0.13	0.58	0.22	0.80	200	PVC	0.70%	27.87	0.88	0.39	2.9%	
15	Street 'C'	217A	246A	n/a	1.063	1.06	78	78	4.27	0.21	0.88	0.30	1.19	200	PVC	0.40%	21.07	0.66	0.36	5.6%	
16	Street 'D'	246A	238A	n/a	0.707	2.54	30	159	4.18	0.42	1.77	0.73	2.50	200	PVC	0.40%	21.07	0.66	0.44	11.8%	
17	Street 'C'	217A	214A	n/a	0.479	0.48	24	24	4.37	0.06	0.28	0.14	0.41	200	PVC	0.40%	21.07	0.66	0.26	2.0%	

Project No. 58982-104
Sheet No. 1
Checked by: RSM
Designed by: CKM
Date: November 27, 2025

Region of Halton
SANITARY SEWER DESIGN
Bronte Creek Subdivision - Phase 1, Burlington
Preliminary Submission

DESIGN PARAMETERS

Design flow factor = 230 L/capita/day
Peaking Factor M = $1 + \frac{14}{(4 + P^{0.5})}$ where P is in thousands (Min = 2.0)
Infiltration Factor [1]: 0.286 L/s/ha
Mannings n: 0.013 for all pipes
Min Velocity: 0.6 m/s
Max Velocity: 3 m/s

Area No.	Street Name	From MH	To MH	Pop. Density [per/ha]	Incremental Area [ha]	Cumulative Area [ha]	Incremental Population [per]	Cumulative Population [per]	Peaking Factor M	Average Flow l/s	Peak Flow l/s	Infil-tration l/s	Total Flow l/s	Proposed Sewer Design					Actual Velocity m/s	% Pipe Full	Remarks
														Diameter [mm]	Material n=0.013	Grade %	Capacity l/s	Velocity m/s			
18	Street 'C'	213A	214A	n/a	0.123	0.12	7	7	4.43	0.02	0.08	0.04	0.11	200	PVC	0.40%	21.07	0.66	0.18	0.5%	
19	Street 'D'	214A	238A	n/a	0.673	1.28	47	78	4.27	0.21	0.88	0.36	1.25	200	PVC	0.40%	21.07	0.66	0.36	5.9%	
20	Street 'G'	238A	241A	n/a	0.109	3.93	0	236	4.12	0.63	2.59	1.12	3.72	200	PVC	0.40%	21.07	0.66	0.50	17.6%	
21	Street 'C'	213A	211A	n/a	0.207	0.21	10	10	4.41	0.03	0.12	0.06	0.18	200	PVC	0.40%	21.07	0.66	0.20	0.8%	
22	Street 'C'	210A	211A	n/a	0.162	0.16	10	10	4.41	0.03	0.12	0.05	0.17	200	PVC	0.40%	21.07	0.66	0.19	0.8%	
23	Street 'E'	211A	388A	n/a	0.165	0.53	8	28	4.36	0.08	0.33	0.15	0.48	200	PVC	0.40%	21.07	0.66	0.27	2.3%	
24	Street 'E'	388A	241A	n/a	0.412	0.95	35	63	4.29	0.17	0.72	0.27	0.99	200	PVC	0.40%	21.07	0.66	0.34	4.7%	
25	Street 'F'	241A	226A	n/a	0.473	5.35	38	337	4.06	0.90	3.64	1.53	5.17	200	PVC	0.40%	21.07	0.66	0.55	24.5%	
26	Street 'I'	226A	225A	n/a	0.071	11.85	0	804	3.86	2.14	8.26	3.39	11.65	250	PVC	0.40%	38.20	0.77	0.68	30.5%	
27	Street 'C'	390A	209A	n/a	0.203	0.20	10	10	4.41	0.03	0.12	0.06	0.18	200	PVC	0.40%	21.07	0.66	0.20	0.8%	
28	Street 'A'	209A	208A	n/a	0.870	1.07	48	58	4.30	0.16	0.67	0.31	0.98	200	PVC	0.40%	21.07	0.66	0.34	4.6%	
29	Street 'A'	208A	225A	n/a	0.927	2.00	70	128	4.21	0.34	1.44	0.57	2.01	200	PVC	0.40%	21.07	0.66	0.42	9.5%	
31	Street 'H'	208A	204A	n/a	0.737	0.74	37	37	4.34	0.10	0.43	0.21	0.64	200	PVC	0.40%	21.07	0.66	0.30	3.0%	
32	Street 'J'	222A	204A	n/a	0.974	0.97	62	62	4.29	0.17	0.71	0.28	0.99	200	PVC	0.40%	21.07	0.66	0.34	4.7%	
33	Street 'J'	222A	405A	n/a	0.226	0.23	14	14	4.40	0.04	0.16	0.06	0.22	200	PVC	0.40%	21.07	0.66	0.22	1.1%	
34	Street 'K'	405A	204A	n/a	0.314	0.54	19	32	4.35	0.09	0.37	0.15	0.53	200	PVC	0.40%	21.07	0.66	0.28	2.5%	
35	Street 'J'	204A	225A	n/a	0.065	2.32	0	132	4.21	0.35	1.48	0.66	2.14	200	PVC	0.40%	21.07	0.66	0.43	10.2%	
36	Street 'A'	225A	223A	n/a	0.957	17.12	78	1142	3.76	3.04	11.44	4.90	16.33	250	PVC	0.40%	38.20	0.77	0.74	42.8%	
37	Park	stub	223A	n/a	0.972	0.97	39	39	4.34	0.10	0.45	0.28	0.73	200	PVC	1.00%	33.31	1.05	0.43	2.2%	
38	Street 'A'	223A	384A	n/a	0.751	18.84	40	1221	3.74	3.25	12.17	5.39	17.55	250	PVC	0.40%	38.20	0.77	0.75	46.0%	**OUTLET TO EX.SAN TRUNK**
					18.84		1221														
49	Street 'B'	380A	EX. SNMH4	n/a	0.734	0.73	54	54	4.31	0.14	0.61	0.21	0.82	200	PVC	0.40%	21.07	0.66	0.32	3.9%	**OUTLET TO EX.SAN TRUNK**
104	Street 'C' (Local)	BLOCK 238	EX.1	n/a	6.597	6.60	1525	1525	3.67	4.06	14.92	1.89	16.81	200	PVC	1.00%	33.31	1.05	1.05	50.5%	POP = ATT.units + retail + insti/campus
103	Street 'C' (Local)	BLOCK 435	EX.1	n/a	2.531	2.53	101	101	4.24	0.27	1.14	0.72	1.87	200	PVC	1.00%	33.31	1.05	0.56	5.6%	
EXT.E	*Thorne Ln, Deer Pl. (ex.subdivision)*	*External*	*MH 23889*	*n/a*	***23.177***	*23.18*	***1501***	*1501*	Single Detached population based on Units x 3.42 per/unit												EXT - OpsMap trace and 439 units

Project No. 58982-104
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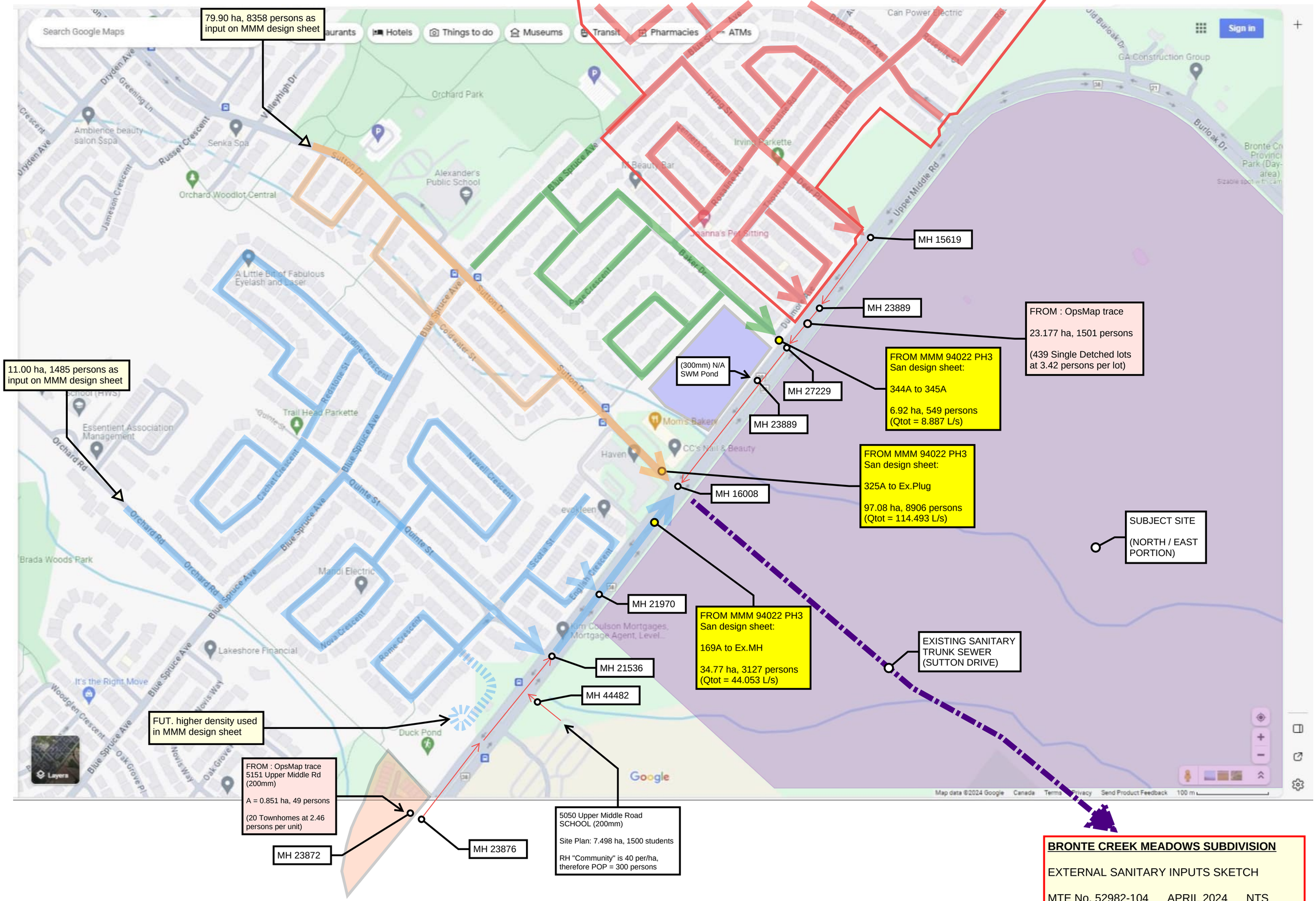
Region of Halton
SANITARY SEWER DESIGN
Bronte Creek Subdivision - Phase 1, Burlington
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Mannings n: 0.013 for all pipes
Min Velocity: 0.6 m/s
Max Velocity: 3 m/s

Area No.	Street Name	From MH	To MH	Pop. Density [per/ha]	Incremental Area [ha]	Cumulative Area [ha]	Incremental Population [per]	Cumulative Population [per]	Peaking Factor M	Average Flow l/s	Peak Flow l/s	Infil-tration l/s	Total Flow l/s	Proposed Sewer Design: Diameter [mm]	Material n=0.013	Grade %	Capacity l/s	Velocity m/s	Actual Velocity m/s	% Pipe Full	Remarks
EXT.E	*Baker Drive (ex.subdivision)*	*344A*	*345A / 27229*	*n/a*	***6.920***	*30.10*	***549***	*2050*													From MMM 10-94022 design sheet
EXT.W	*5050 Upper Middle Rd (ex.School)*		*MH 44482*	*n/a*	***7.498***	*37.60*	***300***	*2350*	School population based on Area x Halton "Community" 40 per/ha												EXT - SP stats 7.498ha, 1500 students
EXT.W	*5151 Upper Middle Rd (ex.THs)*		*MH 23872*	*n/a*	***0.851***	*38.45*	***49***	*2399*	Townhomes population based on Units x 2.46 per/unit												EXT - OpsMap trace and 20 units
EXT.W	*Quinte Street*	*169A*	*MH 21536*	*n/a*	***34.770***	*73.22*	***3127***	*5526*	Area & Pop summed for MH 21536 and 21970												From MMM 10-94022 design sheet
EXT.N	*Sutton Drive (ex. subdivision)*	*325A*	*MH 16008*	*n/a*	***97.080***	*170.30*	***8906***	*14432*													From MMM 10-94022 design sheet
117	Street 'B'	EX.9	EX.8	n/a	0.300	170.60	0	14432	2.80	38.42	107.38	48.79	156.17	525	PVC	0.80%	390.53	1.78	1.68	40.0%	EX.MH13A = MH 16008
118	Street 'B'	EX.8	EX.7	n/a	0.395	170.99	0	14432	2.80	38.42	107.38	48.90	156.29	525	PVC	0.85%	402.55	1.84	1.72	38.8%	
119	Street 'B'	EX.7	EX.6	n/a	0.284	194.61	0	16518	2.74	43.97	120.31	55.66	175.97	525	PVC	0.81%	392.96	1.79	1.74	44.8%	**Added Area No. 48+38**
120	Street 'B'	EX.6	EX.5	n/a	0.413	195.02	0	16518	2.74	43.97	120.31	55.78	176.09	525	PVC	0.79%	388.08	1.77	1.73	45.4%	
121	Street 'B'	EX.5	EX.4	n/a	0.255	195.28	0	16518	2.74	43.97	120.31	55.85	176.16	525	PVC	0.81%	392.96	1.79	1.75	44.8%	
122	Street 'C'	EX.4	EX.3	n/a	0.267	196.28	0	16572	2.73	44.12	120.64	56.13	176.77	525	PVC	0.72%	370.49	1.69	1.67	47.7%	**Added Area No. 49**
123	Street 'C'	EX.3	EX.2	n/a	0.377	196.65	0	16572	2.73	44.12	120.64	56.24	176.88	525	PVC	0.79%	388.08	1.77	1.73	45.6%	
124	Street 'C'	EX.2	EX.1	n/a	0.352	197.01	0	16572	2.73	44.12	120.64	56.34	176.98	525	PVC	0.79%	388.08	1.77	1.73	45.6%	
125	Street 'C'	EX1	EX1 (MAINWAY)	n/a	0.166	206.30	0	18199	2.69	48.45	130.50	59.00	189.50	525	PVC	0.79%	388.08	1.77	1.76	48.8%	**Added Area No. 103+104**

NOTES: 1. Design based on Region of Halton Water and Wastewater Linear Design Manual, Version 4.0, April 2019
2. For sewers >450mm, design to no more than 70% full (upsize trigger 80%); for sewers <=450mm, design to no more than 60% full (upsize trigger 70%).


APPROX. LIMIT OF EXISTING SUBDIVISON
79.90 ha, 8358 persons as input on MMM design sheet
11.00 ha, 1485 persons as input on MMM design sheet
MH 15619
MH 23889
FROM : OpsMap trace
23.177 ha, 1501 persons
(439 Single Detched lots at 3.42 persons per lot)
(300mm) N/A SWM Pond
MH 27229
FROM MMM 94022 PH3 San design sheet:
344A to 345A
6.92 ha, 549 persons (Qtot = 8.887 L/s)
MH 23889
FROM MMM 94022 PH3 San design sheet:
325A to Ex.Plug
97.08 ha, 8906 persons (Qtot = 114.493 L/s)
MH 16008
SUBJECT SITE
(NORTH / EAST PORTION)
MH 21970
FROM MMM 94022 PH3 San design sheet:
169A to Ex.MH
34.77 ha, 3127 persons (Qtot = 44.053 L/s)
EXISTING SANITARY TRUNK SEWER (SUTTON DRIVE)
MH 21536
MH 44482
FUT. higher density used in MMM design sheet
FROM : OpsMap trace
5151 Upper Middle Rd (200mm)
A = 0.851 ha, 49 persons
(20 Townhomes at 2.46 persons per unit)
MH 23872
MH 23876
5050 Upper Middle Road SCHOOL (200mm)
Site Plan: 7.498 ha, 1500 students
RH "Community" is 40 per/ha, therefore POP = 300 persons
BRONTE CREEK MEADOWS SUBDIVISION
EXTERNAL SANITARY INPUTS SKETCH
MTE No. 52982-104 APRIL 2024 NTS

the EMPLOYMENT OVERVIEW



Retail
50,000 sqft
~117 Jobs

Institutional/School
30,000 sqft
~75 Jobs

Retail
130,000 sqft
~304 Jobs

Retail
35,000 sqft
~82 Jobs

Institutional/Campus
1,000,000 sqft
~2,500 Jobs

Non-Retail/Employment
160,000 sqft
~500 Jobs

ASSUMPTIONS
Retail - 427 ft² of floor space per employee
Non-Retail - 320 ft² of floor space per employee
Institutional - 400 ft² of floor space per employee
* Square Foot per Employee based on City of Burlington Development Charges Background Study (March 2019).

TOTAL JOBS ~3,579

Appendix D

Preliminary Storm Sewer Design

Bronte Creek Meadows
CITY OF BURLINGTON

Project No.: 52982-104
Date: 11/25/2025
Design By: CKM
Checked By: RSM

STORM SEWER DESIGN SHEET

5-YEAR STORM EVENT

Design Parameters

IDF Parameters
Design Storm Frequency: 5 year
a = 802.04
b = 5.0
c = 0.764
Tc = 10

$$i = \frac{A}{(T+B)^C}$$

Pipe Design
Max Velocity 4.5 m/s
Min Velocity 0.75 m/s
Max Capacity 85 %
Manning's "n" 0.013

MTE

LOCATION				STORM FLOW							DESIGN							
AREA No.	NOTES	FROM MH	TO MH	AREA A (ha.)	RUNOFF COEFF "C"	A x C	CUMUL. A x C	TIME OF CONCEN (min.)	RAIN INTENSITY (mm/hr)	PEAK FLOW "Q" (m^3/sec)	PIPE SIZE* (mm)	SLOPE (%)	LENGTH (m)	CAPACITY (m^3/sec)	VELOCITY (m/sec)	TIME IN PIPE (min.)	% Pipe FULL	REMARKS
	TO SWMF1 (WEST POND)			35.851														
EXT1A	External	-	518	0.554	0.35	0.19	0.19	**10.00**	101.31	0.055	0	0.00	0	0.00	0.00	0.00	0.00	
1	Street 'I'	518	517	0.872	0.60	0.52	0.72	**10.00**	101.31	0.202	525	0.40	121.2	0.27	1.26	1.61	74	
2	Street 'P'	796	791	0.739	0.60	0.44	0.44	**10.00**	101.31	0.125	450	0.40	123.0	0.18	1.13	1.81	69	
3	Street 'O'	817	791	0.483	0.75	0.36	0.36	**10.00**	101.31	0.102	450	0.40	62.9	0.18	1.13	0.92	57	
4	Street 'O'	791	517	0.175	0.75	0.13	0.94	11.81	92.88	0.242	600	0.40	81.3	0.39	1.37	0.99	62	
5	Street 'D'	569	517	0.209	0.60	0.13	0.13	**10.00**	101.31	0.035	300	0.40	65.7	0.06	0.87	1.27	58	
6	Street 'I'	517	734	0.787	0.60	0.47	2.25	12.79	88.91	0.556	675	1.10	116.7	0.88	2.46	0.79	63	
6A	Street 'I'	734	513	0.488	0.60	0.29	2.54	13.58	86.01	0.608	675	1.10	82.9	0.88	2.46	0.56	69	
7	Lane 'A'	811	554	0.558	0.75	0.42	0.42	**10.00**	101.31	0.118	375	0.70	82.7	0.15	1.33	1.04	80	
8	Street 'N'	819	735	0.181	0.75	0.14	0.14	**10.00**	101.31	0.038	300	1.15	52.3	0.10	1.47	0.59	37	
9	Street 'N'	735	554	0.201	0.75	0.15	0.29	10.59	98.35	0.078	300	1.15	73.8	0.10	1.47	0.84	76	
10	Street 'L'	554	557	1.005	0.75	0.75	1.46	11.43	94.49	0.383	675	0.40	137.3	0.53	1.49	1.54	72	
11	Street 'M'	735	743	0.825	0.63	0.52	0.52	**10.00**	101.31	0.146	450	0.50	115.1	0.20	1.27	1.51	73	
12	Lane 'M'	743	557	0.839	0.63	0.53	1.05	11.51	94.14	0.274	600	0.50	121.6	0.43	1.54	1.32	63	
13	Street 'L'	557	513	0.298	0.75	0.22	2.73	12.97	88.24	0.669	825	0.40	73.0	0.91	1.70	0.72	74	
14	Street 'L'	820	513	0.591	0.75	0.44	0.44	**10.00**	101.31	0.125	450	0.40	105.7	0.18	1.13	1.55	69	
15	Street 'I'	513	512	0.064	0.90	0.06	5.78	14.14	84.08	1.349	1050	0.40	50.0	1.73	1.99	0.42	78	
16	Street 'D'	569	566	0.639	0.60	0.38	0.38	**10.00**	101.31	0.108	375	0.70	104.7	0.15	1.33	1.31	74	
17	Street 'C'	408	566	0.803	0.60	0.48	0.48	**10.00**	101.31	0.136	450	0.40	152.9	0.18	1.13	2.25	75	
18	Street 'D'	566	740	0.691	0.60	0.41	1.28	12.25	91.06	0.324	600	0.40	108.9	0.39	1.37	1.32	83	
19	Street 'C'	408	406	0.227	0.60	0.14	0.14	**10.00**	101.31	0.038	300	1.00	78.6	0.10	1.37	0.96	40	
20	Street 'F'	405	406	0.055	0.60	0.03	0.03	**10.00**	101.31	0.009	300	0.40	20.8	0.06	0.87	0.40	15	
21	Street 'D'	406	740	0.695	0.60	0.42	0.59	10.96	96.63	0.157	450	0.45	104.1	0.19	1.20	1.44	82	

LOCATION				STORM FLOW							DESIGN							
AREA No.	NOTES	FROM MH	TO MH	AREA A (ha.)	RUNOFF COEFF "C"	A x C	CUMUL. A x C	TIME OF CONCEN (min.)	RAIN INTENSITY (mm/hr)	PEAK FLOW "Q" (m^3/sec)	PIPE SIZE* (mm)	SLOPE (%)	LENGTH (m)	CAPACITY (m^3/sec)	VELOCITY (m/sec)	TIME IN PIPE (min.)	% Pipe FULL	REMARKS
22	Street 'F'	740	738	0.109	0.90	0.10	1.96	13.57	86.07	0.470	750	0.40	73.0	0.70	1.59	0.76	67	
23	Street 'C'	405	403	0.142	0.60	0.09	0.09	10.00	101.31	0.024	300	0.40	55.9	0.06	0.87	1.08	39	
24	Street 'C'	402	403	0.091	0.60	0.05	0.05	10.00	101.31	0.015	300	0.40	24.7	0.06	0.87	0.48	25	
25	Street 'E'	403	738	0.791	0.75	0.59	0.73	11.08	96.09	0.196	525	0.40	149.4	0.27	1.26	1.98	72	
26	Street 'G'	738	542	0.064	0.90	0.06	2.75	14.33	83.46	0.639	825	0.40	50.0	0.91	1.70	0.49	70	
27	Street 'C'	733	401	0.207	0.60	0.12	0.12	10.00	101.31	0.035	300	1.00	34.6	0.10	1.37	0.42	36	
28	Street 'A'	401	542	0.665	0.75	0.50	0.62	10.42	99.19	0.172	525	0.30	169.5	0.24	1.09	2.60	73	
31	Street 'A'	542	512	0.556	0.75	0.42	3.79	14.82	81.88	0.863	900	0.40	119.1	1.14	1.80	1.10	75	
32	Street 'H'	818	540	0.551	0.63	0.35	0.35	10.00	101.31	0.098	375	0.60	123.1	0.14	1.23	1.67	72	
33	Street 'J'	801	537	0.162	0.60	0.10	0.10	10.00	101.31	0.027	300	0.60	47.9	0.07	1.06	0.75	37	
34	Street 'J'	537	540	0.519	0.64	0.33	0.43	10.75	97.59	0.116	450	0.60	95.3	0.22	1.39	1.14	53	
35	Street 'J'	801	803	0.228	0.60	0.14	0.14	10.00	101.31	0.038	300	0.40	57.4	0.06	0.87	1.11	63	
36A	Street 'K'	802	803	0.111	0.75	0.08	0.08	10.00	101.31	0.023	300	0.40	32.2	0.06	0.87	0.62	38	
36	Street 'K'	803	540	0.358	0.75	0.27	0.49	11.11	95.95	0.130	375	0.90	89.4	0.17	1.51	0.99	78	
37	Street 'J'	540	512	0.064	0.90	0.06	1.32	12.10	91.68	0.337	675	0.60	50.0	0.65	1.82	0.46	52	
38	Street 'A'	512	510	0.656	0.75	0.49	11.39	15.93	78.56	2.484	1371	0.35	125.1	3.29	2.23	0.94	76	Equivalent 900x1800 BOX
39	Street 'A'	510	577	0.543	0.75	0.41	11.79	16.86	75.98	2.489	1371	0.35	135.7	3.29	2.23	1.01	76	Equivalent 900x1800 BOX
EXT1B	External	-	582	0.423	0.35	0.15	0.15	10.00	101.31	0.042	0	0.00	0	0.00	0.00	0.00	0.00	
51	Street 'B'	582	581	0.291	0.90	0.26	0.41	10.00	101.31	0.115	300	2.50	84.6	0.15	2.16	0.65	75	
52	Block 238	Stub	581	0.552	0.90	0.50	0.50	10.00	101.31	0.140	450	0.50	20.0	0.20	1.27	0.26	69	
53	Future Block	Stub	581	0.524	0.90	0.47	0.47	10.00	101.31	0.133	450	0.50	20.0	0.20	1.27	0.26	66	
54	Street 'B'	581	580	0.044	0.90	0.04	1.42	10.65	98.07	0.386	525	2.00	20.1	0.61	2.81	0.12	64	
41	Street 'P'	796	798	0.226	0.75	0.17	0.17	10.00	101.31	0.048	300	0.40	74.9	0.06	0.87	1.44	78	
42	Street 'P'	798	599	0.096	0.90	0.09	0.26	11.44	94.45	0.067	375	0.40	55.7	0.11	1.00	0.92	61	
43	Street 'O'	817	599	0.334	0.75	0.25	0.25	10.00	101.31	0.070	375	0.40	63.0	0.11	1.00	1.05	64	
44	Street 'O'	599	580	0.114	0.90	0.10	0.61	12.37	90.58	0.153	450	0.70	74.5	0.24	1.50	0.83	64	
55	Street 'O'	587	594	0.743	0.75	0.56	0.56	10.00	101.31	0.157	525	0.40	216.0	0.27	1.26	2.87	58	
55A	Street 'R'	590	594	0.190	0.75	0.14	0.14	10.00	101.31	0.040	300	0.40	59.0	0.06	0.87	1.14	66	
55B	Street 'O'	594	592	0.056	0.90	0.05	0.75	12.87	88.65	0.185	525	0.40	43.5	0.27	1.26	0.58	68	

LOCATION				STORM FLOW							DESIGN							
AREA No.	NOTES	FROM MH	TO MH	AREA A (ha.)	RUNOFF COEFF "C"	A x C	CUMUL. A x C	TIME OF CONCEN (min.)	RAIN INTENSITY (mm/hr)	PEAK FLOW "Q" (m^3/sec)	PIPE SIZE* (mm)	SLOPE (%)	LENGTH (m)	CAPACITY (m^3/sec)	VELOCITY (m/sec)	TIME IN PIPE (min.)	% Pipe FULL	REMARKS
56	Lane 'B'	730	592	0.213	0.75	0.16	0.16	**10.00**	101.31	0.045	300	0.40	61.1	0.06	0.87	1.18	74	
57	Street 'O'	592	580	0.062	0.90	0.06	0.97	13.44	86.52	0.232	600	0.40	43.5	0.39	1.37	0.53	60	
58	Street 'B'	580	578	0.678	0.75	0.51	3.50	13.97	84.67	0.823	675	1.90	143.0	1.16	3.24	0.74	71	
59	Street 'B'	578	577	0.235	0.75	0.18	3.68	14.71	82.25	0.840	675	1.90	54.8	1.16	3.24	0.28	73	
60	Street 'O'	587	585	0.216	0.60	0.13	0.13	**10.00**	101.31	0.036	300	1.20	63.9	0.11	1.50	0.71	34	
62	Street 'S'	590	585	1.100	0.75	0.83	0.83	**10.00**	101.31	0.232	600	0.40	163.4	0.39	1.37	1.98	60	
63	Street 'O'	585	584	0.208	0.60	0.12	1.08	11.98	92.14	0.276	600	1.20	73.0	0.67	2.38	0.51	41	
64	Street 'R'	590	597	0.206	0.75	0.15	0.15	**10.00**	101.31	0.043	300	0.40	73.8	0.06	0.87	1.42	71	
65	Lane 'B'		597	0.412	0.75	0.31	0.31	**10.00**	101.31	0.087	0	0.00	0.0	0.00	0.00			
66	Street 'Q'	597	584	1.120	0.75	0.84	1.30	11.42	94.54	0.342	675	0.40	152.6	0.53	1.49	1.71	64	
67	Street 'O'	584	583	0.121	0.60	0.07	2.46	13.13	87.64	0.598	675	1.20	50.0	0.92	2.57	0.32	65	
68	Street 'A'	596	583	0.234	0.90	0.21	0.21	**10.00**	101.31	0.059	300	1.90	34.0	0.13	1.89	0.30	44	
69	Street 'A'	583	577	0.846	0.75	0.63	3.30	13.46	86.47	0.793	750	1.20	229.5	1.22	2.76	1.39	65	
70	Street 'B'	577	508	0.208	0.90	0.19	18.96	17.88	73.39	3.865	1598	0.40	87.9	5.29	2.64	0.56	73	Equivalent 1200x1800 BOX
71	Park	Stub	508	0.972	0.35	0.34	0.34	**10.00**	101.31	0.096	375	1.00	20.0	0.18	1.59	0.21	55	
72	Future Block	Stub	508	1.338	0.90	1.20	1.20	**10.00**	101.31	0.339	600	0.50	20.0	0.43	1.54	0.22	78	
73	Street 'B'	508	533	0.119	0.90	0.11	20.61	18.43	72.06	4.125	1598	0.40	48.5	5.29	2.64	0.31	78	Equivalent 1200x1800 BOX
74	Street 'T'	534	535	0.121	0.90	0.11	0.11	**10.00**	101.31	0.031	300	0.40	65.6	0.06	0.87	1.26	50	
75	Future Block	Stub	575	1.385	0.90	1.25	1.25	**10.00**	101.31	0.351	600	0.60	20.0	0.48	1.68	0.20	74	
76	Street 'DD'	575	535	0.238	0.90	0.21	1.46	10.20	100.30	0.407	600	1.20	122.1	0.67	2.38	0.86	61	
77	Street 'T'	535	533	0.216	0.90	0.19	1.76	11.26	95.24	0.467	750	0.40	129.4	0.70	1.59	1.35	66	
78	Street 'B'	533	505	0.574	0.75	0.43	22.80	18.74	71.34	4.519	1828	0.25	160.5	5.99	2.28	1.17	75	Equivalent 1200x2400 BOX
79	Street 'U'	523	521	0.675	0.60	0.41	0.41	**10.00**	101.31	0.114	450	0.40	165.3	0.18	1.13	2.43	63	
80	Street 'U'	521	520	0.181	0.60	0.11	0.51	12.43	90.33	0.129	450	0.40	61.4	0.18	1.13	0.90	72	
81	Street 'V'	529	520	1.049	0.75	0.79	0.79	**10.00**	101.31	0.221	525	0.40	146.1	0.27	1.26	1.94	81	
82	Street 'U'	520	519	0.133	0.60	0.08	1.38	13.33	86.91	0.333	675	0.40	46.0	0.53	1.49	0.52	63	
83	Street 'W'	524	519	0.718	0.75	0.54	0.54	**10.00**	101.31	0.152	450	0.40	147.6	0.18	1.13	2.17	84	
84	Street 'U'	519	528	0.111	0.60	0.07	1.99	13.85	85.09	0.469	750	0.40	38.8	0.70	1.59	0.41	67	
85	Lane 'C'	532	528	0.451	0.75	0.34	0.34	**10.00**	101.31	0.095	450	0.40	52.3	0.18	1.13	0.77	53	

LOCATION				STORM FLOW							DESIGN							
AREA No.	NOTES	FROM MH	TO MH	AREA A (ha.)	RUNOFF COEFF "C"	A x C	CUMUL. A x C	TIME OF CONCEN (min.)	RAIN INTENSITY (mm/hr)	PEAK FLOW "Q" (m^3/sec)	PIPE SIZE* (mm)	SLOPE (%)	LENGTH (m)	CAPACITY (m^3/sec)	VELOCITY (m/sec)	TIME IN PIPE (min.)	% Pipe FULL	REMARKS
86	Street 'U'	528	505	0.099	0.60	0.06	2.38	14.25	83.72	0.554	750	0.40	43.3	0.70	1.59	0.45	79	
87	Street 'B'	505	Pond H/Wall	0.223	0.90	0.20	25.39	19.91	68.76	4.849	1828	0.30	89.2	6.56	2.50	0.59	74	Equivalent 1200x2400 BOX
						25.39												
101	Street 'B'	829	239	0.441	0.90	0.40	0.40	**10.00**	101.31	0.112	375	1.20	136.0	0.19	1.74	1.30	58	
102	Street 'B'	239	746	0.488	0.90	0.44	0.84	11.30	95.06	0.221	450	1.20	170.4	0.31	1.96	1.45	71	
103	Block 435	Stub	746	1.291	0.90	1.16	1.16	**10.00**	101.31	0.327	525	1.00	20.0	0.43	1.99	0.17	76	
		746	748	0.000	0.00	0.00	2.00	12.75	89.09	0.494	750	0.30	223.3	0.61	1.38	2.70	81	
104	Block 238	Stub	748	6.597	0.90	5.94	5.94	**10.00**	101.31	1.671	1050	0.70	12.2	2.28	2.64	0.08	73	
		748	HW4	0.000	0.00	0.00	7.94	15.45	79.96	1.763	1200	0.35	53.7	2.31	2.04	0.44	76	

* Equivalent diamter of Box Culvert calculated as (Huebscher) "https://www.engineeringtoolbox.com/equivalent-diameter-d_205.html", $d_e = 1.30\ (a\ b)^{0.625} / (a + b)^{0.25}$ where 'a' and 'b' are either the rise or span.

Bronte Creek Meadows
CITY OF BURLINGTON

Project No.: 52982-104
Date: 11/25/2025
Design By: CKM
Checked By: RSM

STORM SEWER DESIGN SHEET

25mm STORM EVENT

Roof Collection

Design Parameters

IDF Parameters
Design Storm Frequency: 5 year
a = 458.01
b = 6.0
c = 0.78
Tc = 10

$$i = \frac{A}{(T+B)^C}$$

Pipe Design
Max Velocity 4.5 m/s
Min Velocity 0.75 m/s
Max Capacity 85 %
Manning's "n" 0.013

LOCATION				STORM FLOW							DESIGN							
AREA No.	NOTES	FROM MH	TO MH	AREA A (ha.)	RUNOFF COEFF "C"	A x C	CUMUL. A x C	TIME OF CONCEN (min.)	RAIN INTENSITY (mm/hr)	PEAK FLOW "Q" (m^3/sec)	PIPE SIZE* (mm)	SLOPE (%)	LENGTH (m)	CAPACITY (m^3/sec)	VELOCITY (m/sec)	TIME IN PIPE (min.)	% Pipe FULL	REMARKS
	TO HW3			0.420														
1	Street 'C'	784	774	0.205	0.95	0.19	0.19	**10.00**	52.68	0.028	300	0.40	79.1	0.06	0.87	0.15	47	
2	Street 'C'	774	776	0.115	0.95	0.11	0.30	10.15	52.31	0.044	300	0.40	72.6	0.06	0.87	1.40	72	
3	Street 'C'	776	HW3	0.100	0.95	0.10	0.40	11.55	49.03	0.054	375	0.40	110.4	0.11	1.00	1.83	49	
	TO HW2																	
4	Street 'J'	821	824	0.264	0.95	0.25	0.25	**10.00**	52.68	0.037	300	0.40	129.0	0.06	0.87	0.19	60	
5	Street 'J'	824	826	0.112	0.95	0.11	0.36	10.19	52.20	0.052	300	0.40	68.5	0.06	0.87	1.32	85	
6	Street 'K'	832	826	0.237	0.95	0.23	0.23	**10.00**	52.68	0.033	300	0.40	119.3	0.06	0.87	2.30	54	
7	Street 'H'	826	783	0.107	0.95	0.10	0.68	12.30	47.45	0.090	375	0.40	69.0	0.11	1.00	0.14	81	
8	Street 'H'	757	783	0.220	0.95	0.21	0.21	**10.00**	52.68	0.031	300	0.40	77.1	0.06	0.87	0.15	50	
	Outlet	783	HW2	0.000	0.00	0.00	0.89	12.44	47.17	0.117	450	0.40	75.4	0.18	1.13	1.11	65	

Drawings

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 1750

0 50 100 150 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1220mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1750 (INCLUDING 15mm BEYOND EACH BORDER)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

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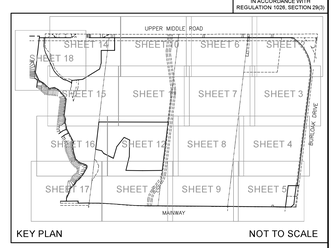
METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COLOUR PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

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KEY PLAN — NOT TO SCALE



BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 421
ELEVATION = 129.726 m (CGVD2CT8 ADJUSTMENT)

PLAQUE ON SOUTH SIDE OF MAINWAY ON EAST FACE OF CONCRETE HEADWALL 0.1 METRES SOUTH OF NORTHFACE AND 0.02 METRES FROM TOP OF HEADWALL JUST WEST OF HEINE COURT.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH WEST LIMIT OF PART 1 PLAN EX–234 HAVING A BEARING OF N36°58'40"E

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R–10977
- P2 DENOTES PLAN 20M–525
- P3 DENOTES PLAN 20M–721
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- P7 DENOTES PLAN 20M–671
- P8 DENOTES PLAN 20R–18145
- P9 DENOTES PLAN 20R–7372
- P10 DENOTES PLAN 20M–505
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- D1 DENOTES INST. No. 628194
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- C1 DENOTES CALCULATED FROM D1 & D2
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- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
- RS DENOTES ROAD SIGN
- HH DENOTES HANDHOLE
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JUNE 11, 2024
DATE

ROY C. MAYS
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\2023 Halton\23MPS NELSON\23DSU DGN 21JUST 1, 3, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

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Burlington, ON
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(905)639-1375

halton@mmplimited.com
mmplimited.com

DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED BY:	
PROJECT No.:	SHEET 1/18
	23–015–PS

PLAN OF SURVEY OF
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GEOGRAPHIC TOWNSHIP OF NELSON
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SCALE 1 : 400

0 5 10 20 40 metres

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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

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V-58243

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KEY PLAN NOT TO SCALE

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JUNE 11, 2024
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

K:\2015 Halton\LDWG NELSON\SDS CON 2\LOT 1, 2, 3, 4\23-015\23-015.dwg

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halton@mmplimited.com
mmplimited.com

DRAWN BY: K.J.D.
PARTY CHIEF: A.C.
CHECKED BY:
PROJECT No.: SHEET 2/18
23-015-PS

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
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LOTS 1, 2, 3 & 4
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GEOGRAPHIC TOWNSHIP OF NELSON
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SCALE 1 : 400

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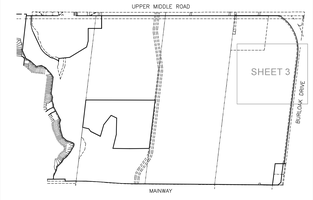
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COLOUR *THE ORIGINAL SIGNED PRINT OF THIS PLAN OF SURVEY CONTAINS COLOUR*

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

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KEY PLAN NOT TO SCALE

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FOR MACKAY, MACKAY & PETERS LIMITED

E:\2023 Halton\TMP\ NELSON\2023 COM 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

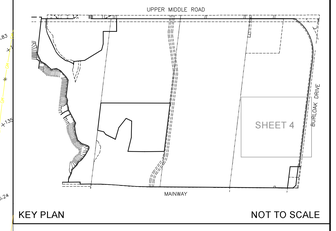
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LEGEND

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- RS DENOTES ROAD SIGN
- HH DENOTES HANDHOLE
- TL DENOTES TRAFFIC LIGHT
- TSL DENOTES TRAFFIC LIGHT STANDARD
- FH DENOTES FIRE HYDRANT
- WVC DENOTES WATER VALVE CHAMBER
- BM DENOTES BELL MARKER
- BMH DENOTES BELL MANHOLE
- BP DENOTES BELL PEDESTAL
- BCT DENOTES BELL CELLULAR TOWER
- CB DENOTES CATCHBASIN
- STMH DENOTES STORM MANHOLE
- SNMH DENOTES SANITARY MANHOLE
- WHP DENOTES WOOD HYDRO POLE
- CHP DENOTES CONCRETE HYDRO POLE
- GW DENOTES GUY WIRE
- ULS DENOTES UTILITY LIGHT STANDARD
- OH DENOTES OVERHEAD UTILITIES
- HYT DENOTES HYDRO TOWER
- S.D.S. DENOTES SOUTH OF DUNDAS STREET
- WSV DENOTES WATER SERVICE VALVE
- MHP DENOTES METAL HYDRO POLE
- LP DENOTES LIGHT POLE
- HMH DENOTES HYDRO MANHOLE
- DCB DENOTES DOUBLE CATCH BASIN
- WHV DENOTES WATER HYDRANT VALVE
- WM DENOTES WATER METER
- MW DENOTES MONITORING WELL
- TB DENOTES TEST BOX
- BPV DENOTES BELL PEDESTAL VAULT
- JB DENOTES JUNCTION BOX
- (BTM) DENOTES BOTTOM
- (INV) DENOTES INVERSE
- TOS DENOTES TOP OF SLOPE
- BOS DENOTES BOTTOM OF SLOPE
- BCC DENOTES BACK OF CONCRETE CURB
- CONC DENOTES CONCRETE
- MB DENOTES MAIL BOX
- DENOTES HYDRO TRANSFORMER
- DENOTES RURAL MAIL BOX
- DENOTES STUMP
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- DENOTES GAS MAIN
- DENOTES FIBER OPTIC
- DENOTES CONCRETE CHAMBER WITH MULTIPLE BELL TELEPHONE LINES
- DENOTES HYDRO
- DENOTES OVERHEAD WIRE
- DENOTES WATER MAIN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MAY, 2024.

JUNE 11, 2024
DATE

ROY C. MACKAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\2023 Halton\TMP1 NELSON\DGN\CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

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Burlington, ON
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(905) 639-1375

halton@mmplimited.com
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DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED	
PROJECT No.:	SHEET 4/18
23-015-PS	

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 400

0 5 10 20 40 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1220mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 (INCLUDING 15mm BEYOND EACH BORDER)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

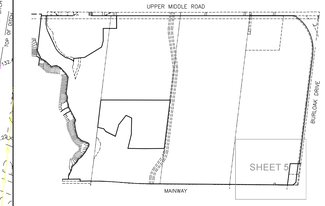
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METRIC *DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

COLOUR *PLAN OF SURVEY CONTAINS COLOUR*

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)



KEY PLAN NOT TO SCALE

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 421
ELEVATION = 129.726 m (CGVD28:78 ADJUSTMENT)

PLAQUE ON SOUTH SIDE OF MAINWAY ON EAST FACE OF CONCRETE HEADWALL 0.1 METRES SOUTH OF NORTHFACE AND 0.02 METRES FROM TOP OF HEADWALL JUST WEST OF HEINE COURT.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF PART PLAN EX-234 HAVING A BEARING OF N36°58'40"E

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-234
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
- RS DENOTES ROAD SIGN
- HH DENOTES HANDHOLE
- TL DENOTES TRAFFIC LIGHT
- TSL DENOTES TRAFFIC LIGHT STANDARD
- FH DENOTES FIRE HYDRANT
- WVC DENOTES WATER VALVE CHAMBER
- BM DENOTES BELL MARKER
- BMH DENOTES BELL MANHOLE
- BP DENOTES BELL PEDESTAL
- BCT DENOTES BELL CELLULAR TOWER
- CB DENOTES CATCHBASIN
- STMH DENOTES STORM MANHOLE
- SNMH DENOTES SANITARY MANHOLE
- WHP DENOTES WOOD HYDRO POLE
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- GW DENOTES GUY WIRE
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- WSV DENOTES WATER SERVICE VALVE
- MHP DENOTES METAL HYDRO POLE
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- WHV DENOTES WATER HYDRANT VALVE
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E:\(20) Halton\(WP) NELSON\(SDS) CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

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SINCE 1956

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DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED BY:	
PROJECT No.:	SHEET 5/18
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PLAN OF SURVEY OF
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SCALE 1 : 400

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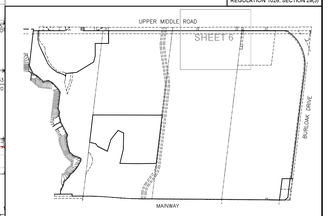
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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

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KEY PLAN NOT TO SCALE

BENCHMARK NOTE

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LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-234
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
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ROY C. MACKAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(20) Halton\(MP) NELSON\(505) CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

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Burlington, ON
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(905)639-1375

halton@mmplimited.com
mmplimited.com

DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED BY:	
PROJECT No.:	SHEET 6/18
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PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 400

0 5 10 20 40 metres

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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

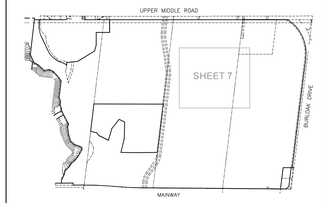
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COLOUR *PLAN OF SURVEY CONTAINS COLOUR*

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
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KEY PLAN NOT TO SCALE

BENCHMARK NOTE

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BEARING REFERENCE

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LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-234
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- HSC DENOTES HALTON STANDARD CONDOMINIUM
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DRAWN BY:	K.J.D.
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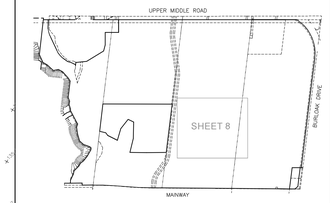
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LEGEND

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- SIB DENOTES STANDARD IRON BAR
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- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-234
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-571
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-227
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
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- DCB DENOTES DOUBLE CATCH BASIN
- WHY DENOTES WATER HYDRANT VALVE
- WM DENOTES WATER METER
- MW DENOTES MONITORING WELL
- TB DENOTES TEST BOX
- BPV DENOTES BELL PEDESTAL VAULT
- JB DENOTES JUNCTION BOX
- (BTM) DENOTES BOTTOM
- (INV) DENOTES INVERSE
- TOS DENOTES TOP OF SLOPE
- BOS DENOTES BOTTOM OF SLOPE
- BCC DENOTES BACK OF CONCRETE CURB
- CONC DENOTES CONCRETE
- MB DENOTES MAIL BOX
- HYDRO DENOTES HYDRO TRANSFORMER
- RMB DENOTES RURAL MAIL BOX
- DENOTES STUMP
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- GAS DENOTES GAS MAIN
- FIBER DENOTES FIBER OPTIC
- MH DENOTES CONCRETE CHAMBER WITH MULTIPLE BELL TELEPHONE LINES
- H DENOTES HYDRO
- OH DENOTES OVERHEAD WIRE
- WM DENOTES WATER MAIN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MAY, 2024.

JUNE 11, 2024
DATE

ROY C. MACKAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

K:\J23_Halton\(TWP\) NELSON\J23S\ CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

halton@mmplimited.com
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DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED BY:	
PROJECT No.:	SHEET 8/18
	23-015-PS

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF
LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.
GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 400

0 5 10 20 40 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1220mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 (INCLUDING 15mm BEYOND EACH BORDER)

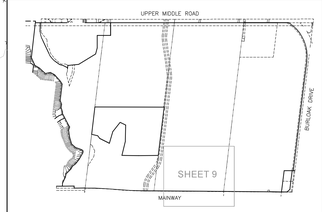
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COLOUR THE ORIGINAL SIGNED PRINT OF THIS PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

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KEY PLAN NOT TO SCALE

DENSE VEGETATION
TREELINE
EDGE OF FLOWED FIELD
EDGE OF WATER
TOP OF SLOPE
CENTERLINE OF WATER
EDGE OF TRAVELLED ROAD
HYDRO GUYPOLE
SUBJECT TO EASEMENT AS INST. No. H428281
MAINWAY
(DEDICATED BY PLAN 20M--525)

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 421
ELEVATION = 129.726 m (CGVD28:78 ADJUSTMENT)

PLAQUE ON SOUTH SIDE OF MAINWAY ON EAST FACE OF CONCRETE HEADWALL, 0.1 METRES SOUTH OF NORTHFACE AND 0.02 METRES FROM TOP OF HEADWALL JUST WEST OF HEINE COURT.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF PART PLAN EX-234 HAVING A BEARING OF N36°58'40"E

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
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- P5 DENOTES PLAN EX-125
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- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
- RS DENOTES ROAD SIGN
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E:\1201 Halton\TWP1 NELSON\1505\ DGN 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

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PARTY CHIEF: A.C.
CHECKED BY:
PROJECT No.: SHEET 9/18
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SCALE 1 : 400

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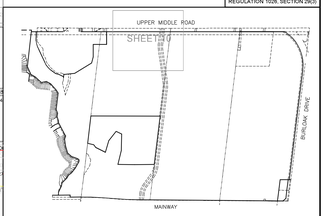
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PLAN SUBMISSION FORM
V-58243

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KEY PLAN NOT TO SCALE

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- P3 DENOTES PLAN 20M-721
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- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. HS42080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
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ROY C. MYDLAK
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(20) Halton\(TMP) NELSON\(505) CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

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DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED:	
PROJECT No.:	SHEET 10/18
23-015-PS	

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE
CITY OF BURLINGTON
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SCALE 1 : 400

5 10 20 40 metres

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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

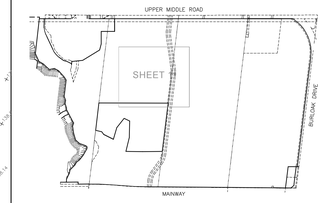
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ASSOCIATION OF ONTARIO LAND SURVEYORS
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- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
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- C1 DENOTES CALCULATED FROM D1 & D2
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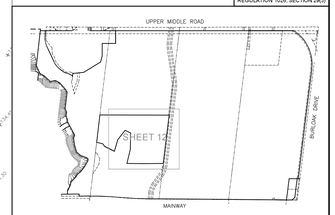
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- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- GAS — DENOTES GAS MAIN
- FO — DENOTES FIBER OPTIC
- CT — DENOTES CONCRETE CHAMBER WITH MULTIPLE BELL TELEPHONE LINES
- H — DENOTES HYDRO
- OH — DENOTES OVERHEAD WIRE
- WM — DENOTES WATER MAIN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MAY, 2024.

JUNE 11, 2024
DATE

ROY C. MACKAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\2015 Halton\TMP\ 1 NELSON\15DEC CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

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Burlington, ON
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(905)639-1375

halton@mmplimited.com
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DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED BY:	
PROJECT No.:	SHEET 12/18
	23-015-PS

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 400

0 5 10 20 40 metres

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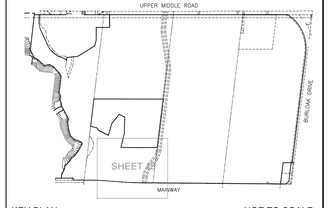
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COLOUR PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

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KEY PLAN NOT TO SCALE

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 421
ELEVATION = 129.726 m (CGVD2013 ADJUSTMENT)

PLAQUE ON SOUTH SIDE OF MAINWAY ON EAST FACE OF CONCRETE HEADWALL 0.1 METRES SOUTH OF NORTHFACE AND 0.02 METRES FROM TOP OF HEADWALL JUST WEST OF HEINE COURT.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF PART PLAN EX-234 HAVING A BEARING OF N36°58'40"E

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-224
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
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- GM DENOTES GAS MARKER
- RS DENOTES ROAD SIGN
- MH DENOTES MANDHOLE
- TL DENOTES TRAFFIC LIGHT
- TSL DENOTES TRAFFIC LIGHT STANDARD
- FH DENOTES FIRE HYDRANT
- WVC DENOTES WATER VALVE CHAMBER
- BM DENOTES BELL MARKER
- BMH DENOTES BELL MANHOLE
- BP DENOTES BELL PEDESTAL
- BCT DENOTES BELL CELLULAR TOWER
- CB DENOTES CATCHBASIN
- STMH DENOTES STORM MANHOLE
- SNMH DENOTES SANITARY MANHOLE
- WHP DENOTES WOOD HYDRO POLE
- CHP DENOTES CONCRETE HYDRO POLE
- GW DENOTES GUY WIRE
- ULS DENOTES UTILITY LIGHT STANDARD
- OH DENOTES OVERHEAD UTILITIES
- HYT DENOTES HYDRO TOWER
- S.D.S. DENOTES SOUTH OF DUNDAS STREET
- WSV DENOTES WATER SERVICE VALVE
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- JB DENOTES JUNCTION BOX
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- TOS DENOTES TOP OF SLOPE
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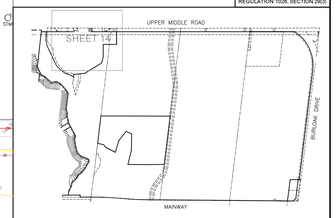
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- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-234
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
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- C1 DENOTES CALCULATED FROM D1 & D2
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- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
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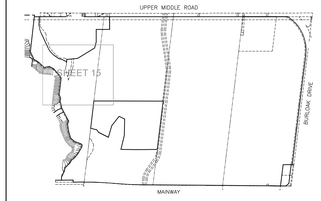
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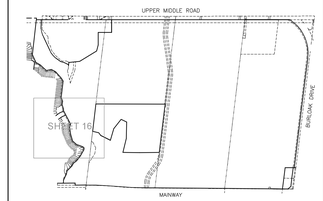
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(905) 639-1375

halton@mmplimited.com
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DRAWN BY: K.J.D.
PARTY CHIEF: A.C.
CHECKED BY:
PROJECT No.: SHEET 16/18
23-015-PS

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 400

5 10 20 40 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1220mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 (INCLUDING 15mm BEYOND EACH BORDER)

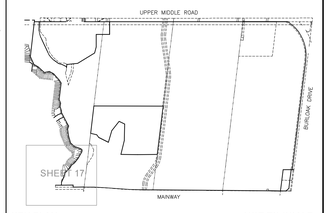
MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2024

METRIC *DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

COLOUR *PLAN OF SURVEY CONTAINS COLOUR*

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-58243

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)



KEY PLAN NOT TO SCALE

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 421
ELEVATION = 129.726 m (CGVD28:78 ADJUSTMENT)

PLAQUE ON SOUTH SIDE OF MAINWAY ON EAST FACE OF CONCRETE HEADWALL, 0.1 METRES SOUTH OF NORTHFACE AND 0.02 METRES FROM TOP OF HEADWALL JUST WEST OF HEINE COURT.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF PART PLAN EX-234 HAVING A BEARING OF N36°58'40"E.

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN 20R-10977
- P2 DENOTES PLAN 20M-525
- P3 DENOTES PLAN 20M-721
- P4 DENOTES PLAN EX-234
- P5 DENOTES PLAN EX-125
- P6 DENOTES PLAN 20R-13150
- P7 DENOTES PLAN 20M-671
- P8 DENOTES PLAN 20R-18145
- P9 DENOTES PLAN 20R-7372
- P10 DENOTES PLAN 20M-505
- P11 DENOTES PLAN EX-237
- D1 DENOTES INST. No. 628194
- D2 DENOTES INST. No. H542080
- C1 DENOTES CALCULATED FROM D1 & D2
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- HSC DENOTES HALTON STANDARD CONDOMINIUM
- GM DENOTES GAS MARKER
- RS DENOTES ROAD SIGN
- HH DENOTES HANDHOLE
- TL DENOTES TRAFFIC LIGHT
- TSL DENOTES TRAFFIC LIGHT STANDARD
- FH DENOTES FIRE HYDRANT
- WVC DENOTES WATER VALVE CHAMBER
- BM DENOTES BELL MARKER
- BMH DENOTES BELL MANHOLE
- BP DENOTES BELL PEDESTAL
- BCT DENOTES BELL CELLULAR TOWER
- CB DENOTES CATCHBASIN
- STMH DENOTES STORM MANHOLE
- SNMH DENOTES SANITARY MANHOLE
- WHP DENOTES WOOD HYDRO POLE
- CHP DENOTES CONCRETE HYDRO POLE
- GW DENOTES GUY WIRE
- ULS DENOTES UTILITY LIGHT STANDARD
- OH DENOTES OVERHEAD UTILITIES
- HYT DENOTES HYDRO TOWER
- S.D.S. DENOTES SOUTH OF DUNDAS STREET
- WSV DENOTES WATER SERVICE VALVE
- MHP DENOTES METAL HYDRO POLE
- LP DENOTES LIGHT POLE
- HMH DENOTES HYDRO MANHOLE
- DCB DENOTES DOUBLE CATCH BASIN
- WHV DENOTES WATER HYDRANT VALVE
- WM DENOTES WATER METER
- MW DENOTES MONITORING WELL
- TB DENOTES TEST BOX
- BPV DENOTES BELL PEDESTAL VAULT
- JB DENOTES JUNCTION BOX
- (BTM) DENOTES BOTTOM
- (INV) DENOTES INVERSE
- TOS DENOTES TOP OF SLOPE
- BOS DENOTES BOTTOM OF SLOPE
- BCC DENOTES BACK OF CONCRETE CURB
- CONC DENOTES CONCRETE
- MB DENOTES MAIL BOX
- ▽ DENOTES HYDRO TRANSFORMER
- MB DENOTES RURAL MAIL BOX
- ⊙ DENOTES STUMP
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- GAS DENOTES GAS MAIN
- FO DENOTES FIBER OPTIC
- M DENOTES CONCRETE CHAMBER WITH MULTIPLE BELL TELEPHONE LINES
- H DENOTES HYDRO
- OH DENOTES OVERHEAD WIRE
- WM DENOTES WATER MAIN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MAY, 2024.

JUNE 11, 2024
DATE

RAY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\L[20] Halton\TMP\ NELSON\LOT[2] CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905)639-1375

halton@mmplimited.com
mmplimited.com

DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED BY:	RCM
PROJECT No.	SHEET 17/18
23-015-PS	

PLAN OF SURVEY OF
WITH TOPOGRAPHIC FEATURES
PART OF

LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.

GEOGRAPHIC TOWNSHIP OF NELSON
NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 400

0 5 10 20 40 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1220mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400 (INCLUDING 15mm BEYOND EACH BORDER)

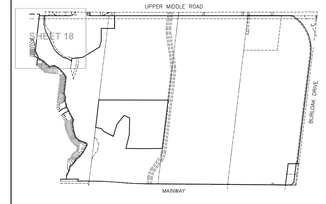
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METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COLOUR PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
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KEY PLAN NOT TO SCALE

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- WM DENOTES WATER METER
- MW DENOTES MONITORING WELL
- TB DENOTES TEST BOX
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- JB DENOTES JUNCTION BOX
- (BTM) DENOTES BOTTOM
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JUNE 11, 2024
DATE

ROY G. MAND
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(20) Halton\(WP) NELSON\(505) CON 2\LOT 1, 2, 3, 4\23-015\23-015-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
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(905)639-1375

halton@mmplimited.com
mmplimited.com

DRAWN BY:	K.J.D.
PARTY CHIEF:	A.C.
CHECKED:	
PROJECT No.:	SHEET 18/18
	23-015-PS

P:\P\52982\104\52982-104-P-AG1

MTE FILE PATH:

February 20, 2026 - 1:57:05 PM - Plotted By: Chirag Maniya

LEGEND

- SITE BOUNDARY
- PROPOSED SPOT ELEVATIONS (x (326.23)) EX = MAINTAIN EXISTING, HP = HIGH POINT, LP = LOW POINT
- EXISTING CONTOUR
- PROPOSED CONTOUR (320)
- DIRECTION OF DRAINAGE (1.0%)
- EMBANKMENT (SLOPE AS NOTED) (TOP) 3:1 (BOTTOM)
- OVERLAND FLOW ROUTE (MAJOR STORM)
- BOREHOLE/MONITORING WELL (APPROX. LOCATION)

LW	REAR-LANE TOWNHOUSES
OS	ON-STREET TOWNHOUSES
DF	DOUBLE FRONTAGE TOWNHOUSES
A,B,C	LOW DENSITY RESIDENTIAL

UPPER MIDDLE ROAD

REGIONAL ROAD 38

SUTTON DR

EXISTING RESIDENTIAL

MATCH INTO EXISTING GRADES MAX 3:1 SLOPE

STREET 'A' STREET 'B' STREET 'J' STREET 'K' STREET 'L' STREET 'M' STREET 'N' STREET 'O' STREET 'P' LANE 'A'

MEDIUM DENSITY MIXED USE BLOCK

EASEMENT BLOCK

PARK

OPEN SPACE

MEANDER BELT

MEANDER BELT LIMIT

REGULATORY FLOOD LINE

15m LIMIT

EDGE OF WATER

EXISTING WETLAND

EXISTING MHS WOODLOT (NOT PART OF THIS APPLICATION)

THIS AREA PART OF MUNICIPAL R.O.W.

SEE DRAWING # P-AG1.2

SEE DRAWING # P-AG1.3

SEE DRAWING # P-AG1.2

SEE DRAWING # P-AG1.3

CITY OF BURLINGTON

SITE

PHASE 1 AREA

BURLOAK DR

UPPER MIDDLE RD

APPLEBY LINE

MAINWAY

GEW

KEY PLAN N.T.S.

NOTE TO CONTRACTOR :

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ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE
Engineers, Scientists, Surveyors
905-639-2552

NOT FOR CONSTRUCTION

CLIENT
ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING
AREA GRADING PLAN No.1

Project Manager	R.MELICK	Project No.	52982-104
Design By	CKM	Checked By	RSM
Drawn By	CKM	Checked By	RSM
Surveyed By	OTHERS	Drawing No.	AG1.1
Date	Mar.12/24		
Scale	1:1000		Sheet 2 of 21

SEE DRAWING # P-AG1.1

SEE DRAWING # P-AG1.1

SEE DRAWING # P-AG1.4

SEE DRAWING # P-AG1.4

MAINWAY

MAINWAY

TEMPORARY 165m SWALE @ 0.30%

TOP OF FREEBOARD=133.70
100 YEAR WL ELEV.=131.99
PWL ELEV.=131.20
5:1 AVG.
BOTTOM OF POND ELEV.=129.20

STORMWATER MANAGEMENT POND

NOTE: FOR DETAILED GRADING OF SWM FACILITY SEE MTE DRAWING SW1.2

5.0m WIDE MAINTENANCE ACCESS

STREET 'B'

THIS AREA PART OF MUNICIPAL R.O.W.

WILDLIFE EXCLUSIONARY FENCING (TYP.)

36.0m-1.2x0.9m CONCRETE BOX CULVERT WILDLIFE LINKAGE

MATCH INTO EXISTING GRADES MAX 3:1 SLOPE

EXISTING WETLAND

EXISTING NHS WOODLOT (NOT PART OF THIS APPLICATION)

WETLANDS

STREET 'K'

STREET 'J'

PARK

BLOCK 242 ROAD WIDENING

REGULATORY FLOOD LINE

15m LIMIT

HEANDER BELT

EDGE OF WATER

TOP OF BANK

EDGE OF PLOWED FIELD

MEANDER BELT

LEGEND

- SITE BOUNDARY
- × (326.23) — PROPOSED SPOT ELEVATIONS EX = MAINTAIN EXISTING HP = HIGH POINT LP = LOW POINT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 1.0% — DIRECTION OF DRAINAGE
- (TOP) 3:1 (BOTTOM) — EMBANKMENT (SLOPE AS NOTED)
- OVERLAND FLOW ROUTE (MAJOR STORM)
- BOREHOLE/MONITORING WELL (APPROX. LOCATION)

LW	REAR-LANE TOWNHOUSES
OS	ON-STREET TOWNHOUSES
DF	DOUBLE FRONTAGE TOWNHOUSES
A,B,C	LOW DENSITY RESIDENTIAL

CITY OF BURLINGTON — SITE

KEY PLAN N.T.S.

PHASE 1 AREA — BURLOAK DR — UPPER MIDDLE RD — APPLEBY LINE — MAINWAY — QEW

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2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE
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4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

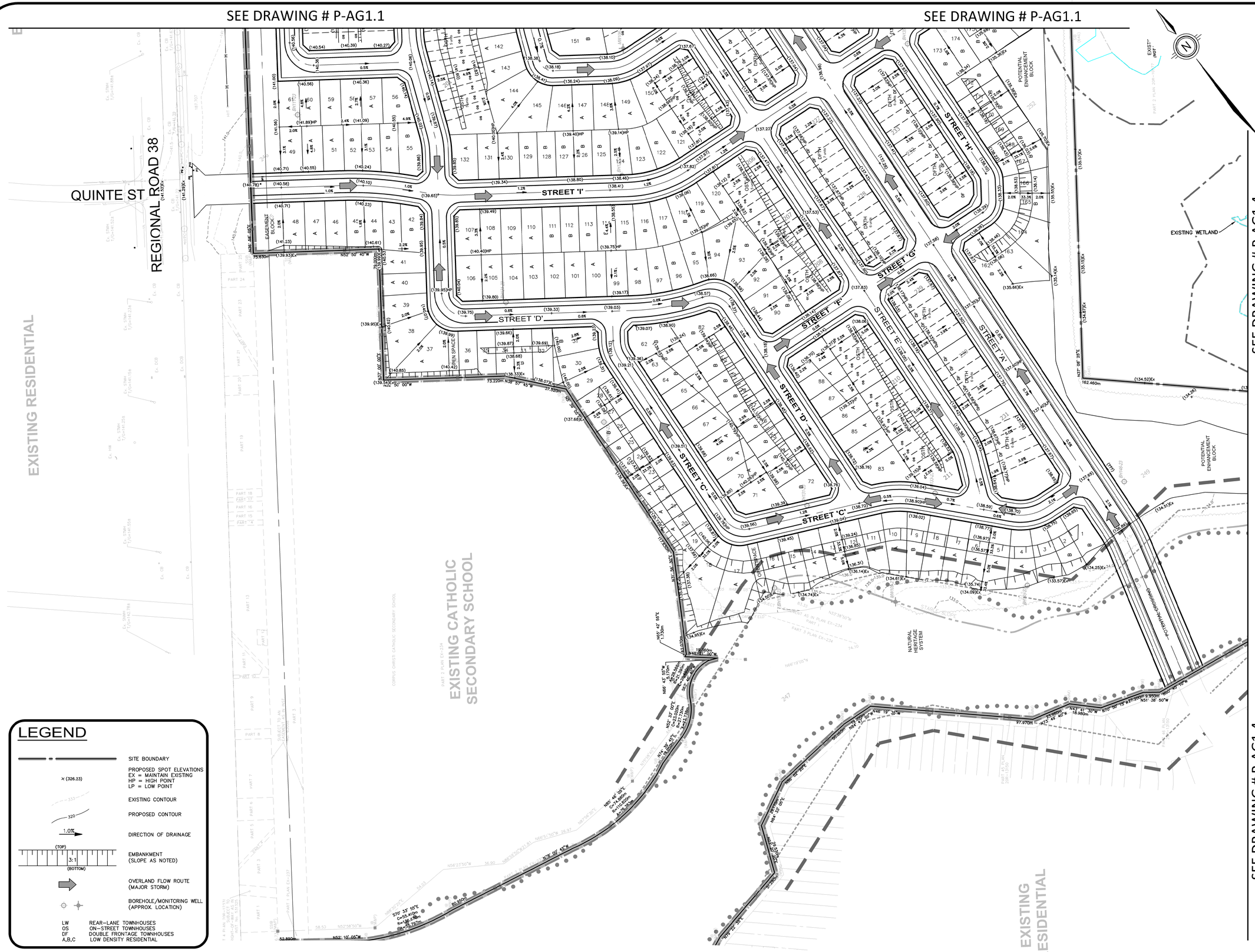
DRAWING
AREA GRADING PLAN No.2

Project Manager	R.MELICK	Project No.	52982-104
Design By	CKM	Checked By	RSM
Drawn By	CKM	Checked By	RSM
Surveyed By	OTHERS	Drawing No.	AG1.2
Date	Mar.12/24		
Scale	1:1000	Sheet 3 of 21	

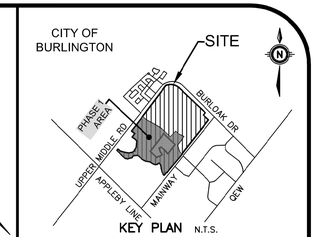
P:\P\52982\104\52982-104-P-AG1
MTE FILE PATH:
February 20, 2026 - 1:57:36 PM - Plotted By: Chirag Maniya

SEE DRAWING # P-AG1.1

SEE DRAWING # P-AG1.1



SEE DRAWING # P-AG1.4



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4.			
3.			
2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE

Engineers, Scientists, Surveyors

905-639-2552

NOT FOR CONSTRUCTION

CLIENT

ALINEA LAND CORPORATION

4480 PALETTA COURT BURLINGTON, ON

PROJECT

BRONTE CREEK MEADOWS PHASE 1

MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING

AREA GRADING PLAN No.3

Project Manager: R.MELICK	Project No.: 52982-104
Design By: CKM	Checked By: RSM
Drawn By: CKM	Checked By: RSM
Surveyed By: OTHERS	Drawing No.: AG1.3
Date: Mar.12/24	
Scale: 1:1000	Sheet 4 of 21

MTE FILE PATH: P:\P\52982\104\52982-104-P-AG1

February 20, 2026 - 1:58:00 PM - Plotted By: Chirag Maniya

SEE DRAWING # P-AG1.2

SEE DRAWING # P-AG1.2

SEE DRAWING # P-AG1.3

SEE DRAWING # P-AG1.3

JOHN LUCAS DR

MAINWAY

CORPORATE DRIVE

STREET 'A'

STREET 'C'

STREET 'E'

STREET 'F'

STREET 'G'

STREET 'H'

EXISTING WETLAND

POTENTIAL ENHANCEMENT BLOCK 0.084 ha

POTENTIAL ENHANCEMENT BLOCK

EMPLOYMENT BLOCK

NATURAL HERITAGE SYSTEM

MEANDER BELT

5.0m WIDE MAINTENANCE ACCESS

NOTE: FOR DETAILED GRADING OF SWM FACILITY SEE MTE DRAWING SW1.3

TOP OF FREEBOARD=129.30

100 YEAR WL ELEV.=128.64

BOTTOM OF POND ELEV.=125.50

PWL ELEV.=126.50

5:1 MAX

3:1 MAX

BLOCK 242 ROAD WIDENING

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

15m LIMIT

CITY OF BURLINGTON

SITE

PHASE 1 AREA

BURLOAK DR

UPPER MIDDLE RD

APPLEBY LINE

MAINWAY

GEW

KEY PLAN N.T.S.

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LEGEND

- SITE BOUNDARY
- PROPOSED SPOT ELEVATIONS (× (326.23)) EX = MAINTAIN EXISTING HP = HIGH POINT LP = LOW POINT
- EXISTING CONTOUR (333)
- PROPOSED CONTOUR (320)
- DIRECTION OF DRAINAGE (1.0%)
- EMBANKMENT (SLOPE AS NOTED) (TOP) 3:1 (BOTTOM)
- OVERLAND FLOW ROUTE (MAJOR STORM)
- BOREHOLE/MONITORING WELL (APPROX. LOCATION)

LW REAR-LANE TOWNHOUSES
OS ON-STREET TOWNHOUSES
DF DOUBLE FRONTAGE TOWNHOUSES
A,B,C LOW DENSITY RESIDENTIAL

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2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE

Engineers, Scientists, Surveyors

905-639-2552

NOT FOR CONSTRUCTION

CLIENT

ALINEA LAND CORPORATION

4480 PALETTA COURT BURLINGTON, ON

PROJECT

BRONTE CREEK MEADOWS PHASE 1

MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING

AREA GRADING PLAN No.4

Project Manager	R.MELICK	Project No.	52982-104
Design By	CKM	Checked By	RSM
Drawn By	CKM	Checked By	RSM
Surveyed By	OTHERS	Drawing No.	AG1.4
Date	Mar.12/24		
Scale	1:1000	Sheet 5 of 21	

MTE FILE PATH: P:\P\52982\104\52982-104-P-AG1

February 20, 2026 - 1:58:27 PM - Plotted By: Chirag Maniya

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MTE FILE PATH:

February 20, 2026 - 2:00:17 PM - Plotted By: Chirag Maniya

LEGEND

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING BELL/FIBER OPTIC
- EXISTING STREETLIGHT CABLE
- EXISTING HYDRO
- SANITARY SEWER
- STORM SEWER
- WATERMAIN IN PLAN

UPPER MIDDLE ROAD

SUTTON DR

EXISTING RESIDENTIAL

HYDRO ONE EASEMENT

HYDRO ONE TRANSMISSION

STREET 'P'

STREET 'B'

STREET 'J'

EASEMENT BLOCK

PARK

OPEN SPACE

MEDIUM DENSITY MIXED

NOTE: NORTH OF STREET 'B' WORK IS RELATED TO FUTURE PHASE.

NOTE: REFER TO ST1.2 FOR ROOF COLLECTION STORM NETWORK LABELS.

EXISTING NHS WOODLOT (NOT PART OF THIS APPLICATION)

SEE DRAWING # P-GP1.3

SEE DRAWING # P-GP1.3

SEE DRAWING # P-GP1.2

CITY OF BURLINGTON

SITE

PHASE 1 AREA

BURLOAK DR

UPPER MIDDLE RD

APPLEBY LINE

MAINWAY

GEW

KEY PLAN N.T.S.

NOTE TO CONTRACTOR :

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No.	REVISION	BY	YYYY-MM-DD
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2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE
Engineers, Scientists, Surveyors
905-639-2552

NOT FOR CONSTRUCTION

CLIENT

ALINEA LAND CORPORATION

4480 PALETTA COURT BURLINGTON, ON

PROJECT

BRONTE CREEK MEADOWS PHASE 1

MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING

GENERAL PLAN OF SERVICES No.1

Project Manager: R.MELICK	Project No.: 52982-104
Design By: CKM	Checked By: RSM
Drawn By: CKM	Checked By: RSM
Surveyed By: OTHERS	Drawing No.: GP1.1
Date: Mar.20/24	
Scale: 1:1000	Sheet 6 of 21

MTE FILE PATH: P:\P\52982\104\52982-104-P-GP1

February 20, 2026 - 2:00:53 PM - Plotted By: Chirag Maniya

SEE DRAWING # P-GP1.1

SEE DRAWING # P-GP1.4

SEE DRAWING # P-GP1.4

NOTE: NORTH OF STREET 'B' WORK IS RELATED TO FUTURE PHASE.

NOTE: REFER TO ST1.2 FOR ROOF COLLECTION STORM NETWORK LABELS.

STREET 'B'

MAINWAY

STORMWATER MANAGEMENT POND

BLOCK 228 STORMWATER MANAGEMENT POND

PROP. WILDLIFE EXCLUSIONARY FENCING

PROP. CONCRETE BOX CULVERT WILDLIFE LINKAGE

WILDLIFE LINKAGE 31.1m-1200x900mm CONCRETE BOX CULVERT @ 0.5% INV.=132.08

DAYLIGHT OPENING TO WILDLIFE LINKAGE 0.6x1.8m HORIZONTAL DITCH INLET GRATE (TYP.)

EXISTING NHS WOODLOT (NOT PART OF THIS APPLICATION)

WETLANDS

BLOCK 242 ROAD WIDENING

PARK

BLOCK 435

LEGEND

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING BELL/FIBER OPTIC
- EXISTING STREETLIGHT CABL
- EXISTING HYDRO
- SANITARY SEWER (MH — 14.6m–200mmø SAN @ 1.50%)
- STORM SEWER (MH — 21.3m–300mmø STM @ 1.30%)
- WATERMAIN IN PLAN (200mmø WTM — HYD. SET — V. — TEE)

CITY OF BURLINGTON

SITE

PHASE 1 AREA

BURLOAK DR

UPPER MIDDLE RD

APPLEBY LINE

MAINWAY

GEW

KEY PLAN N.T.S.

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Engineers, Scientists, Surveyors
905-639-2552

NOT FOR CONSTRUCTION

CLIENT
ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING
GENERAL PLAN OF SERVICES No.2

Project Manager: R.MELICK	Project No.: 52982-104
Design By: CKM	Checked By: RSM
Drawn By: CKM	Checked By: RSM
Surveyed By: OTHERS	Drawing No.: GP1.2
Date: Mar.20/24	
Scale: 1:1000	Sheet 7 of 21

SEE DRAWING # P-GP1.1

SEE DRAWING # P-GP1.1

SEE DRAWING # P-GP1.4

QUINTE ST

ORCHARD DR

UPPER MIDDLE ROAD

EXISTING RESIDENTIAL

EXISTING CATHOLIC SECONDARY SCHOOL

EXISTING RESIDENTIAL

STREET 'A'

STREET 'C'

STREET 'D'

STREET 'G'

HYDRO ONE TRANSMISSION EASEMENT

POTENTIAL ENHANCEMENT BLOCK

NATURAL HERITAGE SYSTEM

NOTE: REFER TO ST1.2 FOR ROOF COLLECTION STORM NETWORK LABELS..

LEGEND

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING BELL/FIBER OPTIC
- EXISTING STREETLIGHT CABLE
- EXISTING HYDRO
- SANITARY SEWER (MH — 14.6m–200mmø SAN @ 1.50%)
- STORM SEWER (MH — 21.3m–300mmø STM @ 1.30%)
- WATERMAIN IN PLAN (200mmø WTM — V. — HYD. SET — TEE)

CITY OF BURLINGTON

SITE

PHASE 1 AREA

UPPER MIDDLE RD

APPLEBY LINE

MAINWAY

BURLOAK DR

GEW

KEY PLAN N.T.S.

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CLIENT

ALINEA LAND CORPORATION

4480 PALETTA COURT BURLINGTON, ON

PROJECT

BRONTE CREEK MEADOWS PHASE 1

MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING

GENERAL PLAN OF SERVICES No.3

Project Manager	R.MELICK	Project No.	52982-104
Design By	CKM	Checked By	RSM
Drawn By	CKM	Checked By	RSM
Surveyed By	OTHERS	Drawing No.	GP1.3
Date	Mar.20/24		
Scale	1:1000	Sheet 8 of 21	

February 20, 2026 - 2:01:31 PM - Plotted By: Chirag Maniya

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MTE FILE PATH:

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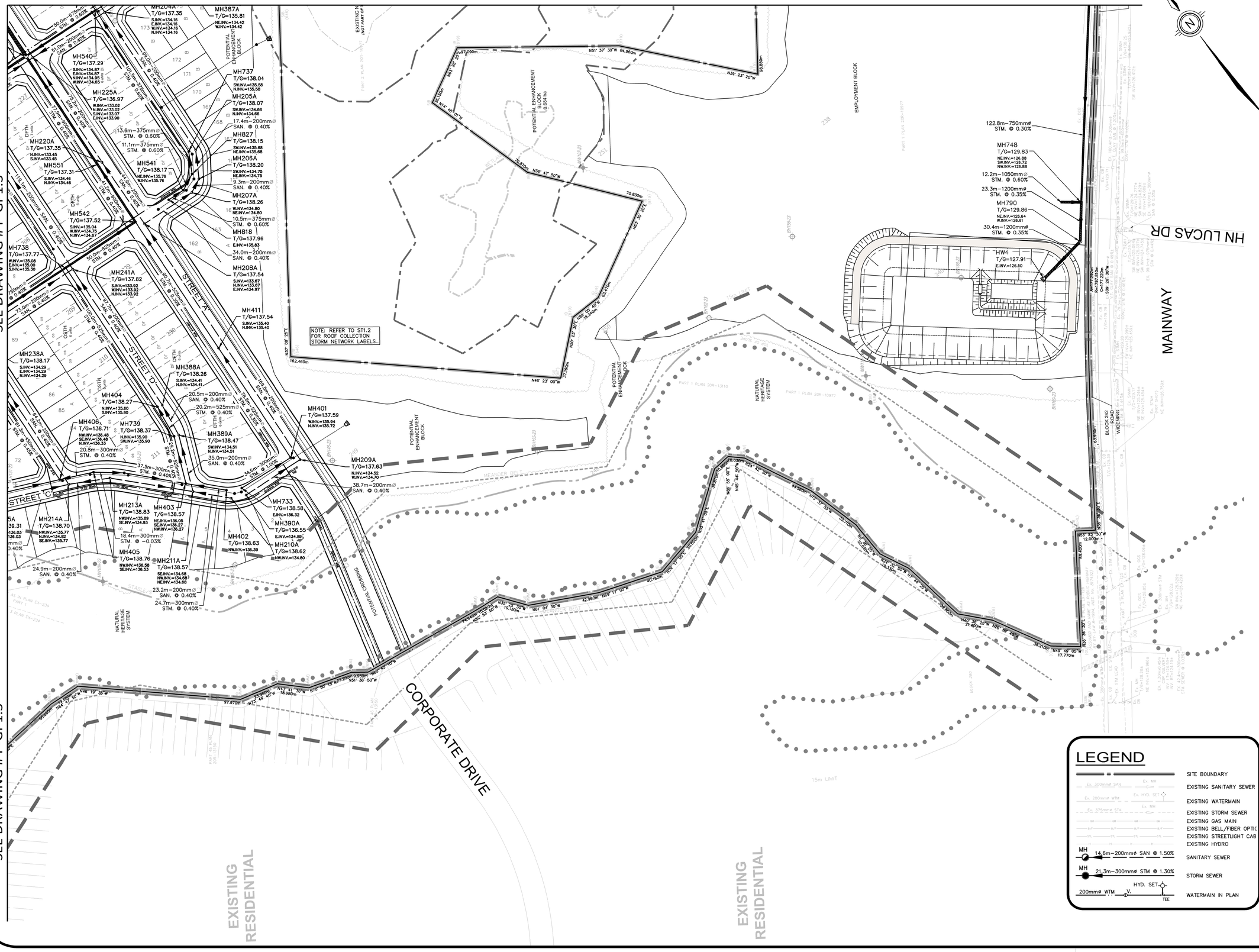
SEE DRAWING # P-GP1.2

SEE DRAWING # P-GP1.3

SEE DRAWING # P-GP1.3

MTE FILE PATH: P:\P\52982\104\52982-104-P-GP1

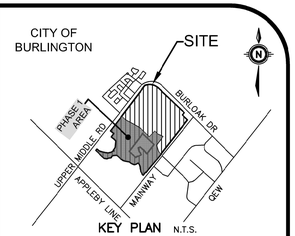
February 20, 2026 - 2:01:49 PM - Plotted By: Chirag Maniya



LEGEND

- SITE BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING BELL/FIBER OPTIC
- EXISTING STREETLIGHT CAB
- EXISTING HYDRO
- SANITARY SEWER (MH — 14.6m–200mmø SAN @ 1.50%)
- STORM SEWER (MH — 21.3m–300mmø STM @ 1.30%)
- WATERMAIN IN PLAN (200mmø WTM, HYD. SET, V, TEE)

CITY OF BURLINGTON



KEY PLAN N.T.S.

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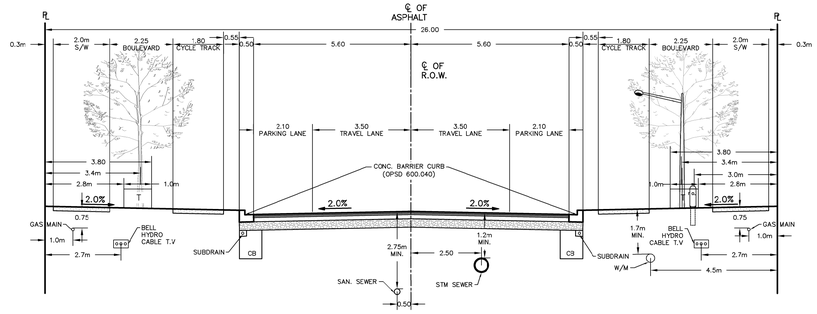
CLIENT
ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

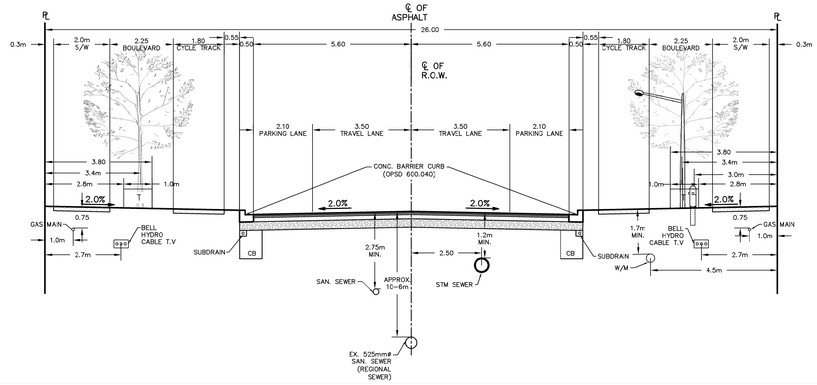
DRAWING
GENERAL PLAN OF SERVICES No.4

Project Manager	R.MELICK	Project No.	52982-104
Design By	CKM	Checked By	RSM
Drawn By	CKM	Checked By	RSM
Surveyed By	OTHERS	Drawing No.	GP1.4
Date	Mar.20/24		
Scale	1:1000	Sheet 9 of 21	

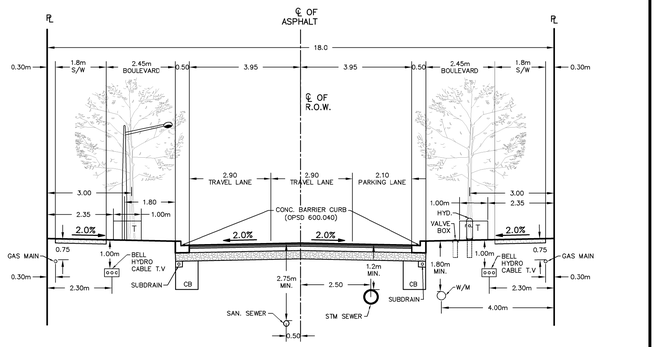
NEIGHBOURHOOD COLLECTOR STREET – 26.0m



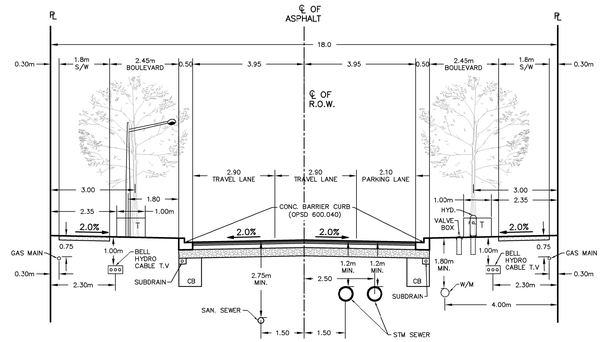
COLLECTOR STREET – 26.0m (STREET B)



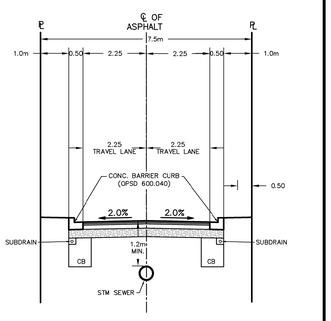
LOCAL STREET – 18.0m



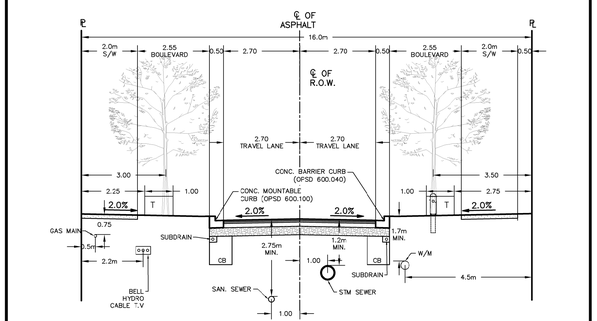
LOCAL STREET – 18.0m (FOR TWO STORM SEWER)

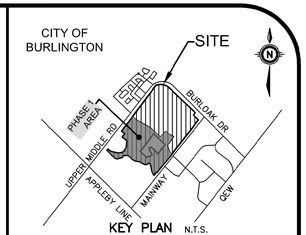


LANE – 7.5m



LOCAL STREET – 16.0m





KEY PLAN N.T.S.

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2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE
Engineers, Scientists, Surveyors
905-639-2552

NOT FOR CONSTRUCTION

CLIENT
ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

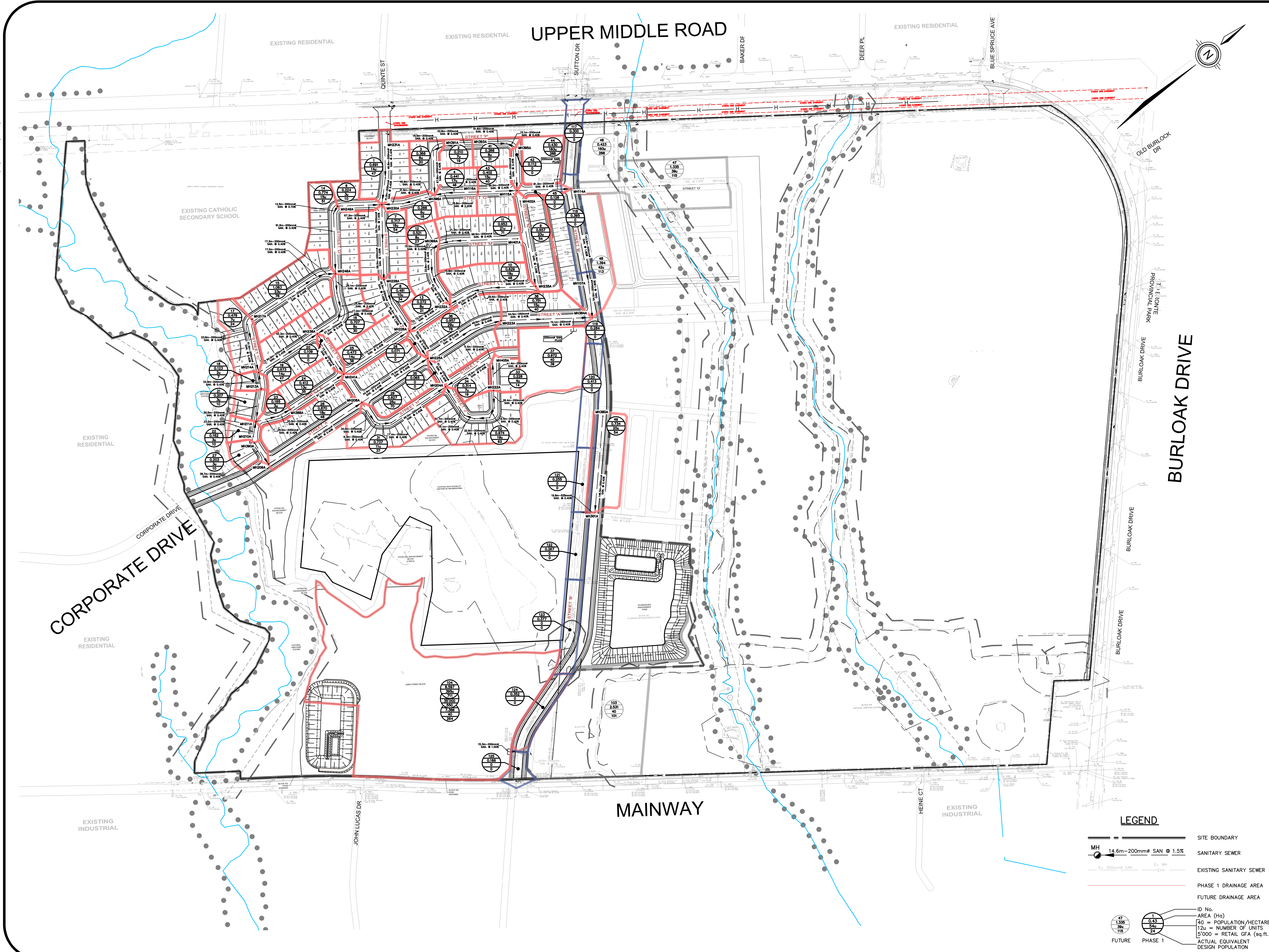
DRAWING
GENERAL DETAILS
TYPICAL ROAD SECTIONS

Project Manager R.MELICK	Project No. 52982-104
Design By CKM	Checked By RSM
Drawn By CKM	Checked By RSM
Surveyed By OTHERS	Drawing No. GP1.5
Date Mar.20/24	
Scale 1:1000	Sheet 10 of 21

MTE FILE PATH: P:\P\52982\104\52982-104-P-GP1
February 20, 2026 – 1:03:59 PM – Plotted By: Chirag Maniya

MTE FILE PATH: P:\P\52982\104\52982-104-P-SA1

February 20, 2026 – 2:01:51 PM – Plotted By: Danny Pham



CITY OF BURLINGTON

SITE

PHASE 1 AREA

UPPER MIDDLE RD · APPLEBY LINE · MAINWAY · BURLOAK DR · QEW

KEY PLAN N.T.S.

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CLIENT

ALINEA LAND CORPORATION

4480 PALETTA COURT BURLINGTON, ON

PROJECT

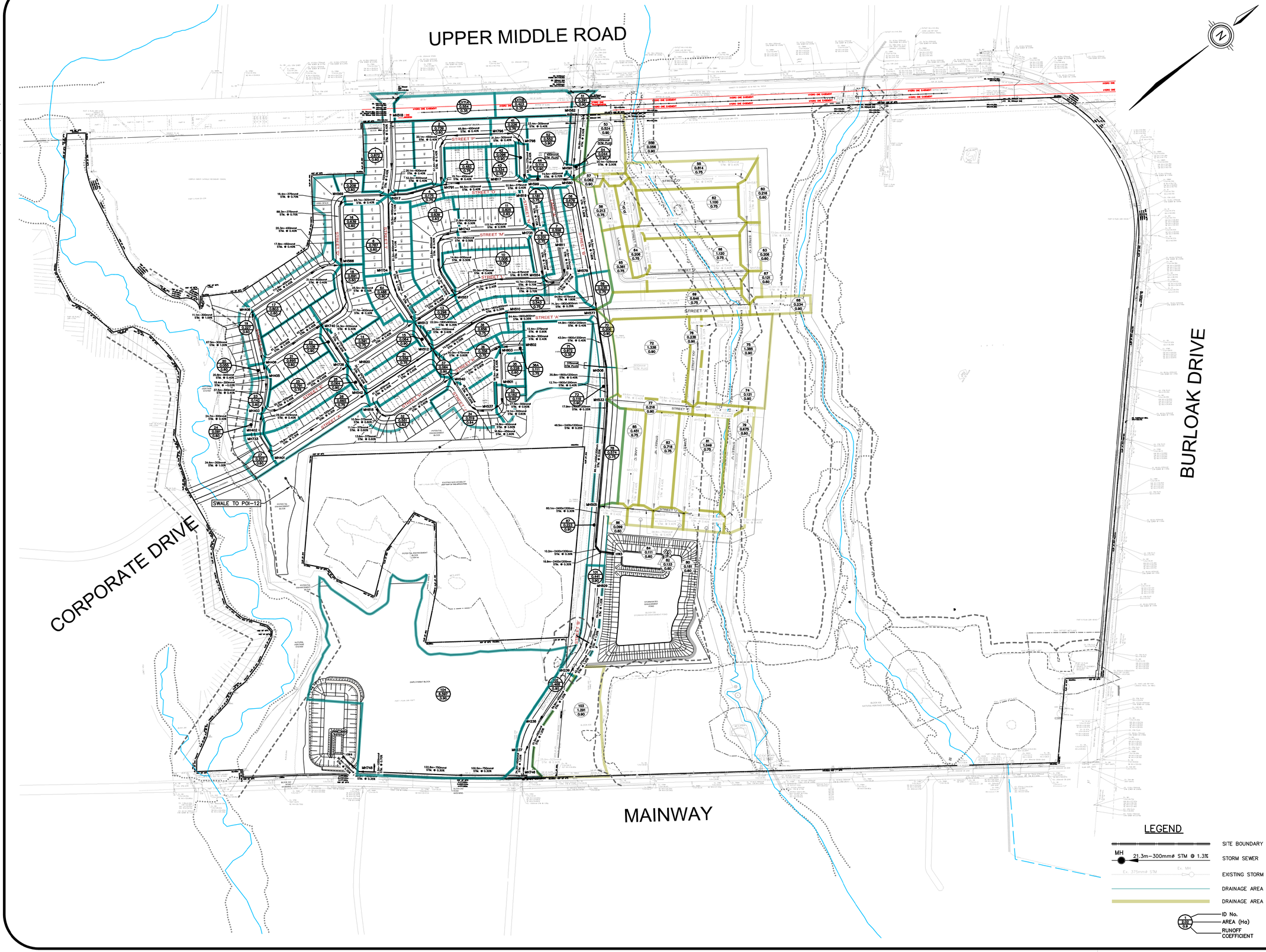
BRONTE CREEK MEADOWS PHASE 1

MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING

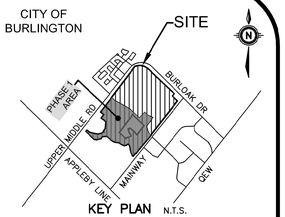
SANITARY DRAINAGE AREA PLAN

Project Manager: R.MELICK	Project No.: 52982-104
Design By: CKM	Checked By: RSM
Drawn By: CKM	Checked By: RSM
Surveyed By: OTHERS	Drawing No.: SA1.1
Date: Feb.20/24	
Scale: 1:2500	Sheet 15 of 21



CITY OF BURLINGTON

SITE



KEY PLAN N.T.S.

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ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING
STORM DRAINAGE AREA PLAN No. 1

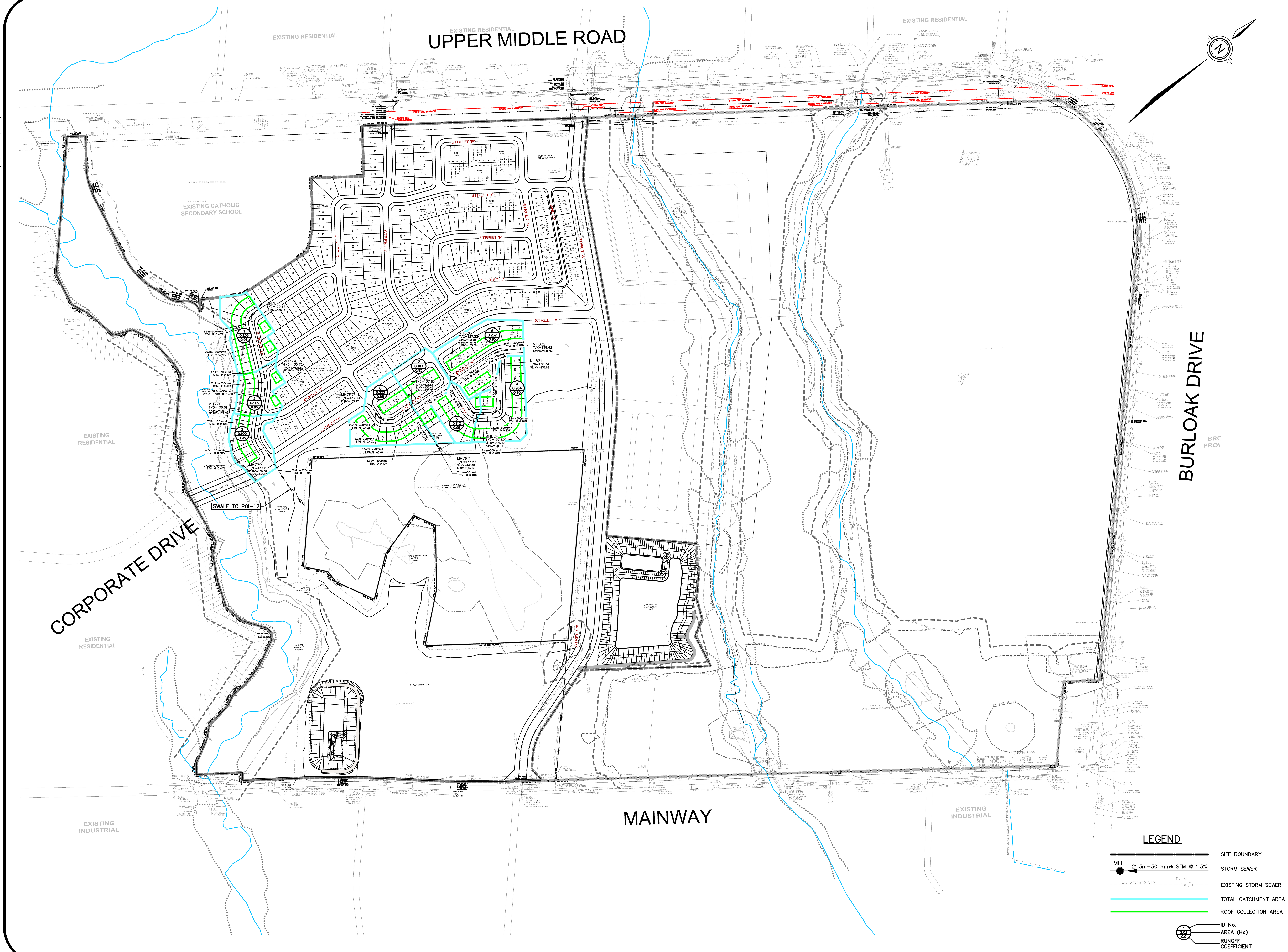
Project Manager R.MELICK	Project No. 52982-104
Design By CKM	Checked By RSM
Drawn By CKM	Checked By RSM
Surveyed By OTHERS	Drawing No. ST1.1
Date Feb.28/24	
Scale 1:2500	Sheet 16 of 21

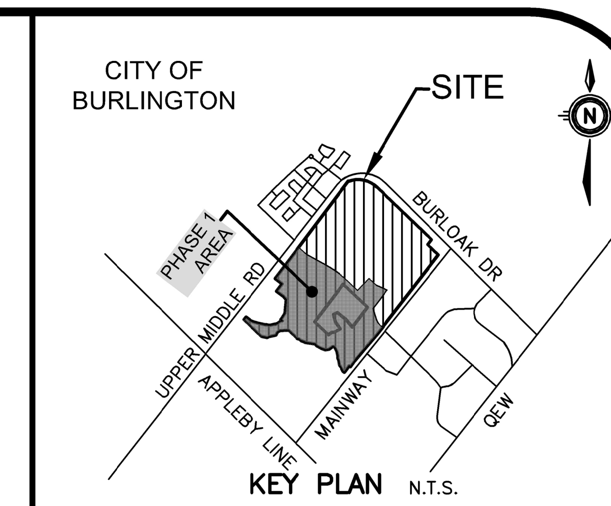
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MTE FILE PATH:
February 20, 2026 - 2:03:43 PM - Plotted By: Danny Pham

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MTE FILE PATH:

February 20, 2026 – 2:04:48 PM – Plotted By: Danny Pham





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1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE

Engineers, Scientists, Surveyors

905-639-2552

NOT FOR CONSTRUCTION

CLIENT

ALINEA LAND CORPORATION

4480 PALETTA COURT BURLINGTON, ON

PROJECT

BRONTE CREEK MEADOWS PHASE 1

MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING

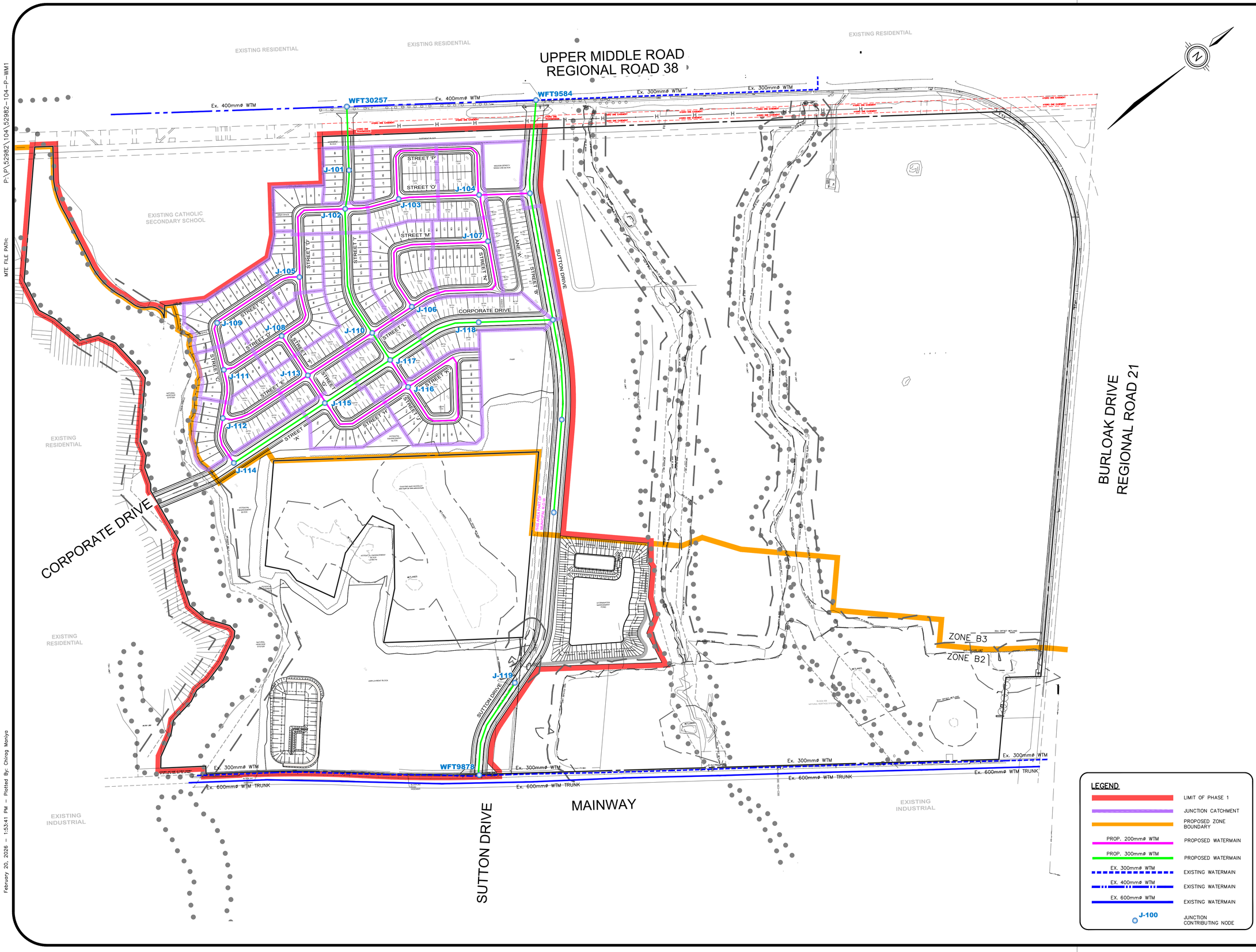
STORM DRAINAGE AREA PLAN No. 2

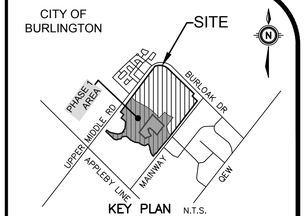
ROOF COLLECTION

Project Manager R.MELICK	Project No. 52982-104
Design By CKM	Checked By RSM
Drawn By CKM	Checked By RSM
Surveyed By OTHERS	Drawing No. ST1.2
Date Feb.28/24	
Scale 1:2500	Sheet 17 of 21

MTE FILE PATH: P:\P\52982\104\52982-104-P-WM1

February 20, 2026 – 1:53:41 PM – Plotted By: Chirag Maniya





NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

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No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

MTE
Engineers, Scientists, Surveyors
905-639-2552

NOT FOR CONSTRUCTION

CLIENT
ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING
WATER DISTRIBUTION PLAN

Project Manager: R.MELICK	Project No.: 52982-104
Design By: KDK	Checked By: RSM
Drawn By: FMA	Checked By: RSM
Surveyed By: OTHERS	Drawing No.: WM1.1
Date: May.23/24	
Scale: 1:2500	Sheet 21 of 21

CAD: P:\PJ\52982\104\52982-104-P-ERA1.DWG

UPPER MIDDLE ROAD

REGIONAL ROAD 38

TO BRONTE PROVINCIAL PARK

BURLOAK DRIVE

REGIONAL ROAD 21

CORPORATE DRIVE

MAINWAY

101
B
1

102
A
1

103
A
1

104
B
1

105
A
1

106
A
1

107
A
1

NOTE: EROSION RISK CLASSIFICATION (SOIL COVER TYPE) IS HIGH FOR ALL POLYGONS

LEGEND

	SITE BOUNDARY
A=HIGH B=MODERATE C=LOW	SOIL ERODIBILITY (K FACTOR)
1=HIGH 2=MODERATE 3=LOW	EROSION RISK CLASSIFICATION (SLOPE GRADIENT & SLOPE LENGTH AND SOIL ERODIBILITY)
	OVERALL POLYGON EROSION RISK CLASSIFICATION (HIGH)
	OVERALL POLYGON EROSION RISK CLASSIFICATION (MODERATE)
	OVERALL POLYGON EROSION RISK CLASSIFICATION (LOW)
126	EXISTING CONTOURS

0 25 50 75 100m

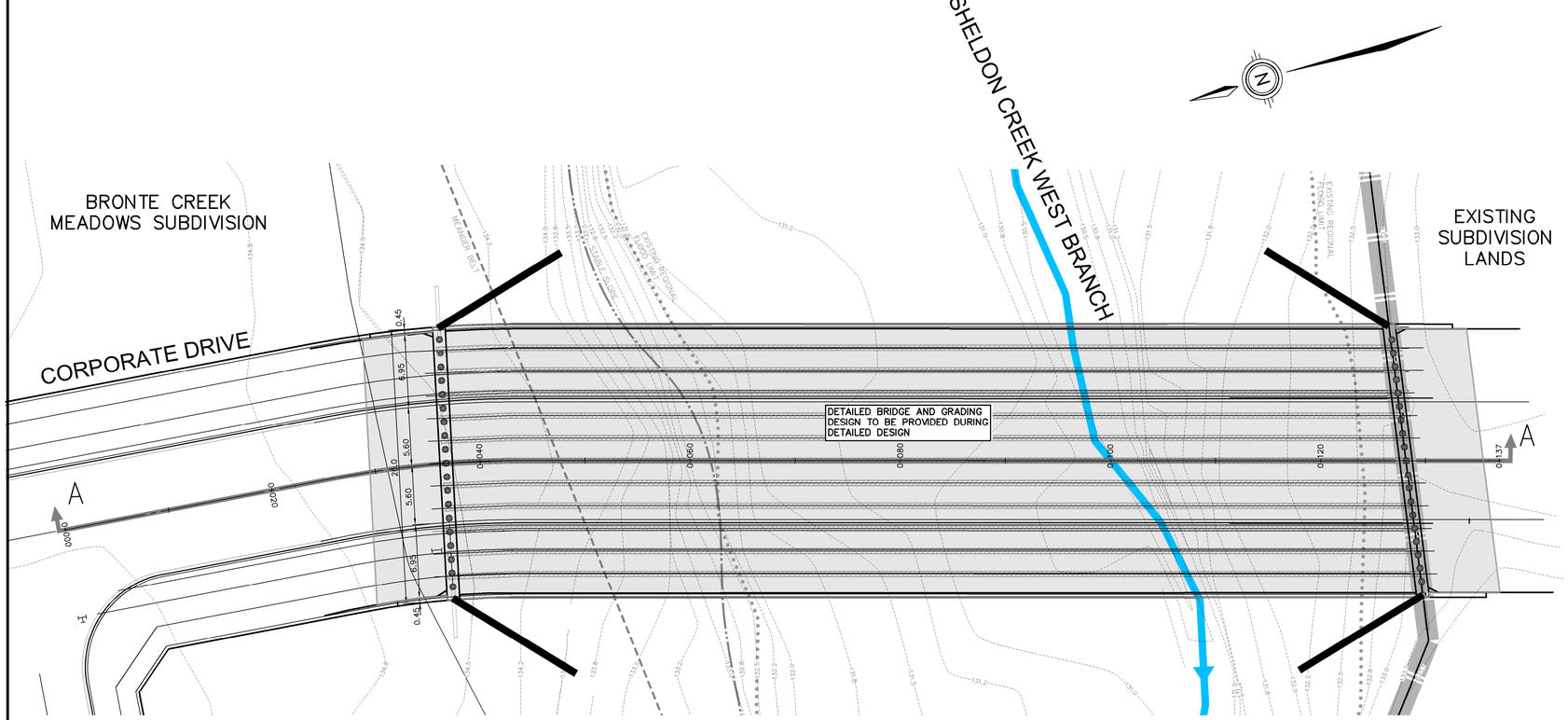
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PROJECT
BRONTE CREEK MEADOWS PHASE 1

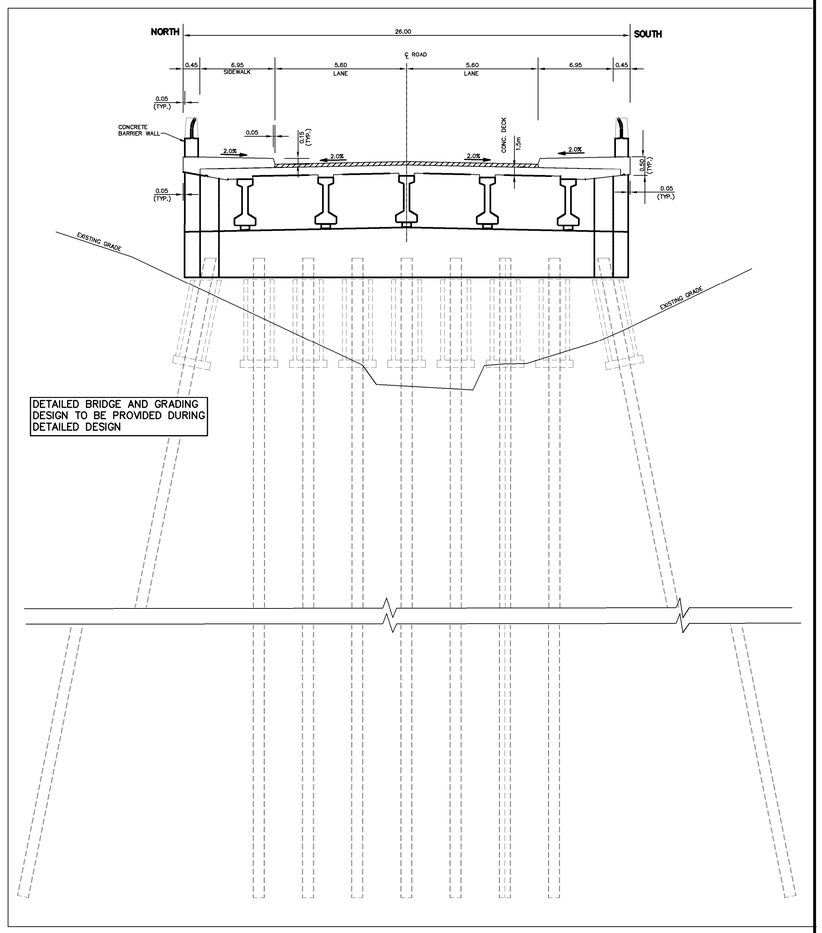
TITLE
EROSION RISK ASSESSMENT PLAN

Drawn: CKM	Scale: 1:2,500	Figure: **ERA1.1**
Checked: RSM	Project No.: 52982-104	
Date: 2025-10-02	Rev No.: 1	

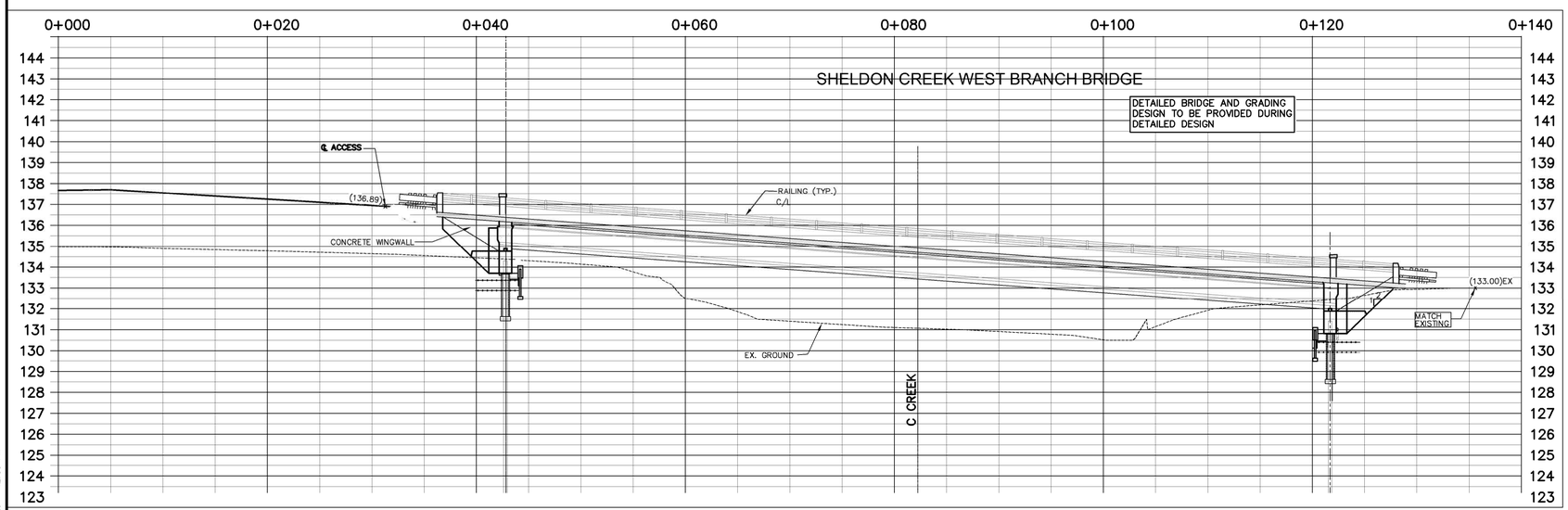
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PLAN
SCALE 1:250



TYPICAL SECTION
NTS



SHELDON CREEK WEST BRANCH BRIDGE
CROSS-SECTION A-A
SCALE 1:250H
1:125V

LEGEND

- EXISTING REGIONAL FLOOD LIMIT
- MEANDER BELT
- STABLE SLOPE

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PROJECT
BRONTE CREEK MEADOWS SCOPED SUBWATERSHED STUDY

TITLE
GENERAL ARRANGEMENT PLAN

Drawn AXG		Scale 1:500	Figure **GA1.1**
Checked DXP		Project No. 52982-104	
Date (yyyy-mm-dd) 2025-09-10		Rev No. 0	

Plot Date: February 20, 2026 - 12:59 PM