

Proposed Development Constraint Limit

Proposed Refined CH ARL

- Refer to EER figure series 8 for detailed constituents of the development constraint limits and Approximate Regulated Limit (ARL)

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT

PROJECT 1516
DATE MAR 31, 2022
SCALE NTS

SK-74



NOTES:

- BUILDING ENVELOPES & GARAGE LOCATIONS ARE SHOWN CONCEPTUALLY AND THESE LOCATIONS WILL BE FURTHER REFINED THROUGH DETAILED DESIGN AND ENGINEERING.
- PROVISIONS FOR ON STREET PARKING IS BEING ACCOMODATED FOR IN THE CONDO ROW CROSS-SECTION

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PRELIMINARY DEVELOPMENT CONCEPT - AREAS A & B

PROJECT 1516
DATE MAR 31, 2022
SCALE 1:2000

SK-74A&B





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GERRARD DESIGN

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PRELIMINARY DEVELOPMENT CONCEPT - AREAS C & D

PROJECT 1516
DATE MAR 31, 2022
SCALE 1:1250

SK-74C&D



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GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREA 'E'

PROJECT 1516
DATE MAR 31, 2022
SCALE 1:1250

SK-74E

LAND USE SUMMARY

Total Site Area	12.35 ha.	30.52 ac.	
NON-DEVELOPABLE			
Creek / Pond Area	2.91 ha.	7.19 ac.	
CN Berm Area	0.20 ha.	0.49 ac.	
Net Developable Area	9.24 ha.	22.83 ac.	100.0%
DEVELOPABLE			
Residential (see 'UNIT SUMMARY')	6.64 ha.	16.41 ac.	71.9%
Easement	0.10 ha.	0.25 ac.	1.1%
Open Space / Walkway	0.71 ha.	1.75 ac.	7.7%
Parkette	0.20 ha.	0.49 ac.	2.2%
Private Condo Road	1.59 ha.	3.93 ac.	17.2%
TOTAL (Net Developable)	9.24 ha.	22.83 ac.	100.0%

UNIT SUMMARY

		Unit *width*		Unit Depth	Unit Count	Lot Mix	Frontage *(m)*	Area		% Net Res
SITE A										
Custom Lot					3	3%	0.0	0.25 ha.	0.62 ac.	3.8%
Detached Homes	*(50')*	15.24	x	28.0	10	11%	152.4	0.46 ha.	1.14 ac.	6.9%
Detached Homes	*(50')*	15.24	x	34.0	10	11%	152.4	0.56 ha.	1.38 ac.	8.4%
Detached Homes	*(60')*	18.30	x	28.0	1	1%	18.3	0.08 ha.	0.20 ac.	1.2%
Detached Homes	*(60')*	18.30	x	34.0	5	6%	91.5	0.32 ha.	0.79 ac.	4.8%
SITE B										
Custom Lot					1	1%	0.0	0.09 ha.	0.22 ac.	1.4%
Detached Homes	*(50')*	15.24	x	28.0	1	1%	15.2	0.05 ha.	0.12 ac.	0.8%
Detached Homes	*(50')*	15.24	x	34.0	6	7%	91.4	0.43 ha.	1.06 ac.	6.5%
Detached Homes	*(50')*	15.24	x	40.0	20	23%	304.8	1.30 ha.	3.21 ac.	19.6%
Detached Homes	*(60')*	18.30	x	40.0	12	14%	219.6	0.93 ha.	2.30 ac.	14.0%
SITE C										
Custom Lot					1	1%	0.0	0.06 ha.	0.15 ac.	0.9%
Detached Homes	*(50')*	15.24	x	28.0	3	3%	45.7	0.15 ha.	0.37 ac.	2.3%
Detached Homes	*(50')*	15.24	x	34.0	1	1%	15.2	0.06 ha.	0.15 ac.	0.9%
Detached Homes	*(50')*	15.24	x	40.0	7	8%	106.7	0.52 ha.	1.28 ac.	7.8%
Detached Homes	*(60')*	18.30	x	34.0	1	1%	18.3	0.12 ha.	0.30 ac.	1.8%
Detached Homes	*(60')*	18.30	x	40.0	1	1%	18.3	0.09 ha.	0.22 ac.	1.4%
SITE D										
Custom Lot					2	2%	0.0	0.20 ha.	0.49 ac.	3.0%
Detached Homes	*(50')*	15.24	x	34.0	3	3%	45.7	0.19 ha.	0.47 ac.	2.9%
Detached Homes	*(50')*	15.24	x	40.0	2	2%	30.5	0.12 ha.	0.30 ac.	1.8%
SITE E										
Condo Units @ 6 Storeys					130			0.66 ha.	1.63 ac.	9.9%
TOTAL					220	100%	1,326.1	6.64 ha.	14.16 ac.	100.0%

ROW SCHEDULE

	(m) *width*	*(lin.m)*	*(lin.m)* *Half*
Condo Road	**11.2**	160.2	0.0
Condo Road	**10.6**	745.7	0.0
Condo Road	**8.5**	248.2	0.0
Condo Road	**7.0**	188.2	0.0
ROW TOTAL		1342.3	0.0

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