

DRAFT PLAN OF SUBDIVISION 24T-25003/M

150 Steeles Avenue East

PART OF LOT 15
CONCESSION 2, AND PART OF LOT 7

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
NOW IN THE
TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE URBAN STRATEGIES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED _____ DATE _____
Mike Vernooy, A.S.O.

MIKE VERNOOY
150 STEELES MILTON INC.
775 MAIN ST. E.
MILTON, ON L9T 3Z3
TEL. (905) 876-7129

SURVEYOR'S CERTIFICATE

AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED *Christopher Wahba* DATE FEBRUARY 17, 2026

Christopher Wahba, OLS, OLIP
C. Wahba Surveying Ltd.
285 Vaughan Valley Boulevard, Vaughan,
Ontario L4H 3B5, Canada
Tel. (905) 851-1300

ADDITIONAL INFORMATION

Under Section 51(17) of the Planning Act, information required by clauses

- | | |
|---------------------------------------|---|
| A) Shown on the Draft Plan & Key Plan | G) Shown on the Draft Plan & Key Plan |
| B) Shown on the Draft Plan & Key Plan | J) Shown on the Draft Plan & Key Plan |
| C) Shown on the Draft Plan & Key Plan | H) Municipal and piped water to be provided |
| D) Shown on the Draft Plan & Key Plan | I) Clayey silt to silty clay till |
| E) Shown on the Draft Plan & Key Plan | K) Sanitary and storm sewers to be provided |
| F) Shown on the Draft Plan & Key Plan | |

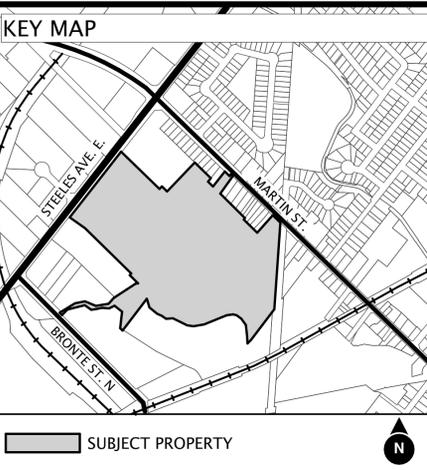
LAND USE SCHEDULE

Land Use	Blocks	Block Total	Units	Area (ha)
Phase 1				
Natural Heritage System Block	BLOCK 11	1	0	4.6676
Natural Heritage System Buffer Block	BLOCK 10	1	0	0.6826
Park Block	BLOCK 22	1	0	1.0423
Reserve Block	BLOCK 09, BLOCK 23	2	0	0.0944
Residential Apartments	BLOCK 01, BLOCK 02, BLOCK 03, BLOCK 04, BLOCK 05, BLOCK 06	6	1065	4.4571
Right-of-Ways	STREET 'A', STREET 'B', STREET 'D', STREET 'E'	4	0	3.2448
Stormwater Management Block	BLOCK 07	1	0	0.9027
Sub Total		16	1065	15.0915
Phase 2				
Park Block	BLOCK 12, BLOCK 18	2	0	0.2492
Residential Apartments	BLOCK 08, BLOCK 13, BLOCK 14, BLOCK 15, BLOCK 16, BLOCK 17, BLOCK 19, BLOCK 20, BLOCK 21	9	0	5.2510
Right-of-Ways	STREET 'C'	1	0	0.2129
Sub Total		12	0	5.7131
Grand Total		28	1065	20.8046

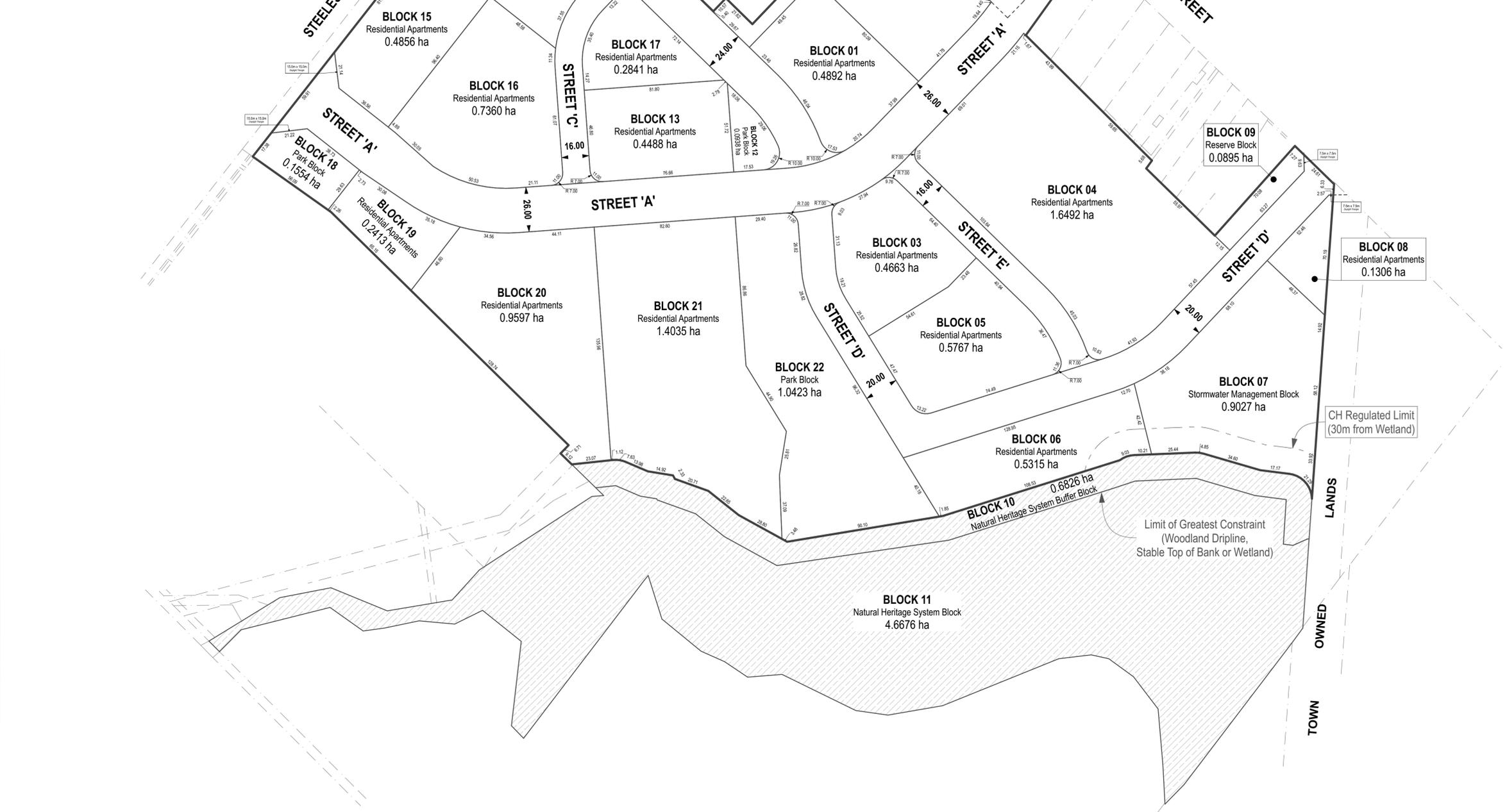
neattTM COMMUNITIES
URBAN STRATEGIES INC.

SCALE: 1:1250 @ ARCH D January 27, 2026

DRAWN BY : M.S. CHECKED BY :



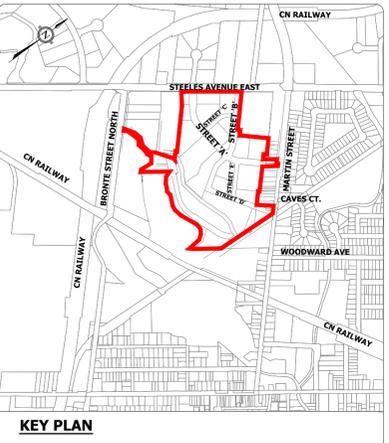
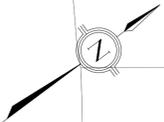
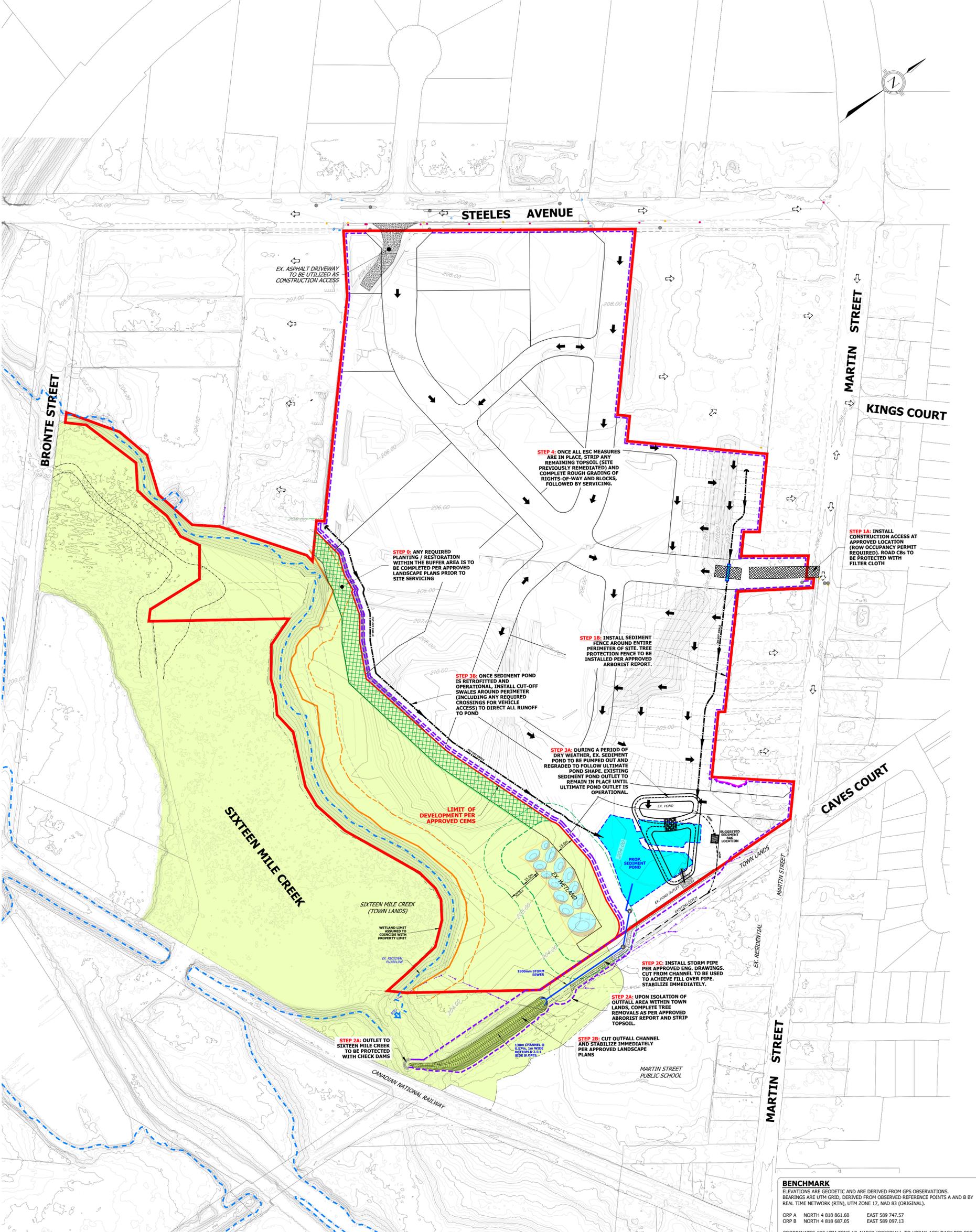
SUBJECT PROPERTY



LANDS OWNED TOWN

CH Regulated Limit (30m from Wetland)

Limit of Greatest Constraint (Woodland Dripline, Stable Top of Bank or Wetland)



LEGEND	
	SUBJECT LANDS
	NHS LANDS
	NORMALIZED WOODLAND LIMIT
	PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)
	15m BUFFER FROM TOP OF BANK
	LIMIT OF RECREATED WETLAND
	15m BUFFER FROM WETLAND
	30m BUFFER FROM WETLAND
	EXISTING REGIONAL FLOODLINE
	EXISTING OVERLAND FLOW ROUTE
	PROPOSED OVERLAND FLOW ROUTE
	EXISTING CONTOURS
	PROPOSED SINGLE SEDIMENT FENCE
	PROPOSED DOUBLE SEDIMENT FENCE
	PROPOSED TREE PROTECTION FENCE

- NOTES**
- THIS SITE WAS SUBJECT TO A COMPREHENSIVE ENVIRONMENTAL MANAGEMENT STUDY (BEACON, 2023) TO REMOVE CONTAMINATED SOILS FROM PREVIOUS PROPERTY USES. THIS PLAN SHOWS THE ON-SITE DRAINAGE CONDITIONS AT THE COMPLETION OF REMEDIATION WORKS. FOR PRE-REMEDIATION CONDITIONS, REFER TO CEMS REPORT BY BEACON. DETAILS FOR ALL ESC MEASURES TO BE PROVIDED THROUGH THE FUTURE ENGINEERING APPROVALS AND PERMITTING PROCESS.
 - PERMITS REQUIRED FROM THE TOWN FOR CONSTRUCTION ACCESS TO MARTIN STREET AND THE REGION FOR ACCESS TO STEELES AVENUE.

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS. BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN), UTM ZONE 17, NAD 83 (ORIGINAL).

ORP A NORTH 4 818 861.60 EAST 589 747.57
 ORP B NORTH 4 818 687.05 EAST 589 097.13

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES.

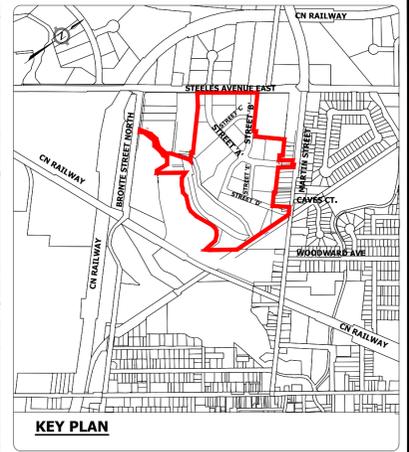
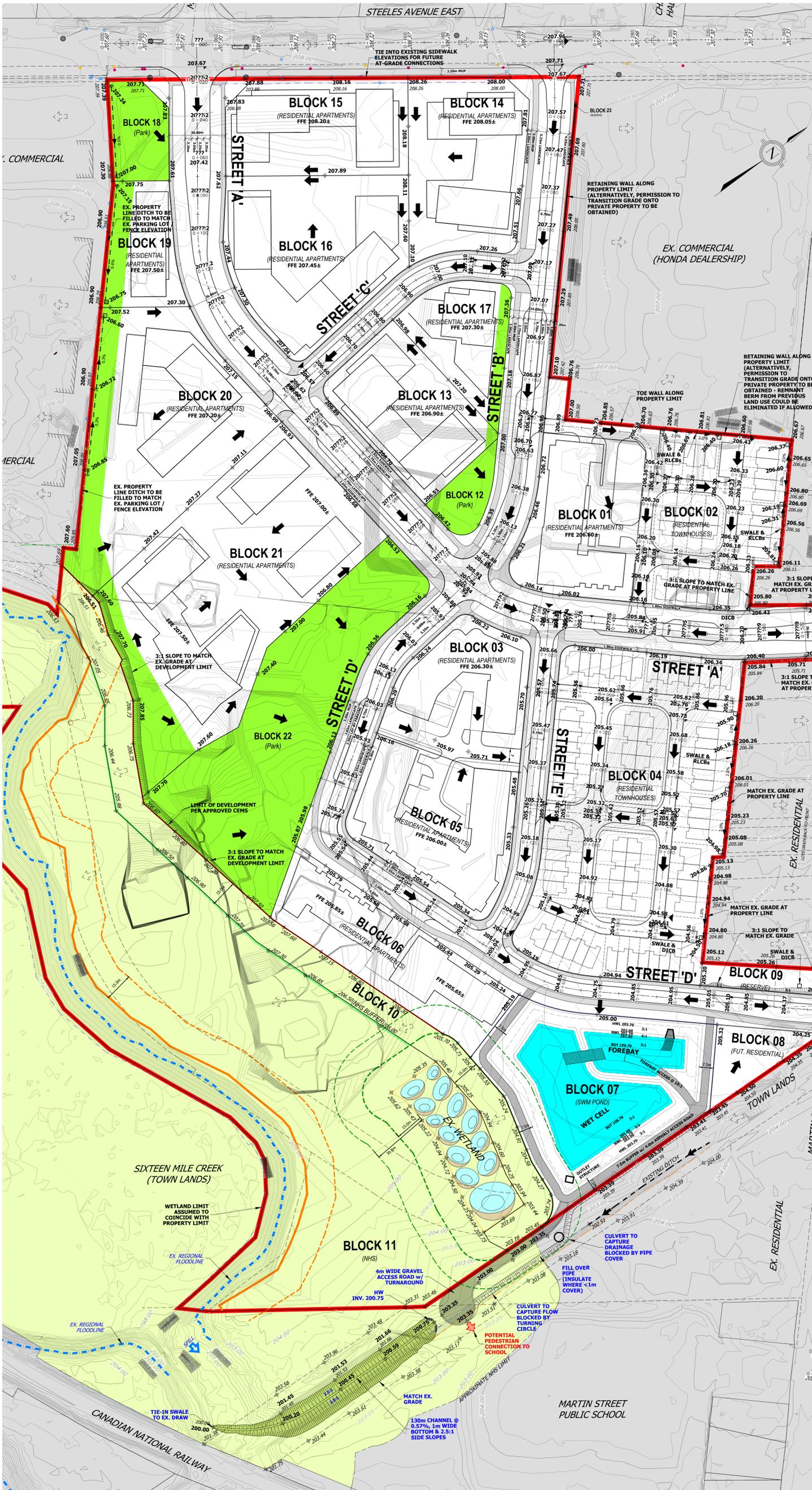
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999671.

URBANTECH[®] Consulting
 A Division of Leighton-Zec West Ltd.
 3760 14th Avenue, Suite 301,
 Markham, ON L3R 3T7
 TEL 905.946.9461 • urbantech.com

150 STEELES MILTON INC.
TOWN OF MILTON

CONCEPTUAL EROSION CONTROL & STAGING PLAN

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1500	ESC-1



- NOTES:**
- FOR STORM DRAINAGE DETAILS AND MAJOR SYSTEM CAPTURE LOCATIONS, REFER TO DWG STM-2.
 - FOR POND DETAILS, REFER TO DWG STM-3.
 - BLOCK GRADING SHOWN TO PROVIDE CONCEPT OF OVERLAND FLOW ROUTES ONLY. DETAILED BLOCK GRADING TO BE EVALUATED AT FUTURE DESIGN STAGE IN CONFORMANCE WITH TOWN OF MILTON STANDARDS.
 - LIMIT OF DEVELOPMENT / EXISTING NWS LIMITS WERE ESTABLISHED THROUGH THE APPROVED CEMs. GRADES ALONG THE DEVELOPMENT LIMIT WILL BE MATCHED WITH THE PROPOSED GRADING CONCEPT.
 - GRADING AGAINST THE EXISTING PROPERTIES WILL BE MATCHED ALONG THE ENTIRE PERIMETER WITH EITHER TRANSITION GRADING (3:1) OR RETAINING WALLS. DRAINAGE WILL BE SELF-CONTAINED.
 - REGIONAL FLOODLINE DERIVED FROM CH MODEL APPROVED FLOODMAPPING INDICATES A SPILL IN VICINITY OF THE PROPOSED OUTFALL LOCATION AT EL. 201.60
- BENCHMARK**
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TOWN OF MILTON

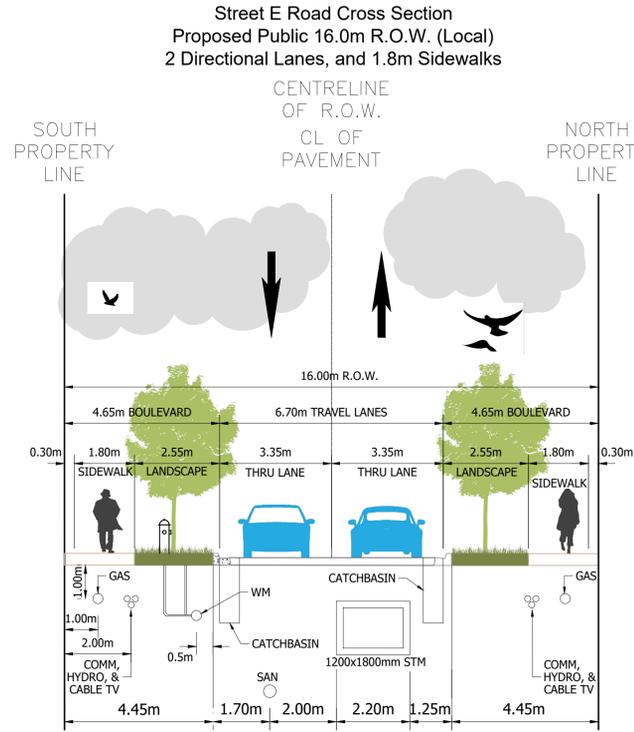
PRELIMINARY GRADING PLAN

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1000	GR-1

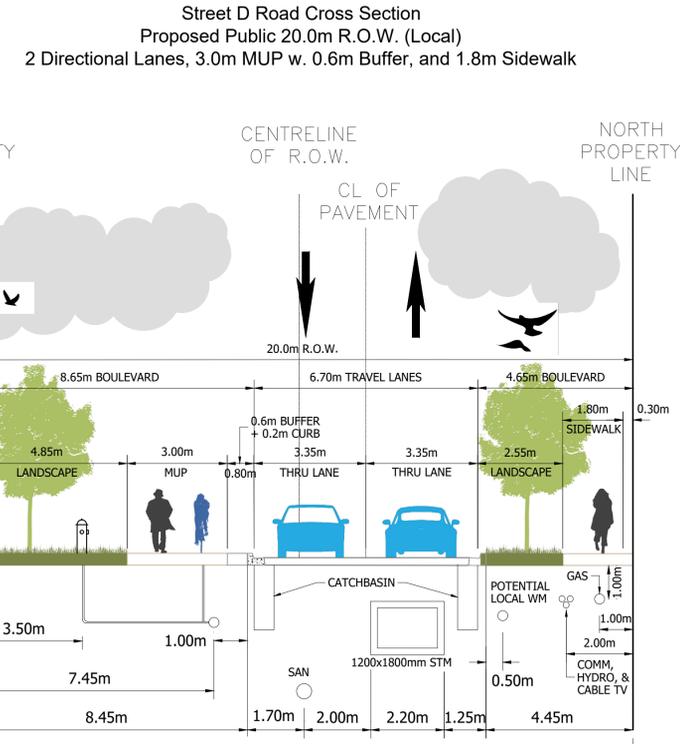
LEGEND

	SUBJECT LANDS		NORMALIZED WOODLAND LIMIT		EXISTING CONTOUR
	EXTERNAL LANDS		PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)		EXISTING ELEVATION
	NHS LANDS		15m BUFFER FROM TOP OF BANK		PROPOSED ELEVATION
	OPEN SPACE/PARK		LIMIT OF RECREATED WETLAND		EXISTING OVERLAND FLOW ROUTE
			15m BUFFER FROM WETLAND		PROPOSED OVERLAND FLOW ROUTE
			30m BUFFER FROM WETLAND		
			3:1 TRANSITION GRADING		

MODIFIED CROSS-SECTION DESIGNED
BASED ON MILTON CROSS-SECTION
STANDARD 01-16.02

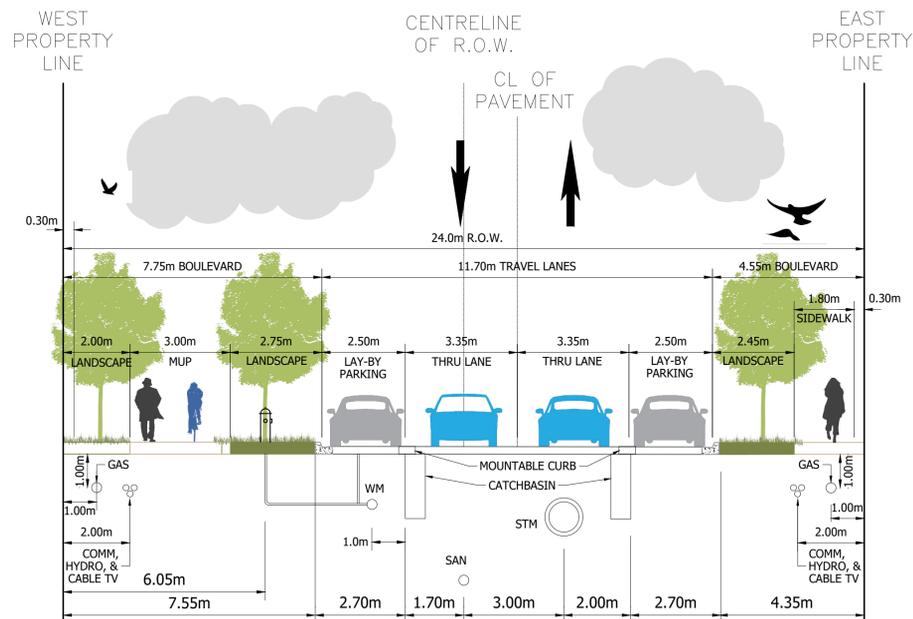


MODIFIED CROSS-SECTION DESIGNED
BASED ON MILTON CROSS-SECTION
STANDARD 01-20.02



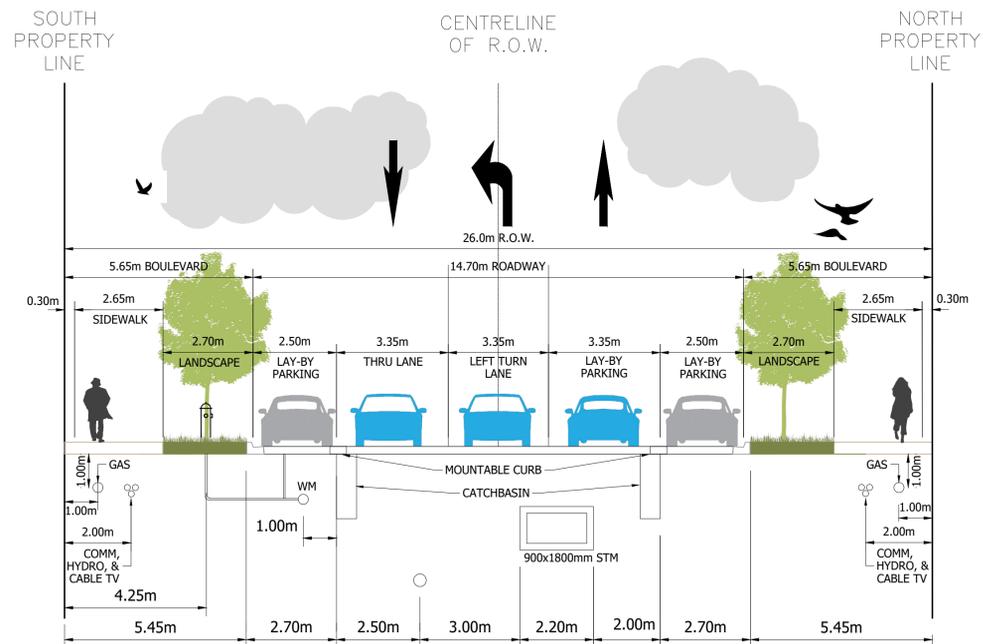
MODIFIED CROSS-SECTION DESIGNED
BASED ON MILTON CROSS-SECTION
STANDARD 01-24.01

Typical Street B Road Cross Section
Proposed Public 24.0m R.O.W. (Minor Collector)
2 Directional Lanes, 2.50m Lay-by Parking on Both Sides, 1.5m Sidewalk and 3.0m MUP



MODIFIED CROSS-SECTION DESIGNED
BASED ON MILTON CROSS-SECTION
STANDARD 01-26.01

2-Way Left Street A Road Cross Section
Proposed Public 26.0m R.O.W. (Major Collector)
2+1 Directional Lanes, Street Parking, and 1.5m Sidewalks



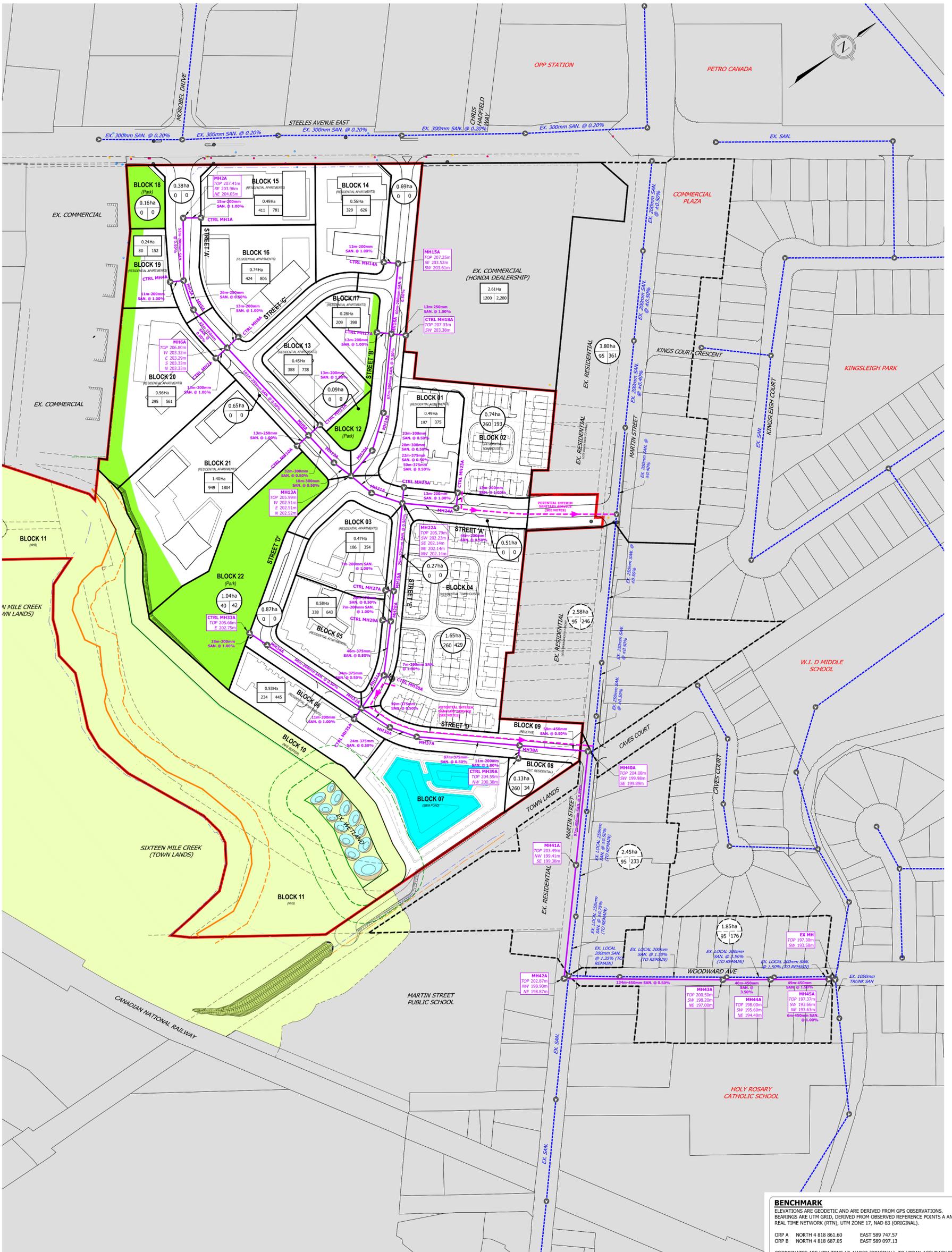
BENCHMARK
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CORNERS OR BOUNDARIES.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.999671.

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**150 STEELES AVENUE EAST (MERITOR)
TOWN OF MILTON**

R.O.W CROSS-SECTIONS

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:100	ROW-1



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NOTES:

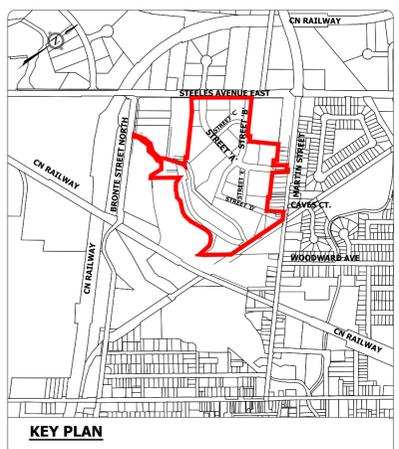
- REGION OF HALTON TO CONFIRM CAPACITY IN 1050mm TRUNK SEWER DOWNSTREAM OF PROPOSED DEVELOPMENT.
- ALIGNMENT OF EXTERNAL SANITARY SEWER ON MARTIN STREET AND WOODWARD AVE IS PRELIMINARY. CONSTRUCTION METHODOLOGY TO BE EXPLORED THROUGH FUTURE DESIGN PROCESS. LOCAL SANITARY SEWER TO REMAIN (SERVICE CONNECTIONS TO TRUNK NOT PERMITTED BY REGION).
- ALLOWANCE IN PROPOSED SANITARY SEWER CAPACITY FOR THE FUTURE DEVELOPMENT OF THE ADJACENT COMMERCIAL PROPERTY (HONDA LANDS). NO DETAILS FOR THAT DEVELOPMENT ARE AVAILABLE AND THIS MAY BE SUBJECT TO CHANGE THROUGH FUTURE APPLICATION(S).
- BASED ON AS-BUILTS AND ASSUMED DRAINAGE AREA TO THE EXISTING MARTIN STREET SANITARY SYSTEM, THERE IS THEORETICAL CAPACITY TO POTENTIALLY SUPPORT A FIRST PHASE OF DEVELOPMENT WITHOUT CONSTRUCTION OF THE EXTERNAL TRUNK SEWER. IF REQUIRED, OPTIONS MAY BE EXPLORED AT DETAILED DESIGN TO PROVIDE AN INTERIM SANITARY SERVICING SOLUTION FOR ANY COMBINATION OF BLOCKS 1-6 AND/OR 8-9, UP TO THE AVAILABLE CAPACITY OF THE PIPE AND DOWNSTREAM SYSTEM (INCLUDING PUMPING STATION).

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150 STEELES MILTON INC.
TOWN OF MILTON

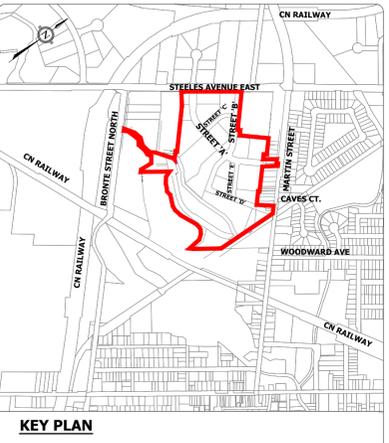
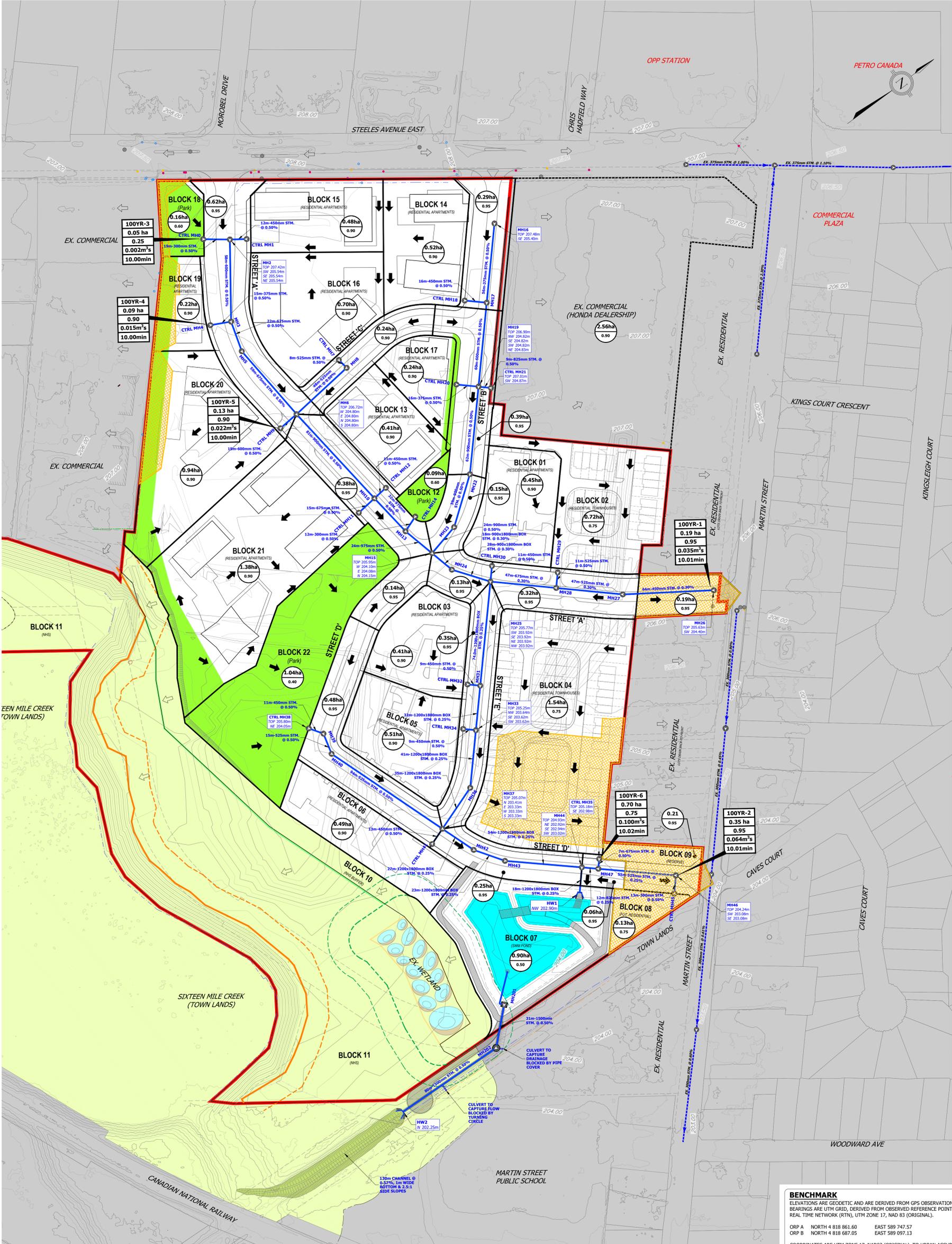
SANITARY DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1500	SAN-1



LEGEND

- SUBJECT LANDS
- EXTERNAL LANDS
- NHS LANDS
- OPEN SPACE/PARK
- NORMALIZED WOODLAND LIMIT
- PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)
- 15m BUFFER FROM TOP OF BANK
- LIMIT OF RECREATED WETLAND
- 15m BUFFER FROM WETLAND
- 30m BUFFER FROM WETLAND
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- - - POTENTIAL INTERIM SEWER FOR FIRST PHASE
- PROPOSED SANITARY DRAINAGE BOUNDARY
- EXISTING SANITARY DRAINAGE BOUNDARY
- 0.45Ha
2000 900 DRAINAGE AREA (Ha.)
- # OF UNITS / OR POPULATION PER HECTARE (p/Ha.) POPULATION
- 2.45Ha
95 233 EXISTING DRAINAGE AREA (Ha.)
- # OF UNITS / OR POPULATION PER HECTARE (p/Ha.) POPULATION
- 0.96Ha
295 561 PROPOSED DRAINAGE AREA (Ha.)
- # OF UNITS / OR POPULATION PER HECTARE (BASED ON 1.9PPU) POPULATION (BASED ON 1.9PPU)
- # OF UNITS # OF UNITS
- SAN MH54A
TOP 80.75m
S 85.00m
E 85.00m
N 85.00m SANITARY MANHOLE ID
- 85.00 PROPOSED GROUND ELEVATION
- 85.00 PROPOSED SEWER INVERTS



LEGEND

- SUBJECT LANDS
- EXTERNAL LANDS
- NHS LANDS
- OPEN SPACE/PARK
- NORMALIZED WOODLAND LIMIT
- PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)
- 15m BUFFER FROM TOP OF BANK
- LIMIT OF RECREATED WETLAND
- 15m BUFFER FROM WETLAND
- 30m BUFFER FROM WETLAND
- EXISTING CONTOURS
- PROPOSED DRAINAGE BOUNDARY
- PROPOSED STORM SEWERS
- EXISTING STORM SEWERS
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- 1.00ha PROPOSED STORM DRAINAGE AREA, HECTARES
- 0.50 PROPOSED RUNOFF COEFFICIENT
- 100YR-2 MAJOR SYSTEM CAPTURE AREA ID
- 0.13 ha MAJOR SYSTEM CAPTURE AREA
- 0.95 RUNOFF COEFFICIENT
- 0.024m³ CONSTANT FLOW CAPTURED IN PIPE AT LOW POINT (Q100 - Q5)
- 10.01min TIME OF CONCENTRATION
- MH 23 STORM MH ID
- TOP 256.33m PROPOSED GROUND ELEVATION
- SW 255.72m PROPOSED SEWER OBVERTS (UNLESS SPECIFIED AS INVERT)
- NW 255.72m PROPOSED SEWER OBVERTS (UNLESS SPECIFIED AS INVERT)

- NOTES**
- FOR BLOCKS FRONTING MUNICIPAL ROWS, A 3.0m BUFFER HAS BEEN ASSUMED TO BE DIRECTED TOWARDS THE MUNICIPAL ROWS
 - REFER TO DWG STM-1 FOR PRE-DEVELOPMENT CONDITION
 - REFER TO DWG STM-3 FOR STORM WATER MANAGEMENT POND DETAILS

BENCHMARK
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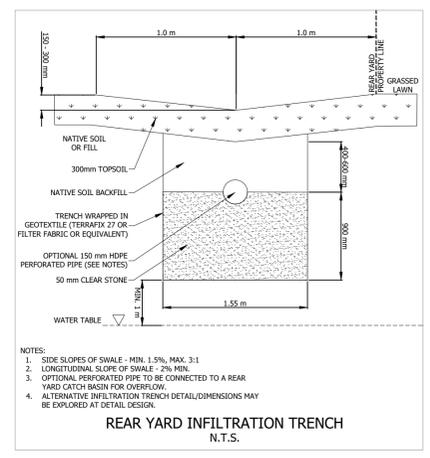
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150 STEELES MILTON INC.
TOWN OF MILTON

PRELIMINARY STORM SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1250	STM-2



BENCHMARK
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LEGEND

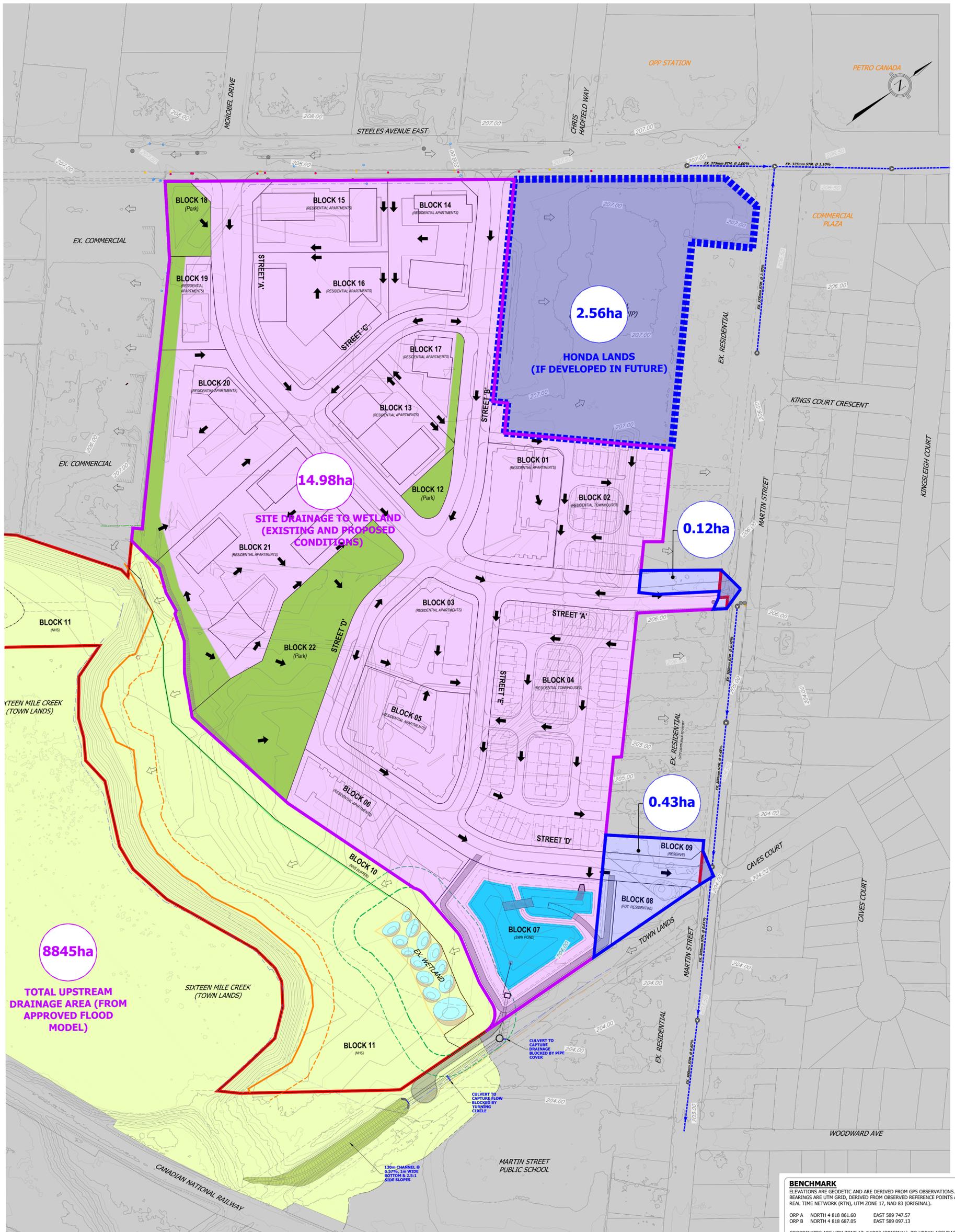
	SUBJECT LANDS		ADDITIONAL DEPTH OF TOPSOIL ON BOULEVARDS WITHIN PUBLIC ROWS
	EXTERNAL LANDS		REAR YARD INFILTRATION TRENCH (SEE DETAIL THIS DWG)
	NHS LANDS		ADDITIONAL DEPTH TOPSOIL ON LOTS (DOWNSPOUTS TO BE DISCONNECTED AND DIRECTED TO PERVIOUS AREA WHEREVER POSSIBLE)
	OPEN SPACE/PARK (ADDITIONAL TOPSOIL WHERE POSSIBLE)		ADDITIONAL DEPTH TOPSOIL IN POND BLOCK
	NORMALIZED WOODLAND LIMIT		UNDERGROUND PARKING WILL PROHIBIT INFILTRATION. ON-SITE REUSE TO BE EXPLORED AT SITE PLAN DESIGN STAGE FOR EACH BLOCK
	PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)		
	15m BUFFER FROM TOP OF BANK		
	LIMIT OF RECREATED WETLAND		
	15m BUFFER FROM WETLAND		
	30m BUFFER FROM WETLAND		

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150 STEELES MILTON INC. TOWN OF MILTON

CONCEPTUAL LOCATIONS OF LID MEASURES

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1250	STM-4



BENCHMARK
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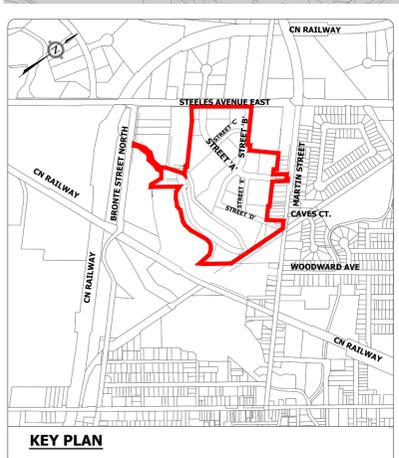
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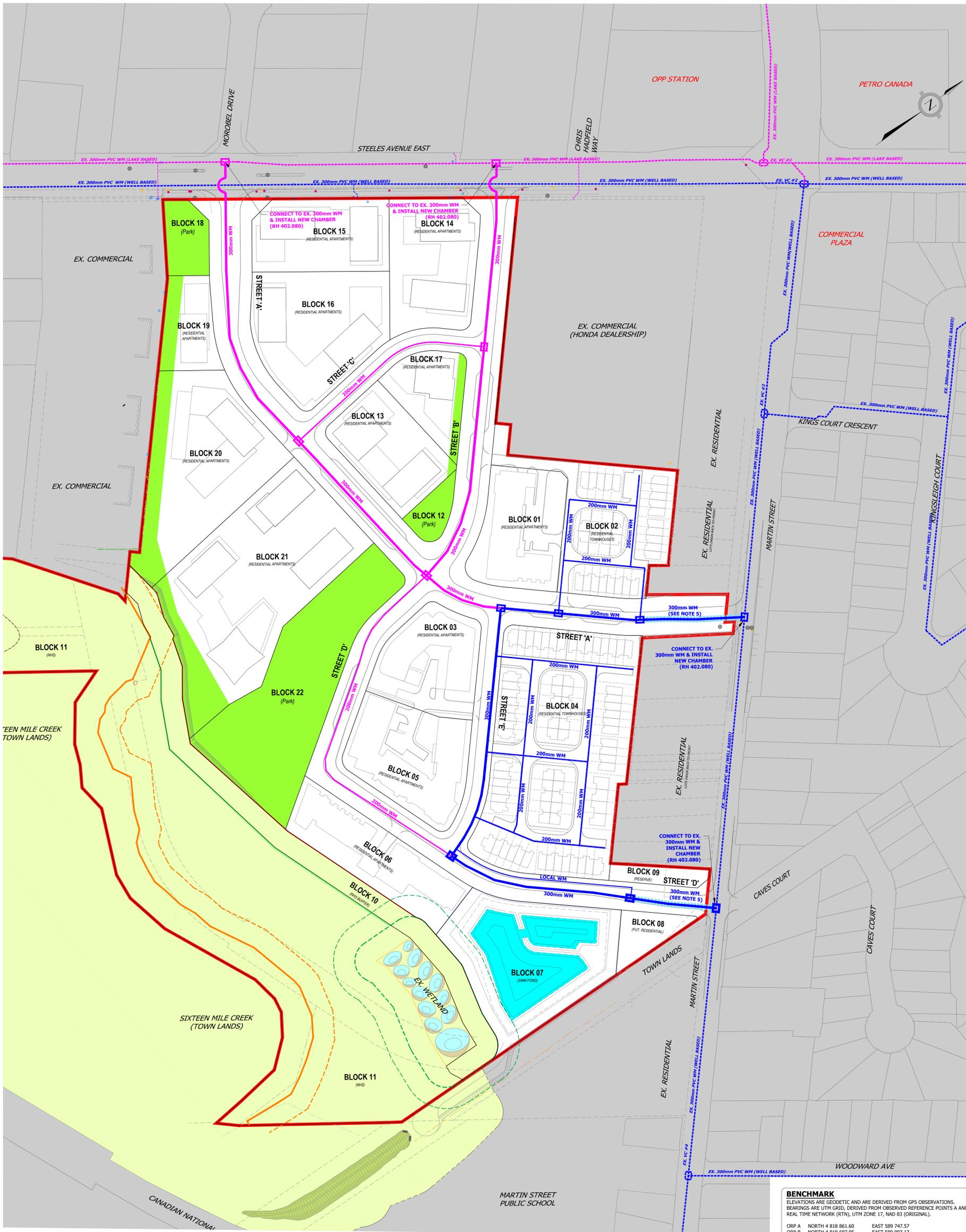
WETLAND WATER BALANCE

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1250	STM-5



LEGEND

	SUBJECT LANDS		PROPOSED OVERLAND FLOW DIRECTION
	EXTERNAL LANDS		EXISTING OVERLAND FLOW DIRECTION
	NHS LANDS		PROPOSED DRAINAGE AREA TO BE ADDED TO WETLAND
	OPEN SPACE/PARK		PROPOSED DRAINAGE TO BE ADDED TO WETLAND
	NORMALIZED WOODLAND LIMIT		EXISTING DRAINAGE AREA TO WETLAND
	PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)		EXISTING DRAINAGE TO WETLAND
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	LIMIT OF RECREATED WETLAND		
	15m BUFFER FROM WETLAND		
	30m BUFFER FROM WETLAND		
	EXISTING CONTOURS		
	EXISTING STORM SEWERS		



BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS. BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN), UTM ZONE 17, NAD 83 (ORIGINAL).
 ORP A NORTH 4 818 861.60 EAST 589 747.57
 ORP B NORTH 4 818 687.05 EAST 589 097.13
 COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999671.

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150 STEELES MILTON INC.
TOWN OF MILTON

PRELIMINARY WATER SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
21-678	FEB. 2026	1:1250	WM-1

LEGEND

	SUBJECT LANDS		PROPOSED WATERMAIN - PHASE 2 (LAKE-BASED SYSTEM, ZONE M5L)
	EXTERNAL LANDS		PROPOSED WATERMAIN - PHASE 1 (GROUNDWATER-BASED SYSTEM, ZONE M5G)
	NHS LANDS		POTENTIALLY ABANDON SECTION TO FLIP TO LAKE-BASED SYSTEM (SEE NOTE 5)
	OPEN SPACE/PARK		EXISTING WATERMAIN (GROUNDWATER-BASED SYSTEM, ZONE M5G)
	NORMALIZED WOODLAND LIMIT		EXISTING WATERMAIN (LAKE-BASED SYSTEM, ZONE M5L)
	PHYSICAL TOP OF BANK (STAKED BY CONSERVATION HALTON JUL 16, 2021)		
	15m BUFFER FROM TOP OF BANK		
	LIMIT OF RECREATED WETLAND		
	15m BUFFER FROM WETLAND		
	30m BUFFER FROM WETLAND		

- NOTES:**
- ALL BLOCKS TO BE PROVIDED WITH FIRE & DOMESTIC SERVICE CONNECTIONS PER REGION OF HALTON STANDARDS
 - LOW-RISE BLOCKS TO BE PROVIDED WITH TWO CONNECTIONS FOR LOOPING
 - FIRE HYDRANTS ALONG MUNICIPAL ROWS TO BE PROVIDED PER REGION STANDARD SPACING
 - WATERMAIN SIZING TO BE VERIFIED THROUGH FLOW TESTING AND DETAILED WATER MODELING. RESULTS TO BE COORDINATED WITH REGION OF HALTON TO CONFIRM SYSTEM CAPACITY.
 - IT IS PROPOSED TO CONNECT THE LOW-RISE BLOCKS (FIRST PHASE OF DEVELOPMENT) TO THE GROUNDWATER / WELL BASED WATERMAIN ON MARTIN STREET. MIDRISE BLOCKS IN THE VICINITY (I.E. BLOCKS 1, 3, 5, 6, 8) MAY BE CONNECTED AS WELL, PENDING CAPACITY AND FLOWS. AS THE REGION HAS INDICATED A PREFERENCE TO CONNECT TO THE LAKE-BASED WATERMAIN NETWORK ON STEELES AVENUE, THE REMAINDER OF THE DEVELOPMENT IS PROPOSED TO CONNECT TO THAT SYSTEM INSTEAD. HOWEVER, IF IT IS NOT DESIRABLE TO MAINTAIN THE LOW-RISE BLOCKS FROM THE WELL-BASED SYSTEM ON A LONG-TERM BASIS, THE HIGHLIGHTED SECTIONS OF WATERMAIN COULD BE ABANDONED TO EFFECTIVELY FLIP THE ENTIRE SYSTEM TO THE LAKE-BASED NETWORK WHEN THE SECOND PHASE PROCEEDS.

