

December 19, 2025

Town of Milton
Planning & Development Department
150 Mary Street
Milton, Ontario L9T 6Z5

Attention: Christian Lupis, MCIP, RPP
Director, Development Review

Re: **Draft Plan of Subdivision and Zoning By-law Amendment Application
Hornby JV. / Hannover Trafalgar Farms Ltd. / Milton Sheva Land Ltd.
Part of Lot 9, Concession 8, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Region of Halton**

Dear Mr. Lupis,

We are pleased to submit Draft Plan of Subdivision and Zoning By-law Amendment applications for the above-noted lands located on the east side of Trafalgar Road, south of Derry Road East.

Korsiak Urban Planning has been retained by York Hannover to assist in obtaining the necessary planning approvals for the development of the subject lands. The landowners propose subdividing and rezoning the subject lands to permit the construction of 556 residential units, comprising 189 single-detached units, 199 street townhouse units, 134 back-to-back townhouse units, and 34 rear lane townhouse units. The subject lands also include 5.96 hectares of Medium Density Residential II, and 1.16 hectares of Neighbourhood Centre Mixed Use II lands, all subject to future site plan approval. In addition, one 1.95-hectare secondary school block and one, 2.41-hectare, neighbourhood park block are proposed.

In support of the above-noted application, we are pleased to submit the following materials:

1. Completed Zoning By-law Amendment Application Form, prepared by Korsiak Urban Planning, dated 2025-12-17;
2. Completed Draft Plan of Subdivision Application Form, prepared by Korsiak Urban Planning, dated 2025-12-17;
3. Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated 2010-08-30;
4. Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated 2025-05-21;
5. Draft Zoning By-law, prepared by Korsiak Urban Planning, dated 2025-12-10;
6. Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated 2021-11-26;
7. Architectural Control Guidelines, prepared by SGL Planning & Design Inc., dated 2025-10-08;
8. Noise Report, prepared by Jade Acoustics Inc., dated 2025-12-03;
9. Phase One ESA, prepared by Terraprobe, dated 2020-02-05;
10. Phase Two ESA, prepared by Terraprobe, dated 2020-11-23;
11. Tree Inventory and Preservation, prepared by Dillon Consulting, dated 2024-12;
12. Planning Justification Report, prepared by Korsiak Urban Planning, dated 2025-12-16;
13. Heritage Report, prepared by Biglieri, dated 2025-11-04;

14. Functional Servicing Report Conformance Letter, prepared by DSEL, dated 2025-12-12, and;
15. Traffic Impact Study (TIS), prepared by TYLin, dated 2025-11-21.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Catherine McEwan

Encl.

Copy: Justyn Giannou, York Hannover