



OWNERS CERTIFICATE
 I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: *[Signature]* DATE: September 22, 2016
 KATHLEEN SCHOFIELD, A.S.O.
 SUNSET LAND DEVELOPMENT CORP.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: September 22, 2016
 ROSS DENBROEDER, O.L.S.
 RADY-PENTEK & EDWARD SURVEYING LTD.
 643 CHRISLEA ROAD, SUITE 7
 WOODBRIDGE, ON, L4L 8A3
 (416) 635-5000

ADDITIONAL INFORMATION
 (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	Density UPHA	SDE
SINGLE DETACHED - 13.7m (45')	9-14, 34-41	0.66	1.63	14	21.21	14.0
SINGLE DETACHED - 11.0m (36')	1-8, 15-33	0.84	2.07	27	32.14	27.0
TOWNHOUSE (STREET) - 6.4m (21')	45-47, 51-56, 60, 61	1.10	2.72	54	49.55	39.4
TOWNHOUSE (REAR LANE) - 6.7m (22')	42-44, 48-50	0.62	1.53	31	50.00	22.6
MAJOR NODE (STREET TOWNHOUSE)*	56-65	0.75	1.86	43	57.33	31.4
MAJOR NODE (HIGH DENSITY)*	66	1.08	2.67			
WOODLOT	67	1.89	4.67			
10.0m WOODLOT BUFFER	68	0.11	0.27			
SWM POND	69	0.58	1.43			
7.5m SWM POND BUFFER	70, 71	0.05	0.12			
3.0m BUFFER	72, 73	0.01	0.03			
ROAD WIDENING	74	0.07	0.17			
0.3m RESERVE	75, 76	0.00	0.00			
24.0m COLLECTOR ROW (177m)		0.45	1.11			
16.0m LOCAL ROW (793m)		1.27	3.14			
11.0m LANE (246m)		0.28	0.69			
TOTAL	76	9.76	24.11	169		134.4

NOTES
 - Local - Local ROW radii = 5m; Local - Collector ROW radii = 7.5m; Lane - Lane radii = 5m
 - 247.4m (812') 16.0m Local R.O.W. Length and 0.40ha (0.99ac) located within Major Node
 - any unit partially within Major Node has been counted towards Major Node unit count
 - gross area of the Major Node including local roads is 2.23ha (5.51ac)
 - SDE Factors: Single Detached 1.0, Townhouse 0.73
 - Daylight Triangle at Street A and Regional Road 25 is 15m x 15m

DRAFT PLAN OF SUBDIVISION
SUNSET LAND DEVELOPMENT CORP.
 FILE # 24T- B

PART OF LOT 6,
 CONCESSION 3, NEW SURVEY
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)

TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON