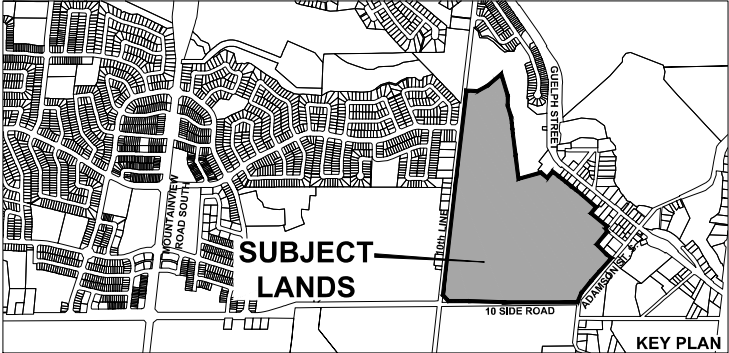


APPENDIX B

Draft Plan of Subdivision

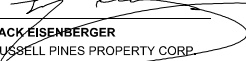


DRAFT PLAN OF SUBDIVISION
FILE # _____
RUSSELL PINES PROPERTY CORP.

PART OF LOTS 11 & 12, CONCESSION 11,
(GEOGRAPHIC TOWNSHIP OF ESQUESING)
FORMERLY THE VILLAGE OF NORVAL, NOW IN THE
TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

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

SIGNED  DATE NOV. 13, 2024
JACK EISENBERGER
RUSSELL PINES PROPERTY 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  DATE Nov. 1, 2024
SUNIL PERERA, O.L.S., O.L.I.P.
J.D. BARNES LIMITED
PROJECT SUPERVISOR
401 WHEELABRATOR WAY, SUITE A, MILTON
E:spereira@jdbarnes.com
T:905 875 9955

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)
DETACHED - 9.15m (30')		1.21	2.99	39	13.04
DETACHED - 11.00m (36')	1-274	5.74	14.18	159	11.21
DETACHED (DUAL FRONTAGE) - 9.80m (32')		2.57	6.35	76	11.97
DUAL FRONTAGE TOWNHOUSES-6.10m (20')	275-294	2.61	6.45	111	17.21
STREET TOWNHOUSES - 6.10m (20')	295-325	3.73	9.22	169	18.34
BACK-TO-BACK TOWNHOUSES	326-340	1.85	4.57	190	41.56
RESIDENTIAL RESERVE	341-344	0.32	0.79		
COMMERCIAL / MIXED USE	345	1.37	3.39		
PARK	346-348	2.06	5.09		
OPEN SPACE / BUFFER	349,368	0.03	0.07		
WALKWAY	350-358,367	0.38	0.94		
SWM POND	359	2.83	6.99		
GREENBELT LANDS	360,361	6.22	15.37		
TABLE LAND GREENBELT	362,363	5.10	12.60		
GRADING AREA	364,365	1.67	4.13		
ROAD WIDENING	366	0.17	0.42		
20.0m LOCAL ROW (4,019m)		8.23	20.34		
23.0m COLLECTOR ROW (212m)		0.50	1.24		
26.0m COLLECTOR ROW (993m)		2.61	6.45		
42.0m NORVAL WEST BYPASS		2.66	6.57		
TOTAL	368	51.86	128.15	744	42.01

NOTES

- LOCAL TO LOCAL DAYLIGHT TRIANGLES = 4.5m x 4.5m
- LOCAL OR COLLECTOR TO COLLECTOR DAYLIGHT TRIANGLES = 7.0m x 7.0m
- LOCAL OR COLLECTOR TO ARTERIAL DAYLIGHT TRIANGLES = 15.0m x 15.0m



SCALE: 1:2500
(24 x 36)
MARCH 10, 2025

