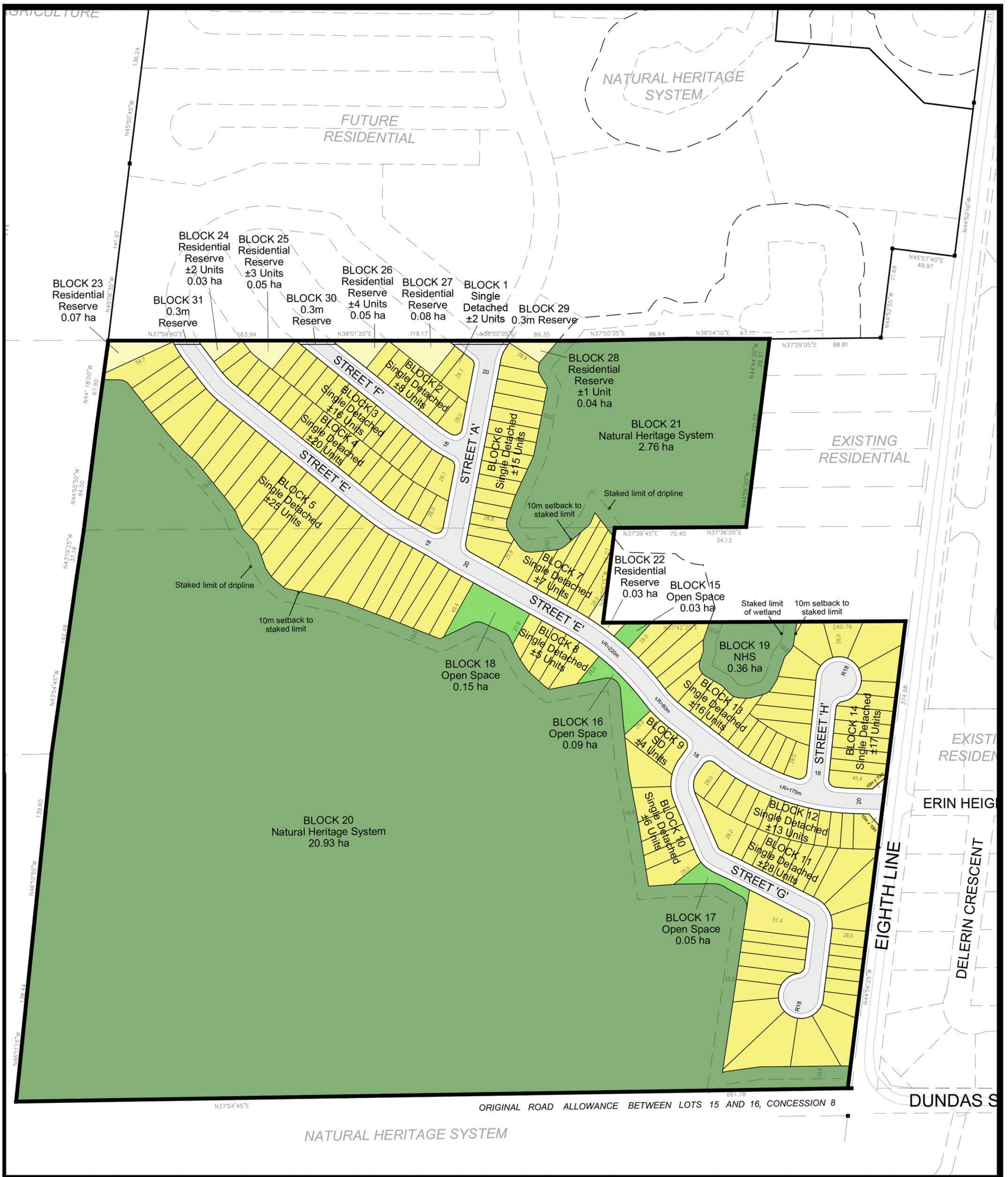


5520 EIGHTH LINE DRAFT PLAN OF SUBDIVISION



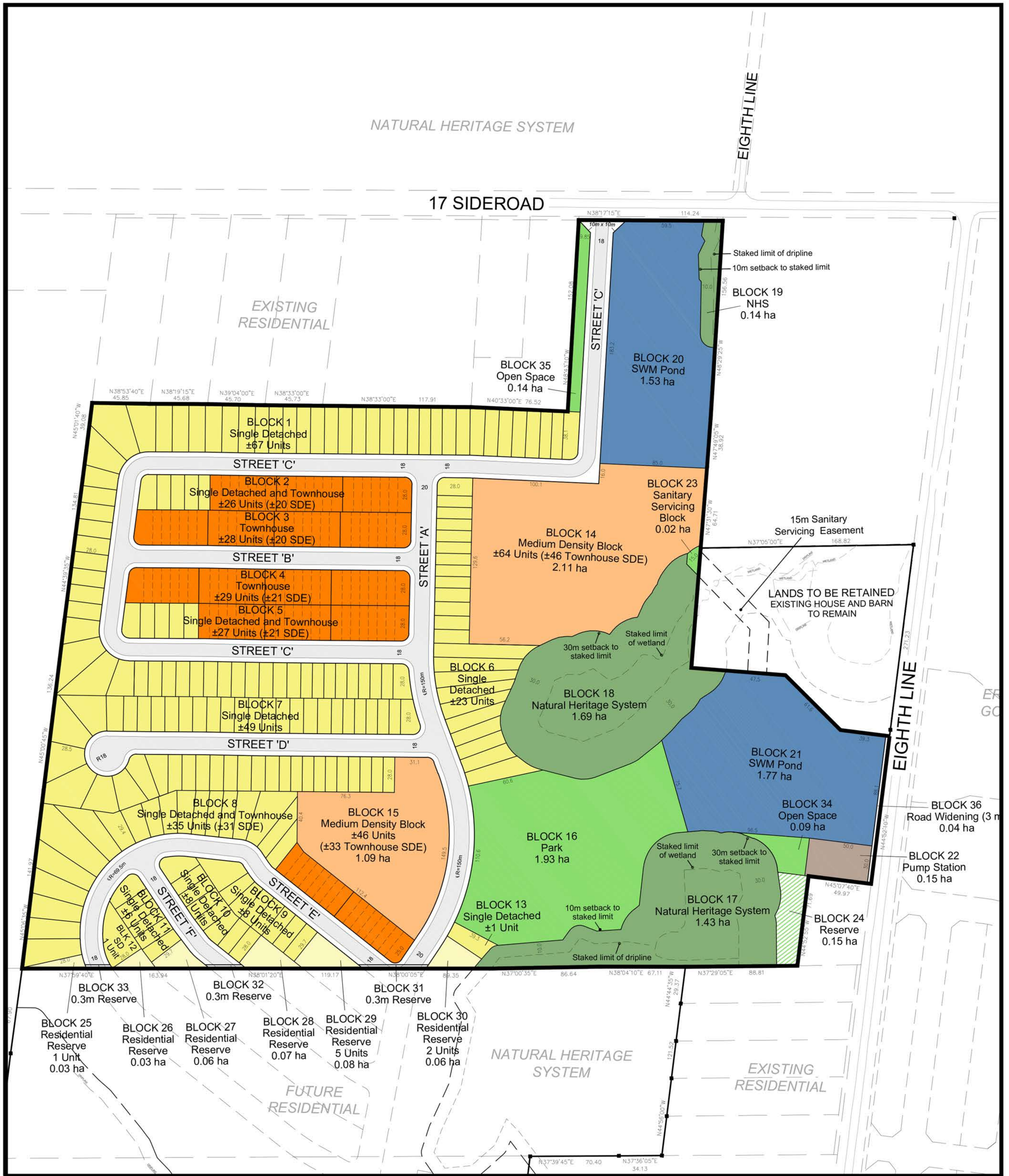
Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-14	14	8.60	182
Park/Open Space	15-18	4	0.32	
Natural Heritage System	19-21	3	24.05	
Residential Reserve	22-28	7	0.35	10
0.3m Reserve	29-31	3	0.00	
18m ROW (802m)			1.53	
20m ROW (581m)			1.17	
Total		31	36.02	192

5520 EIGHTH LINE

- Low density community inclusive of:
 - 192 single detached residences
 - 4 open space blocks
- Designed around the central spine road from Eighth Line, connecting to the lands to the north



5552 EIGHTH LINE DRAFT PLAN OF SUBDIVISION



Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-13	13	7.79	192
Townhouses	2,3,4,5,8	5	2.48	116
Medium Density Block	14,15	2	3.20	110
Park/Open Space	16,34,35	3	2.16	
Natural Heritage System	17-19	3	3.26	
SWM Pond	20,21	2	3.30	
SWM Pump Station	22	1	0.15	
Reserve	24	1	0.15	
Residential Reserve	25-30	7	0.33	8
Road Widening	36	1	0.04	
Sanitary Servicing Block	23	1	0.02	
0.3m Reserve	31-33	3	0.00	
18m ROW (1856m)			3.43	
20M ROW (400m)			0.81	
Total		42	27.12	426

5552 EIGHTH LINE

- Low & medium density community inclusive of:
 - 426 single detached/townhouse residences
 - 1 neighborhood park
 - 2 open space blocks
- Designed around the central spine road from 17 Sideroad, connecting to the lands to the south

5520 & 5552 EIGHTH LINE SUPPORTING STUDIES

LANDSCAPE PLAN

A landscape plan creates a visual representation of a site, in this case a park or open spaces, including natural elements, such as plants and trees, and man-made elements, such as benches, pavement, and others.

GEOTECHNICAL REPORT

A geotechnical report outlines the unique conditions and potential hazards of a site. The report provides information on the composition of the ground, ensuring the ground has the capacity to support the intended development.

ENVIRONMENTAL SITE ASSESSMENT

An Environmental Site Assessment is completed to gather information on the history of a site, the potential for contamination, and review any applicable records or reports available. If any potential contaminants are discovered, excavation of test pits will be completed and analysis of specific constituents will be completed.

NOISE STUDY

A Noise Impact Study is completed to assess the compatibility of the proposed development with the existing and/or future land uses in the surrounding area. Recommendations are then identified for the reduction of noise impacts on sensitive land uses, in this case future dwellings, to protect residents health.

ARBORIST REPORT

An Arborist Report provides documentation on the condition of the trees located within the development limits, and highlights issues, damages or areas of concern for these trees. In addition, the report identifies threats related to disease or pest infestation, and provides recommendations on mitigation and protection if necessary.

TREE PRESERVATION, PROTECTION AND REMOVAL PLANS

Paired with the Arborist Report, the preservation, protection and removal plans identify which trees may need to be moved/removed to allow for the proposed development. In addition, the plans will identify trees that are dead, sick, or pose threats for removal, as well as provide protection measures for trees that should remain.

ARCHAEOLOGICAL ASSESSMENT

An Archaeological Assessment is completed to discover any archaeological resources located on the lands being developed. If any resources are discovered, they are evaluated for their cultural heritage and recommendations are provided to conserve identified resources prior to development of the lands.

FSR & SWM REPORT

A Functional Servicing Report (FSR) and Stormwater Management Report (SWM) outlines the servicing and stormwater management requirements for the proposed development and confirms that adequate services are available to support the development, as well as provide recommendations on how to manage future stormwater.

HYDROGEOLOGICAL ASSESSMENT

A Hydrogeological Study assesses the groundwater, water quality and cumulative watershed impacts of the lands. This assessment outlines the suitability of the lands for the proposed development.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Study identifies the projected travel demands of the proposed development and the need for modifications to the Town's transportation system.

URBAN DESIGN BRIEF

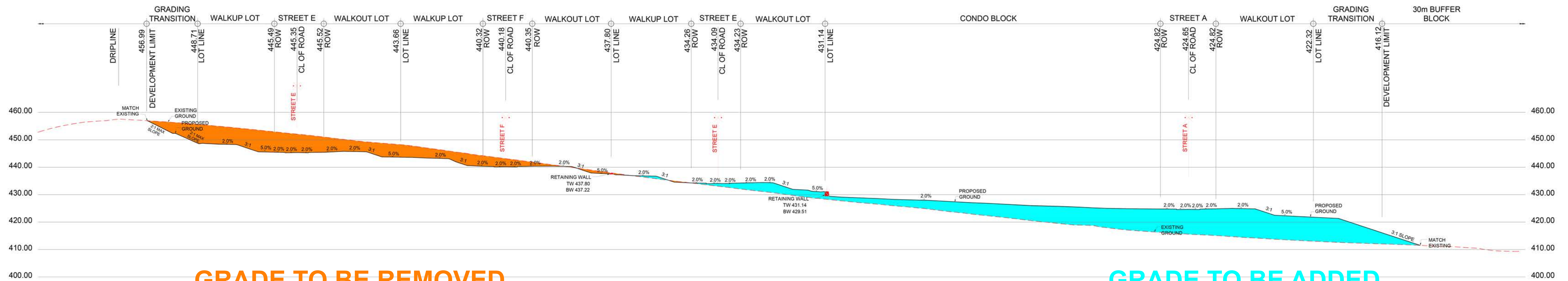
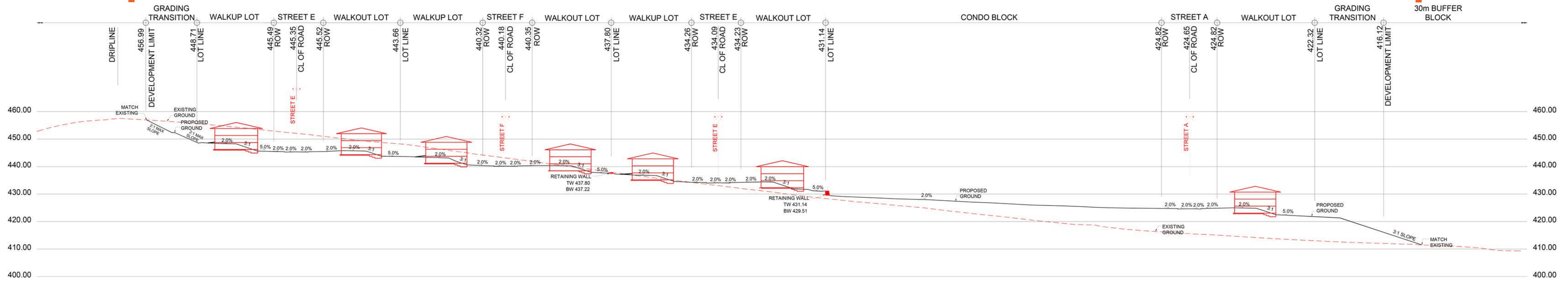
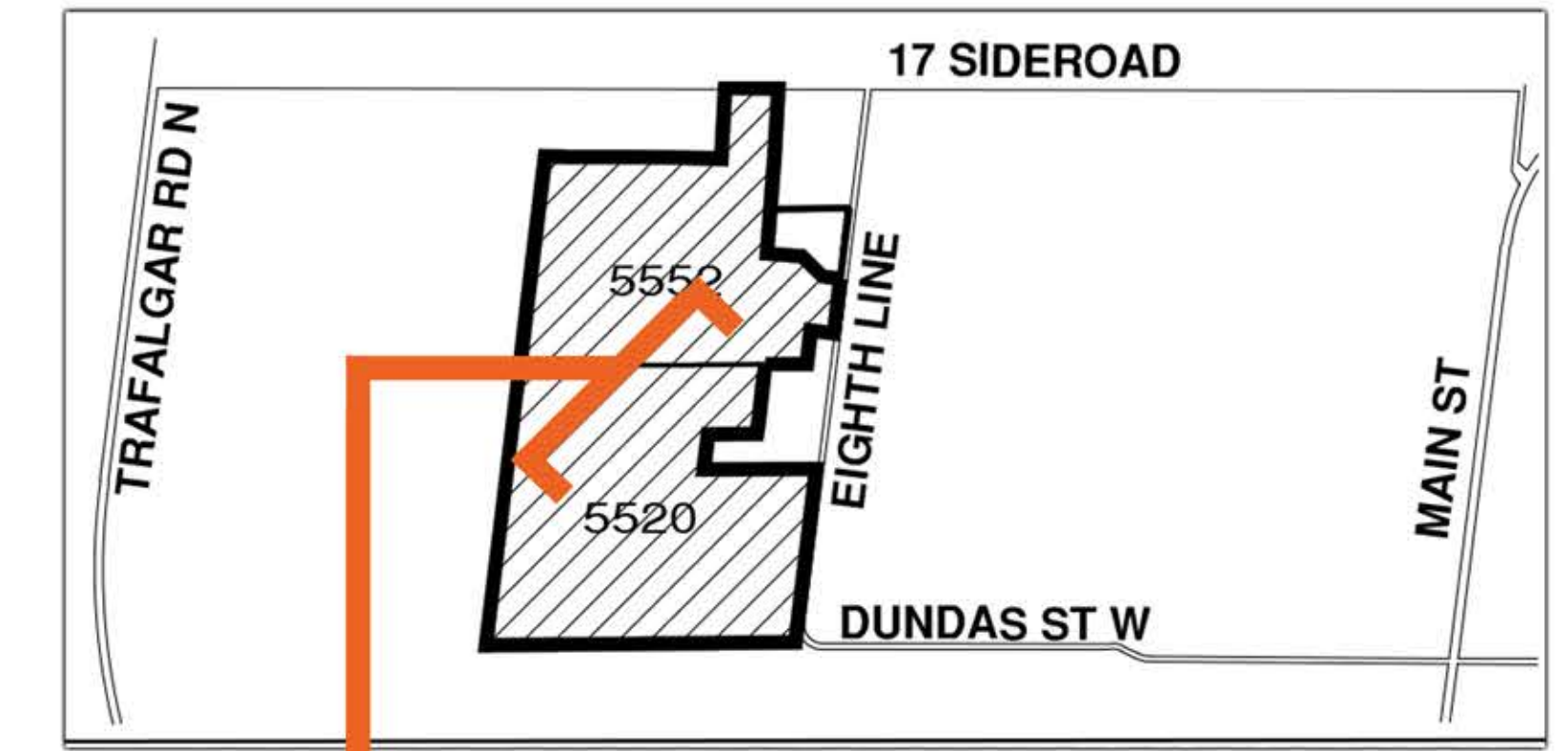
An Urban Design Brief is completed to describe and illustrate the proposed designs for new development and demonstrate how the Town's Community Design Guidelines have been incorporated for the development design.

EIS

An Environmental Impact Study (EIS) identifies the potential environmental impacts of a proposed development and provides recommendations on how to minimize and mitigate these impacts on the natural environment.

EXISTING & PROPOSED GRADE

5520 & 5552 EIGHTH LINE



GRADE TO BE REMOVED

GRADE TO BE ADDED