



The Corporation of the Town of Milton
Milton Accessibility Advisory Committee (MAAC) - Revised

Hybrid – Nassagewaya Room

July 20, 2026, 2:00 p.m.

	Pages
1. <u>AGENDA ANNOUNCEMENTS / AMENDMENTS</u>	
2. <u>DISCLOSURE OF PECUNIARY INTEREST</u>	
3. <u>HOUSEKEEPING ITEMS</u>	
3.1 Standardized Site Plan Comments Review and Revise, if Necessary.	
4. <u>APPROVAL OF MINUTES</u>	
4.1 Minutes from the April 20, 2026, Milton Accessibility Advisory Committee meeting	3
5. <u>ITEMS FOR CONSIDERATION</u>	
5.1 SP 05-26 - Fieldgate Proposal to develop three commercial buildings	6
5.2 SP 06-26 – 21 James Street Proposal to redevelop the existing building to a social service establishment.	7
5.3 SP 07/26 – 8601 Escarpment Way Proposal to develop cardlock fueling station with parking.	9
5.4 SP 08/26 – Mattamy Sales Office Proposal to develop a temporary sales office.	10
5.5 SP 09/26 – 8069 Esquesing Line (previous file SP 35/22) Proposal to modify and expand the previously approved place of worship.	11

***5.6 SP 09-25 -10180 Derry Road**

12

Modifying existing sales office to medical and office use

6. NEXT MEETING

To be determined.

7. ADJOURNMENT



The Corporation of the
Town of Milton
Milton Accessibility Advisory Committee

April 20, 2026, 2:00 p.m.
Nassagaweya Room - Hybrid

Members Absent: John Challinor II

Members Present: Nicole Murphy, Sahar Jamal, Aisha Ghafoor

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

There were no Agenda Announcements or Amendments.

2. **DISCLOSURE OF PECUNIARY INTEREST**

There were no Disclosures of Pecuniary Interest.

3. **HOUSEKEEPING ITEMS**

National Accessibility Week is slated for May 31 – June 6. Members will be sent a request to attend Flag Raising and Proclamation once date and time is finalized from the Mayors Office. Just a reminder that June 3rd is Red Shirt Day.

4. **APPROVAL OF MINUTES**

4.1 **Minutes from the November 10, 2025, Milton Accessibility Advisory Committee meeting**

Moved by: Sahar

Seconded by: Nicole

BE IT RESOLVED THAT

1. The MINUTES of Milton Accessibility Advisory Committee held on November 10, 2025, BE APPROVED.

Carried

5. **PRESENTATIONS**

5.1 **Parks Accessibility Features**

Sarah Culp provided an overview of Park Improvement Plans.

5.2 2026 Milton Transit Accessibility Plan

Tony D'Alessandro provided an overview of the 2026 Milton Transit Accessibility Plan.

5.3 2026 Municipal Election Accessibility Plan

Helen Lafee provided an overview of the 2026 Municipal Election Accessibility Plan.

6. ITEMS FOR CONSIDERATION

6.1 SP 02-24 – Shearing Heights (revision)

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan.

6.2 SP 18-25 – Century Grove Business Park Block 40

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan.

6.3 SP 19-25- Milton Hyundai

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan

6.4 SP 20-25 – 8564 – 8604 Regional Road 25

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan.

6.5 SP 01-26 -141 Chisholm Drive

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan.

6.6 SP 03–26 540 Commercial Drive

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan.

6.7 SP 04-26 – JSP & Mount Pleasant

Site Plan Review Planner Graeme Paton provided an overview of the Site Plan.

7. **NEXT MEETING**

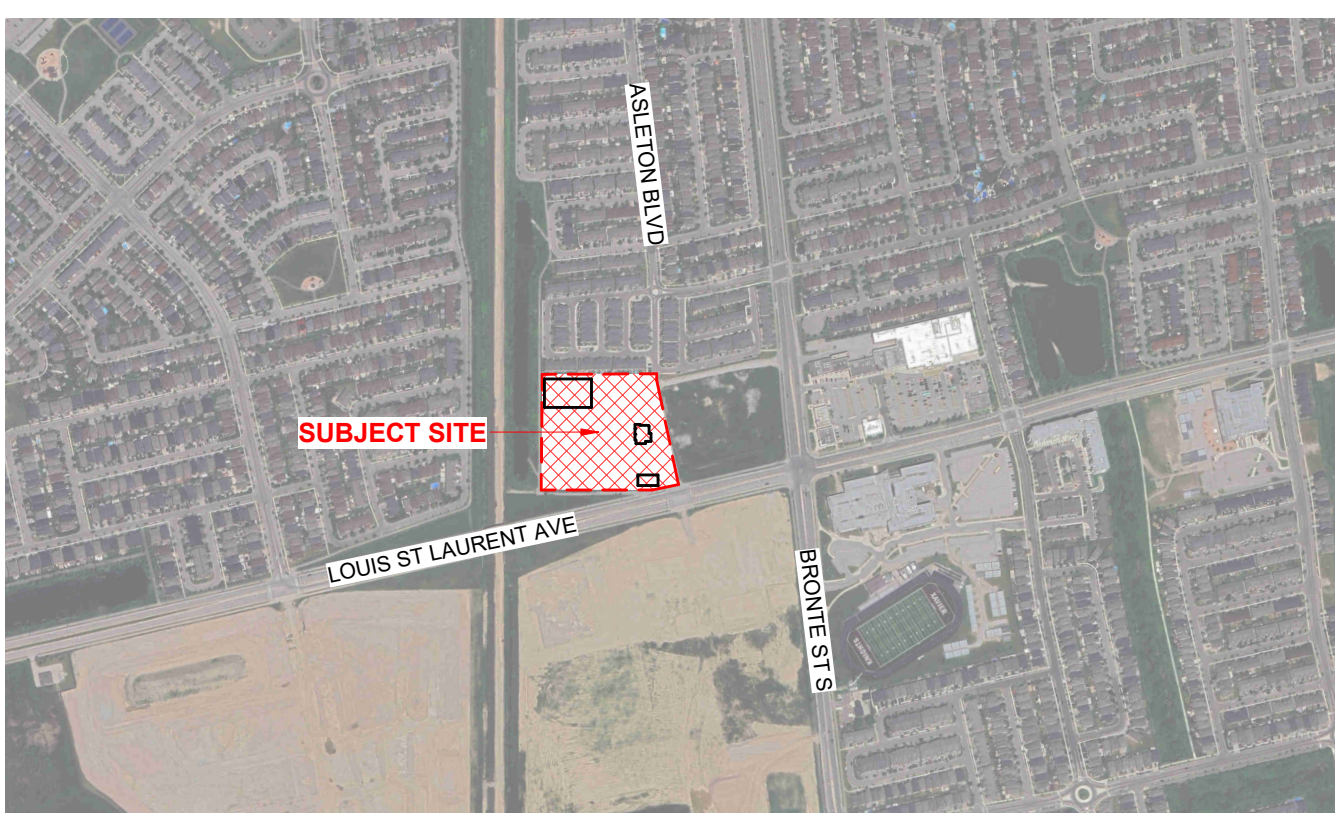
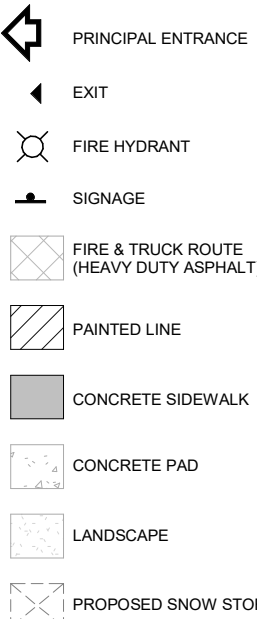
TBA

8. **ADJOURNMENT**

The meeting adjourned at 3:15 pm.

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must not rely on any information shown on this drawing. Rely on the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of all applicable laws and regulations. The contractor must assume full responsibility and bear costs for any corrections or damages resulting from its work.

SITE PLAN LEGEND



2 CONTEXT MAP
A100 1: 1000

STATISTICS

TOTAL SITE AREA	± 6.29 ACRES	± 2.55 HA.
GROSS BUILDING A AREA	± 49,413 S.F.	± 4,591 S.M.
FIRST FLOOR	± 24,063 S.F.	± 2,236 S.M.
SECOND FLOOR	± 23,071 S.F.	± 2,143 S.M.
EXIT STAIR	± 1,732 S.F.	± 161 S.M.
ELEVATOR	± 92 S.F.	± 9 S.M.
LOADING	± 215 S.F.	± 20 S.M.
SPRINKER ROOM	± 90 S.F.	± 8 S.M.
SITE ELECTRICAL ROOM	± 150 S.F.	± 14 S.M.

GROSS BUILDING B AREA	± 4,998 S.F.	± 464 S.M.
GROSS BUILDING C AREA	± 4,048 S.F.	± 376 S.M.
TOTAL GROUND FLOOR AREA	± 34,476 S.F.	± 3,203 S.M.
GROSS FLOOR AREA	± 58,469 S.F.	± 5,431 S.M.
PARKING REQUIRED	261 CARS	
(1/20 S.M. GFA)	4.46/1000 S.F.	4.81/100 S.M.
PARKING PROVIDED	310 CARS	
PARKING PROVIDED W/O SNOW STORAGE	5.30/1000 S.F.	5.71/100 S.M.
	4.45/1000 S.F.	4.79/100 S.M.

COVERAGE		12.58%
LANDSCAPED AREA	± 34,202 S.F.	12.48%

ZONING CHART

CURRENT ZONING AND REGULATIONS	C2'119 (SECONDARY MIXED USE COMMERCIAL)
ZONING BY-LAW 016-2014	REQUIRED PROVIDED

MIN. LOT FRONTAGE	60.0M	182.5M
MIN. LOT AREA	1,200 S.M.	± 2.55 HA.
MAX. LOT AREA	8.0 HA.	± 2.55 HA.
SITE SPECIFIC		
MAX. LOT COVERAGE	30%	12.6%

SETBACKS		
MIN. FRONT YARD	4.5M	3M *
MAX. FRONT YARD	6.0M	82.3M *
MIN. INTERIOR SIDE YARD	6.0M	6.0M
MIN. EXTERIOR SIDE YARD	4.5M	4.5M
MAX. EXTERIOR SIDE YARD	6.0M	11.4M *
MIN. REAR YARD	4.5M	3M *
MIN. FOR CANOPIES	7.5M	10.0M
MIN. FOR QUEUEING LANES AND VOICE...		
TO STREET LINE	7.5M	6.0M *
TO OTHER LOT LINE	4.5M	13.1M

GROSS FLOOR AREA		
MIN. BUILDING COMBINED	± 9,300 S.M.	± 5,431 S.M. *
MAX. BUILDING COMBINED	± 5,575 S.M.	± 5,431 S.M.
SITE SPECIFIC		
MIN. INDIVIDUAL BUILDING	± 370 S.M.	± 376 S.M.

MAX. BUILDING HEIGHT	9.5M	9.45M
----------------------	------	-------

LANDSCAPED OPEN SPACE		
MIN. % OF LOT AREA	15%	12.48%
MIN. LANDSCAPE BUFFER		
ABUTTING A STREET LINE	4.5M	4.5M
ABUTTING A RESIDENTIAL ZONE	4.0M	4.0M

SNOW STORAGE		
NO OF PARKING SPACE		50 SPACES
% TO ASPHALT IN PARKING LOT		5.00%

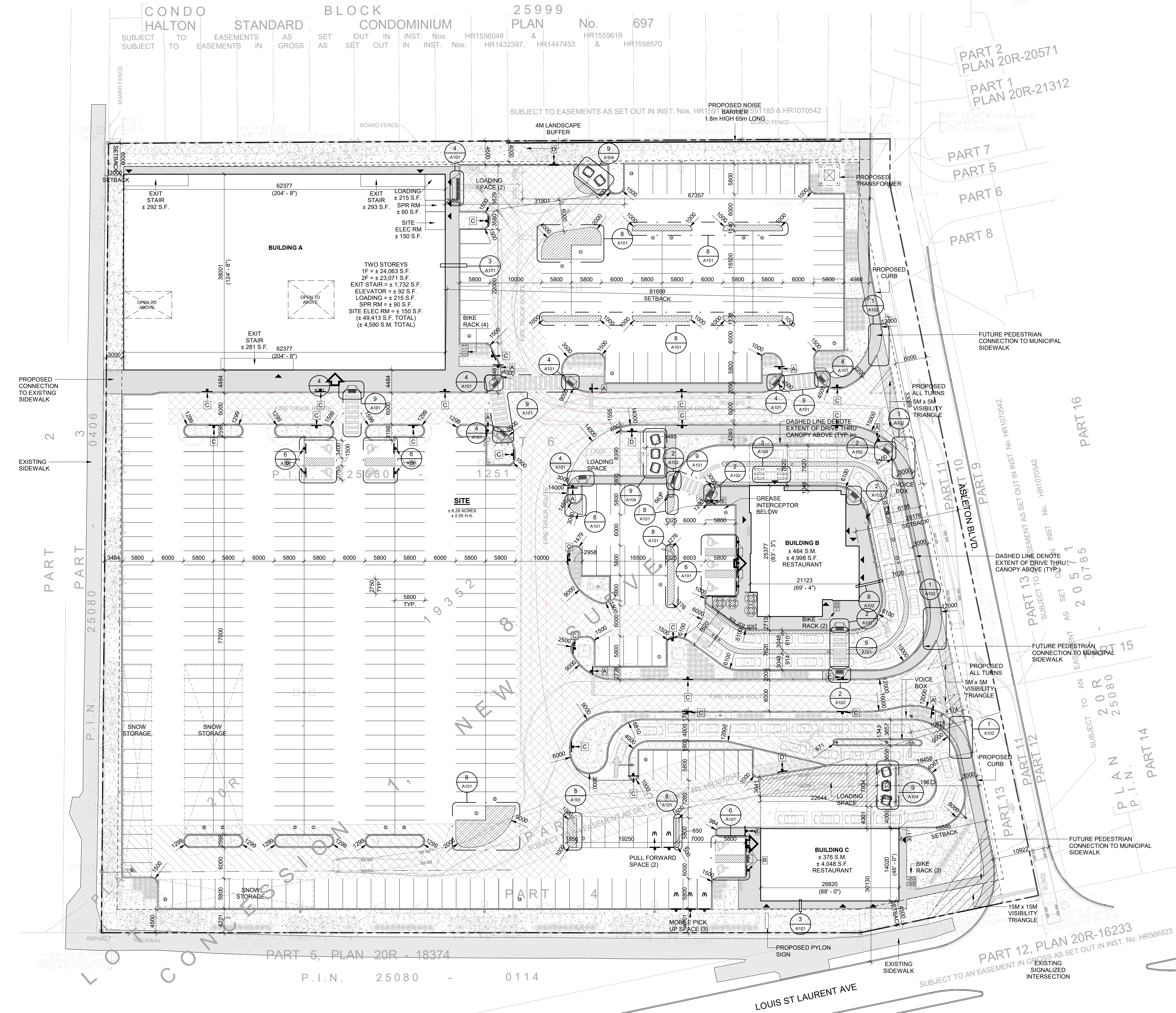
DRIVE AISLE MIN.	6M	6M
------------------	----	----

PARKING SPACE		
REGULAR (2.75M X 5.8M)	2.75M X 5.8M	2.75M X 5.8M
(C2 ZONE: 1/20 S.M.)	272 SPACES	310 SPACES
SNOW STORAGE DEDUCTED		260 SPACES
ACCESSIBLE PARKING	8 SPACES	9 SPACES
(2 ± 2% OF TOTAL)		
BARRIER-FREE TYPE A (3.4M X 5.8M)		4 SPACES
BARRIER-FREE TYPE B (2.75M X 5.8M)		5 SPACES

LOADING		
LOADING SPACE (3.5M X 12.0M)	2 SPACES	4 SPACES
MIN. SETBACK FROM BUILDING	2.2M	4.3M
MAX. SETBACK FROM BUILDING	20.0M	17.6M
LOADING AREA (3.5M X 6.0M)	2 SPACES	0 SPACES

BICYCLE PARKING	1.8M X 0.6M	1.8M X 0.6M
(3% OF REQUIRED PARKING SPACE)	9 SPACES	9 SPACES

* INDICATES NON-COMPLIANCE



1 SPA SITE PLAN
A100 1: 400

2026-04-29	ISSUED FOR SPAT (A1-13)	JKW
2026-04-22	ISSUED FOR COORDINATION (A1-12)	JKW
2026-04-13	ISSUED FOR COORDINATION (A1-11)	JKW
2026-04-09	ISSUED FOR COORDINATION (A1-10)	JKW
2026-03-27	ISSUED FOR COORDINATION (A1-9)	JKW
#	DATE	DESCRIPTION

fieldgate

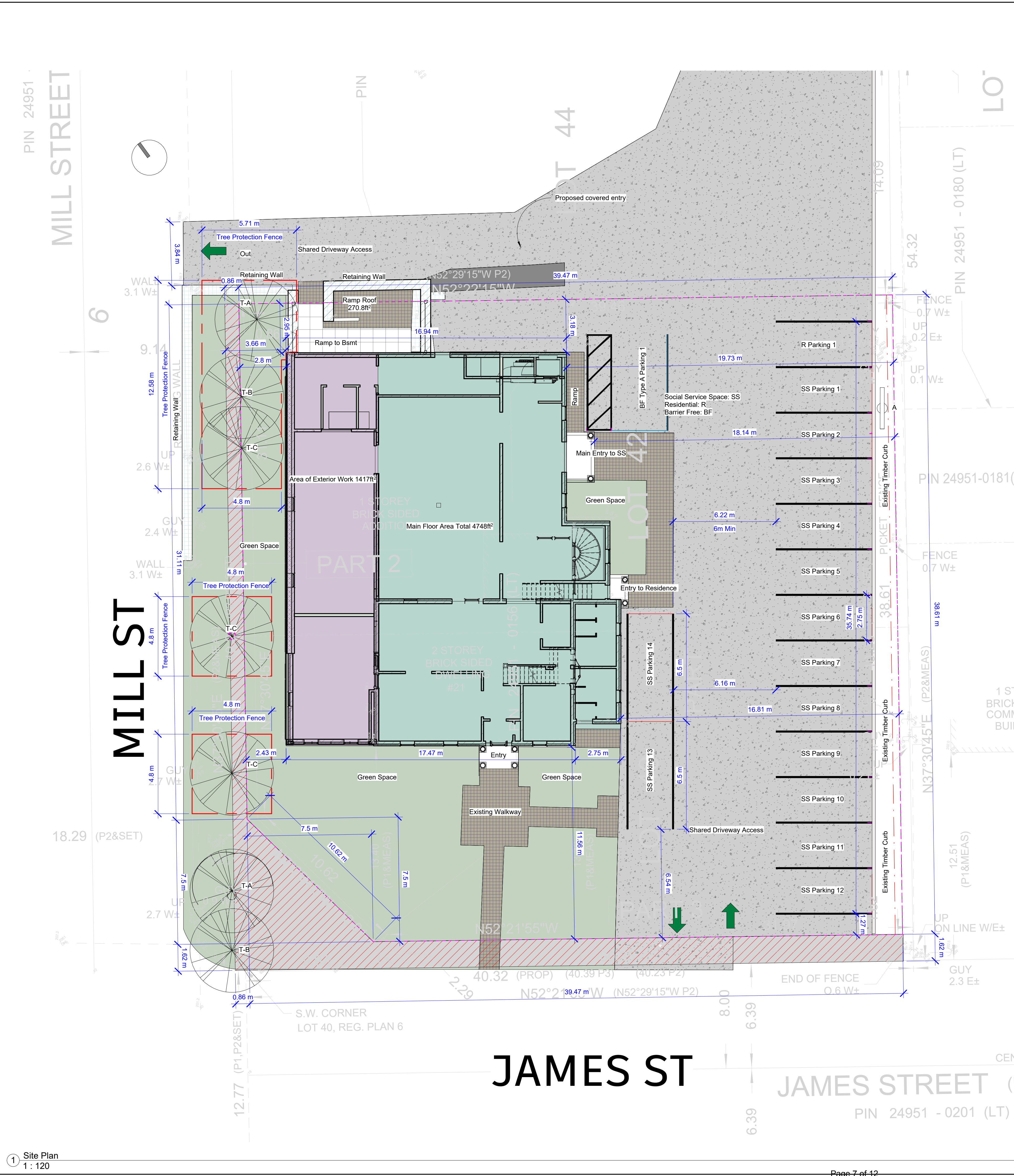
PROJECT
PROPOSED RETAIL DEVELOPMENT
LOUIS ST. LAURENT AVE & ASLETON BLVD
MILTON, ON

DRAWING
SPA SITE PLAN

PROJECT NO.
19-178P02
PROJECT DATE
DRAWN BY
JKW
CHECKED BY
YGL
SCALE
As indicated



DRAWING NO.
A100
REV
5



Building Area Chart		
Name of Area	Area Meters	Area Feet
Gross Main Floor	424.8	4573
Gross Basement	258	2779
Total	683	7,352
Gross Second Floor	126.2	1359
Gross Third Floor	46.4	500
Total	172.7	1,859
Grand Total	855.7	9,211
Total above Grade	430.8	4,638

Parking Chart				
Item Type	ByLaw	Bylaw #	Required BL	Provided BL

Accessible Parking Requirements				
Accessible Parking Requirements	4%	5.9	1 Type A	1
Drive Widths				
Drive Widths	One Way Driveway	5.6.1	3.5m	
Drive Widths	Two Way Driveway	5.6.1	6m	
Drive Widths	Aisles Sizes	5.7	6m	
Non-Residential Parking Requirements				
Non-Residential Parking Requirements	Social Services Establishment	5.8.2	1 parking space per 30m2 of gross floor area/Existing acceptable Parking Policy Area	14

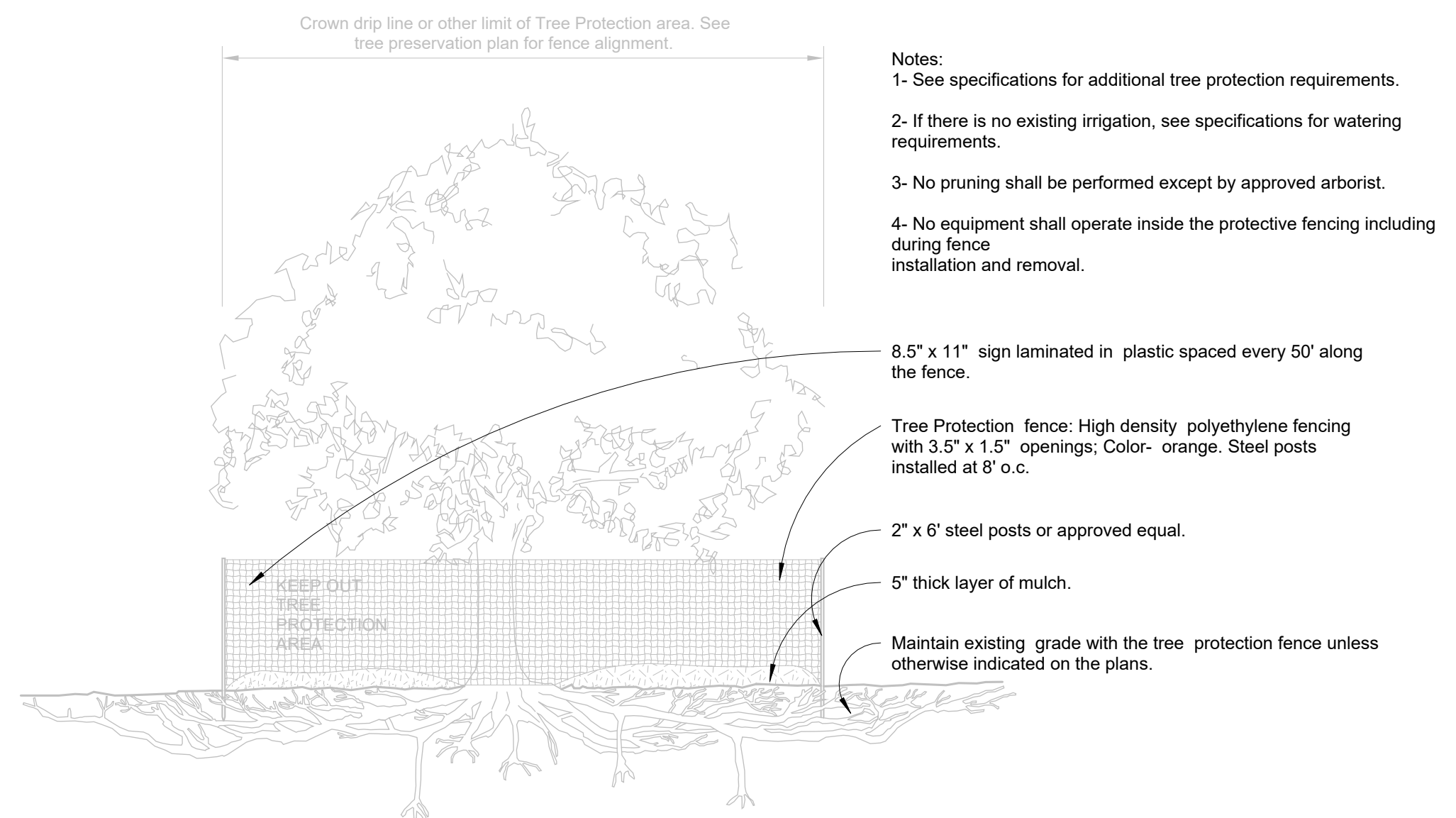
Parking Sizes				
Parking Sizes	Angled	5.8	6.5x2.75	
Parking Sizes	Parallel	5.8	6.5x2.75	
Parking Sizes	Perpendicular	5.8	5.8x2.75	
Parking Sizes	Accessible Type A	5.8	5.8x3.4 (1.5x5.8 Aisle)	
Parking Sizes	Accessible Type B	5.8	5.8x2.75 (1.5x5.8 Aisle)	
Residential Parking Requirements				
Residential Parking Requirements	Upper Floor Dwelling units	5.8.1	1 per unit	1

Tree Schedule	
Code	Tree Name
T-A	Black Locust
T-B	Maple
T-C	Buckthorne

Tree Preservation Notes
The intent of tree preservation and protection is to provide an inventory of existing trees on site. It is not a survey; therefore, the exact location of existing trees must be verified on site prior to the commencement of any works.
All trees to be preserved shall be indicated and marked on site by the Project Manager prior to the commencement of the clearing and grubbing contract.
As part of the clearing and grubbing work, trees located at the edges of all preservation areas, regardless of size, are to be pruned of dead and diseased limbs. Individual specimens are to be removed in accordance with accepted horticultural practices and to the satisfaction of the Town of Milton.
In the event that a tree designated for preservation is damaged or removed without prior written permission from the Project Manager and the Town of Milton, the landowner shall be responsible as outlined in the applicable municipal by-law.
Prior to the commencement of any works, all trees or blocks of trees designated for preservation, as indicated on the plan, shall be fully protected by the erection of hoarding outside of or at the drip line.
Equipment or vehicles shall not be parked, repaired, or refueled within the tree protection zone. Construction materials shall not be stored, and earth materials shall not be stockpiled within the drip line area of any tree not designated for removal.
Trees not designated for removal shall not have rigging cables attached or wrapped around them. No contaminants shall be dumped within the protective areas, nor shall contaminants be dumped or flushed where they may come into contact with feeder roots of trees to be preserved.
Specifications for Preservation and Protection
The contractor or landowner shall take every precaution to prevent damage to trees or shrubs not designated for removal. Unless contract work specifically requires work within the drip line of trees not designated for removal, equipment shall not be operated within that area. Where work within the drip line is required, operations shall be kept to the minimum necessary. Prior to such work, written notification shall be provided to the Project Manager and the Town of Milton, who will be required to inspect the work.
The contractor's operations shall not cause damage to the trunk or branches of trees not designated for removal. The contractor's operations shall not cause flooding or sediment deposits in areas where trees are not designated for removal. If it is necessary to remove limbs or portions of trees not designated for removal, written approval must be obtained from the Project Manager and the Town of Milton prior to any work. All removals shall be carried out in accordance with standard horticultural practices.
Where grade changes are required around trees designated for preservation, the developer, agent, or landowner shall take precautions to preserve the tree, such as dry welling and root feeding. All protection measures must be completed to the satisfaction of the Project Manager and the Town of Milton.

Zoning Schedule			
Zoning	Required	Existing	Proposed
Zoning Type	CBD-A	CBD-A	No change
Lot Area	600 m2	1,622.15m ²	1,495.6m ²
Lot Frontage	30%	40.32m	39.47m
Front Yard Setback	0-2.5m	13.18	11.56m
Rear Yard Setback	0	3.18m	7m
Interior Right Side Yard Width	0	16.81m	No change
Exterior Left Side Yard Width	0-1m	3.66m	2.8m
Max Building Height	11m	9.14m	No change
Landscape Buffer	0 or 3m (Residential Zone)	0	No change
Max Landscaped Space	0%		
Use		Funeral Home	Social Services Establishment
Use		Upper-Floor Dwelling Units	No change

Legend	
	Property Line
	Area of Work
	Existing Buildings
	Fence Line
	Driveway
	Walkway
	Green Space
	Ramp
	ROW (to township)



① Site Plan
1 : 120

② Tree Protection Detail
1 : 50

MUNICIPAL STAMP

ENGINEERING STAMP

STAMP

REVISIONS

PROJECT NOTES

PROJECT MANAGEMENT | REAL ESTATE | ARCHITECTURE

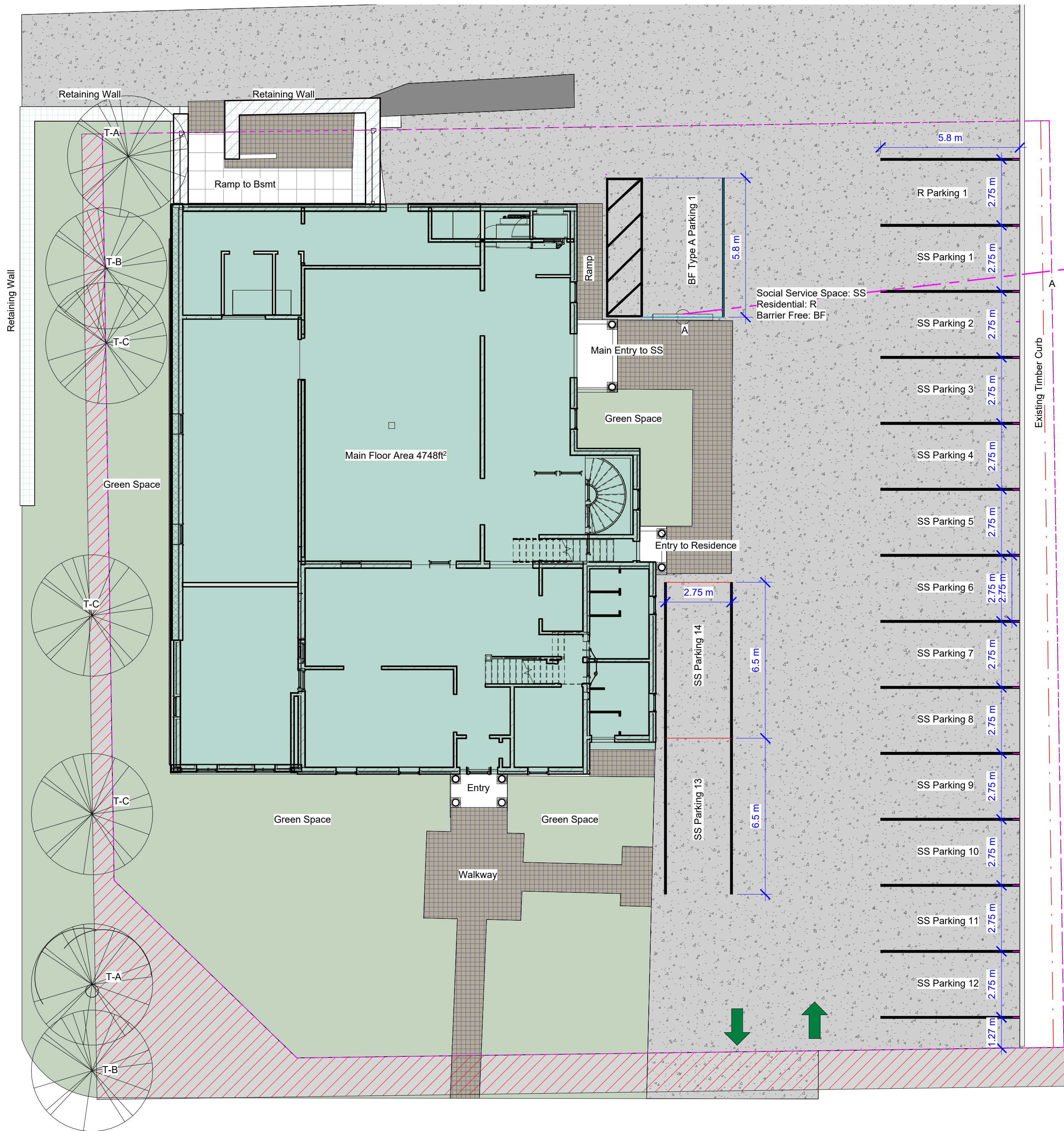
PROJECT Social Service Establishment

ADDRESS 21 James St Milton, ON L9T 2P3

DRAWING TITLE Site Plan

PROJECT NUMBER #C2509-03 21 James St

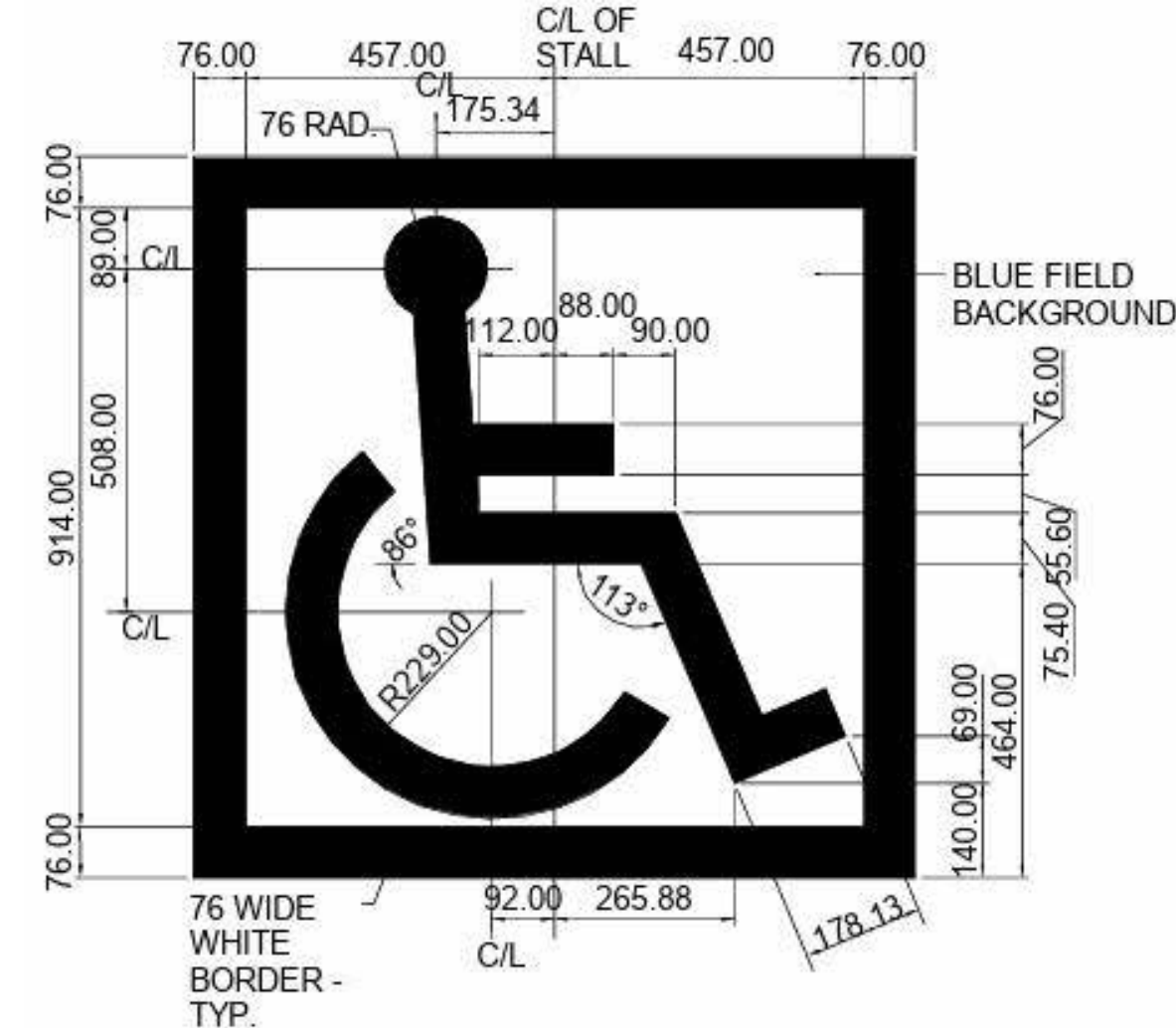
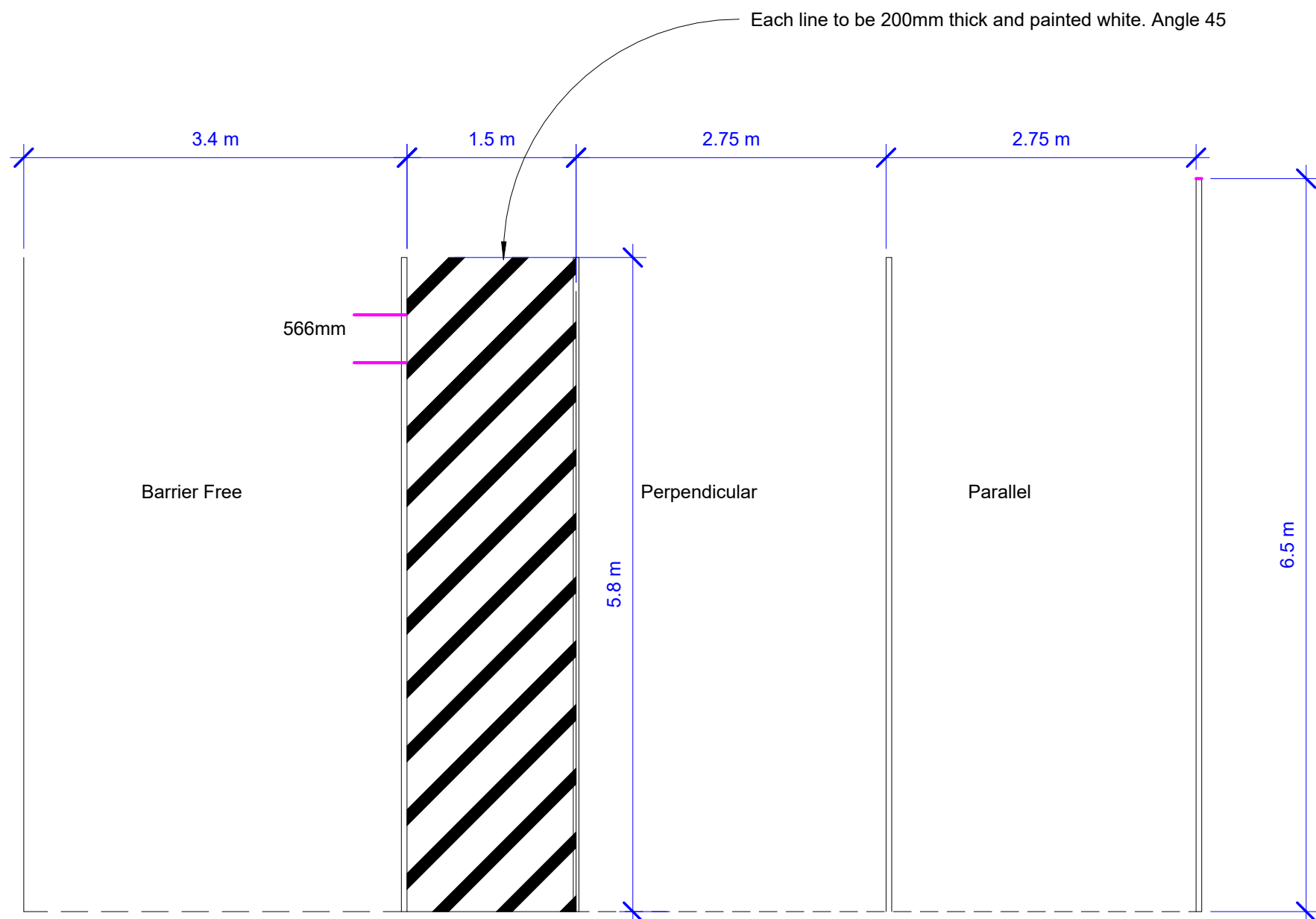
SHEET NUMBER SP1.10



① Signage & Pavement Marking Plan
1 : 120



④ Signage
1 : 500



All pavement markings and traffic signs shall conform to the Ontario Traffic Manual.
Pavement markings for parking stalls shall be painted white and conform to OPSS 1712.
Paint color specified on drawing; paint to be quick-drying, water-based latex paint (without glass beads).

② Parking Details
1 : 50

MUNICIPAL STAMP

ENGINEERING STAMP

STAMP

The undersigned has reviewed and takes the responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code.
Name: Lynn McDowell
Signature: [Signature]
BCIN: 105871

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code.
Firm Name: SD Consultants Corp.
BCIN: 124898

REV NO.	DATE	ISSUED FOR
R1	2026-01-30	Prelim Review
R2	2026-04-18	Coordination
R3	2026-05-01	SPA #1
R4		
R5		
R6		

PROJECT NOTES

SD CONSULTANTS PERMIT COORDINATION
P. (249) 877-5325
e. permit@sdconsultants.ca

PROJECT MANAGEMENT | REAL ESTATE | ARCHITECTURE

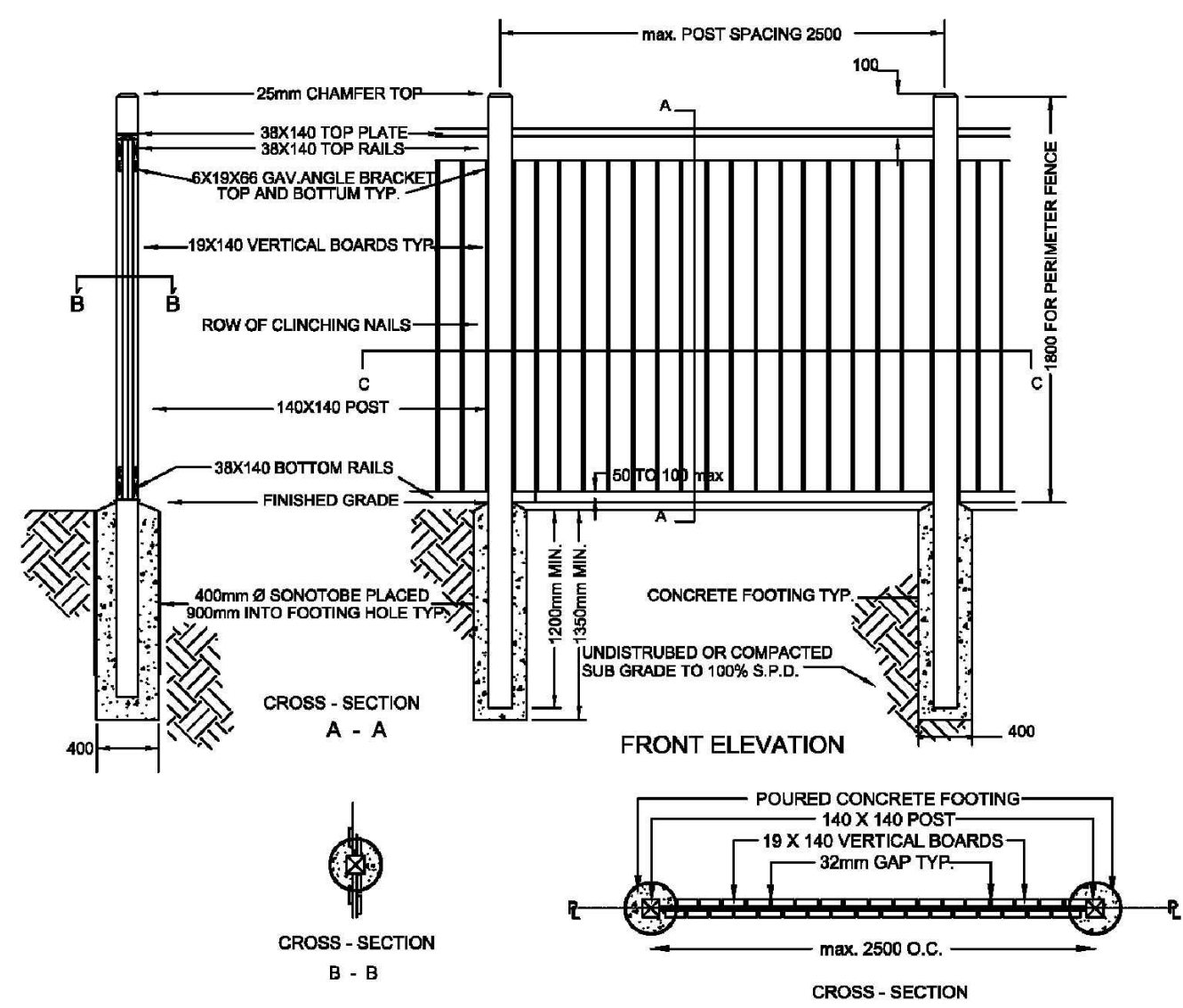
PROJECT
Social Service Establishment

ADDRESS
21 James St
Milton, ON L9T 2P3

DRAWING TITLE
Signage & Marking Plan

PROJECT NUMBER
#C2509-03 21 James St

SHEET NUMBER
SP1.11

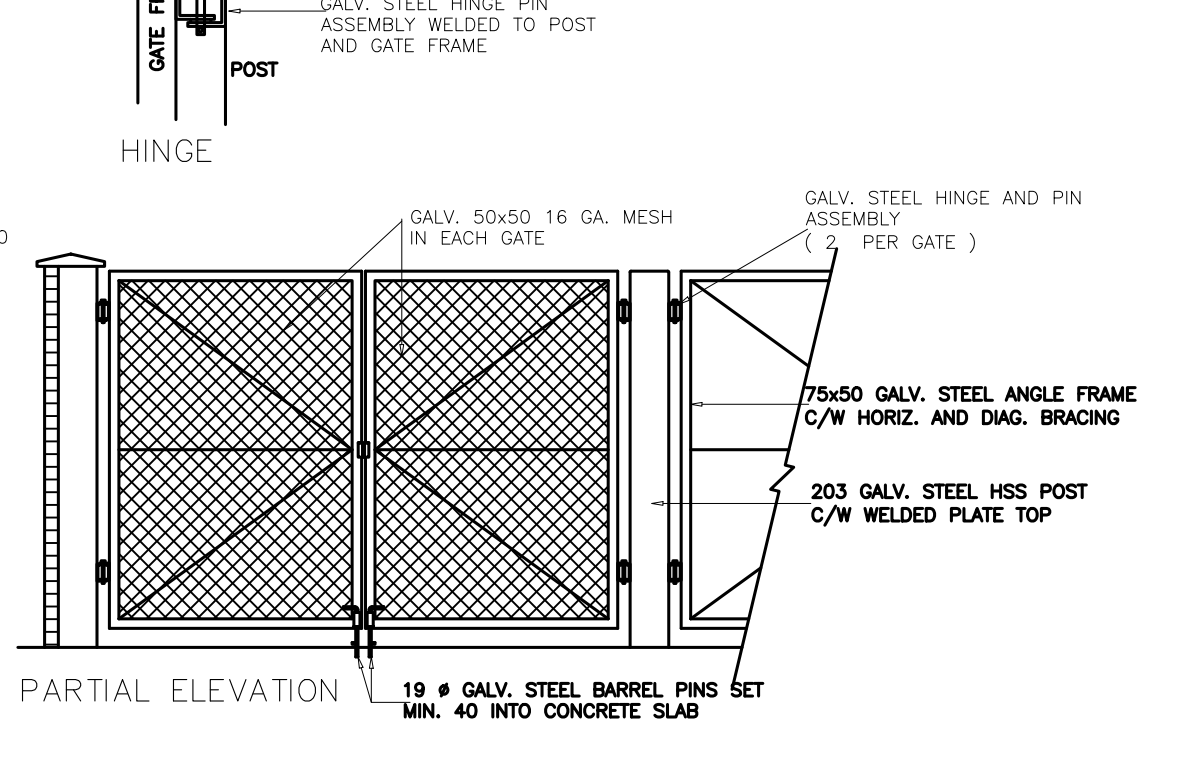
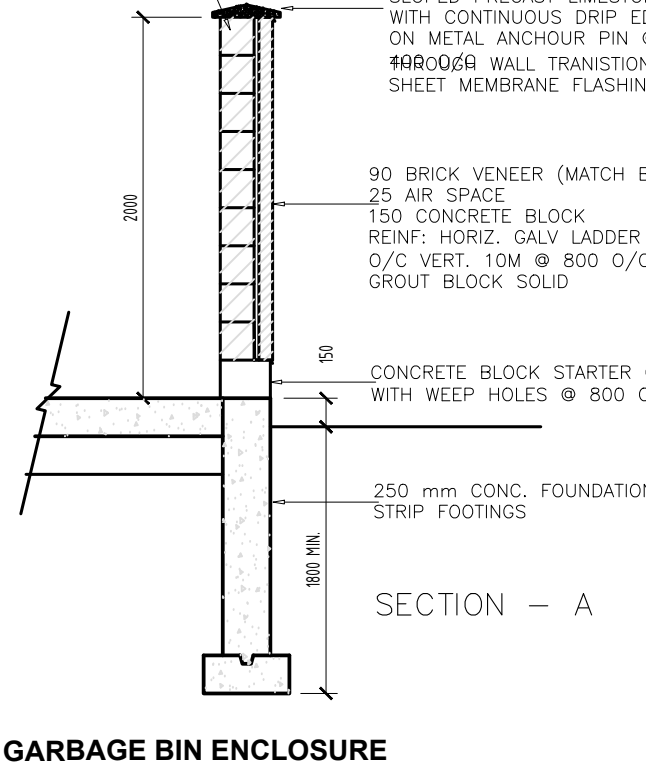
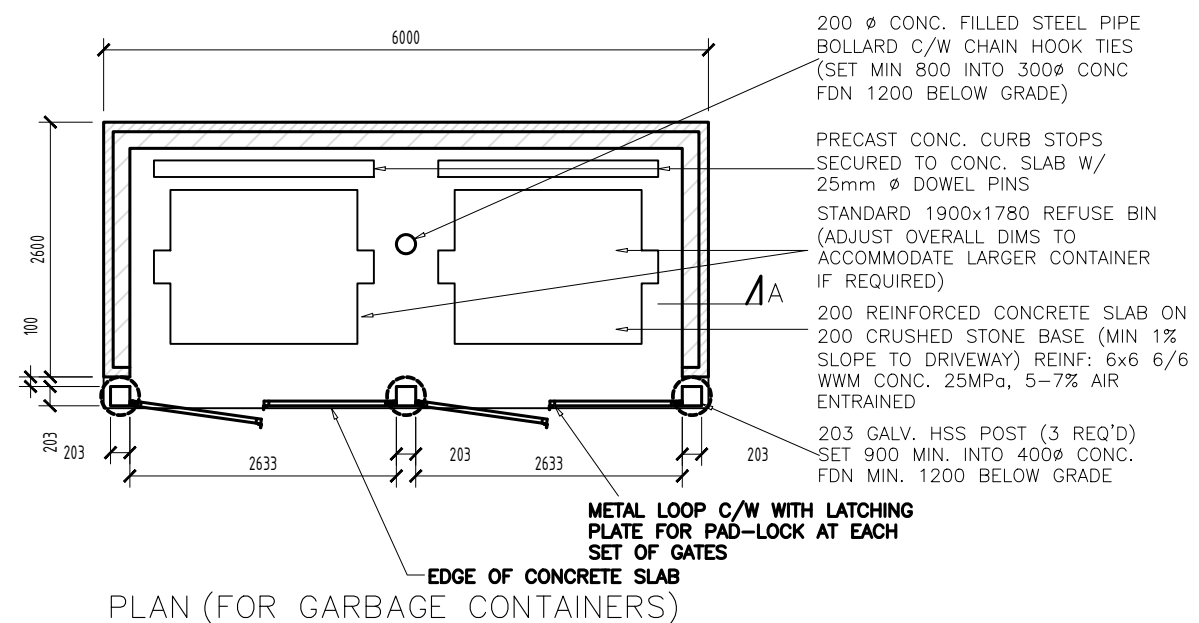


NOTES:

1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO BUILDING CODE AND LOCAL BY-LAWS.
2. ALL WOOD TO BE PRESURE TREATED S.P.F. OR SELECT WESTERN CEDAR. ALL MEMBERS SHALL BE FREE OF WANE AND BARK POCKETS. ALL TRIM GRAB SHALL BE ELIMINATED BY SANDING AND RE-GRANING MEMBERS EXHIBITING MOISTURE TO HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE INSTALLATION. PANEL MEMBERS SHALL BE SELECT KNOTTY (NO.204).
3. POST SHALL BE SELECT STRUCTURAL POST AND TIMBER (NO.124).
4. ALL WOOD TO BE RINGED STAMP OF C.L.B. CERTIFIED AGENCY.
5. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% AT THE TIME OF CONSTRUCTION.
6. TREAT BOTTOM JOINT BONES WITH C.C.A. PRESERVATIVE TO A RETENTION OF 4.0 KG/CM².
7. GUARANTEE FOR WOOD FINISH SHALL CONSIST OF A LAYER OF BLENDED RESIN AND OIL IN A WATER SUSPENSION. SUSPENDED SOLIDS SHALL NOT EXCEED 17% BY WEIGHT. THE FINISH SHALL BE APPLIED TO THE WOOD SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE FINISH SHALL BE APPLIED TO THE WOOD SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE FINISH SHALL BE APPLIED TO THE WOOD SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD G90.
9. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD G90.
10. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD G90.
11. MAINTAIN FINISHED GRADE PARALLEL WITH BOTTOM FENCE MEMBER.
12. STEP FENCE PANELS MAXIMUM OF 100mm AT POSTS AS REQUIRED BY GRADE CONDITIONS.
13. ALL DIMENSIONS ARE ACTUAL SIZES RATHER THAN NOMINAL SIZES.
14. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa @ 28 DAYS WITH 5-7% AIR ENTRAINMENT.
15. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.

TOWN OF MILTON
WOOD PRIVACY FENCING

Scale: N.T.S.
Date: MARCH 2017
Std. No. E - 28



GARBAGE BIN ENCLOSURE

ZONING	REQUIRE	PROVIDED
PHASE 1 - LAND AREA FOR DEVELOPMENT + 1436 SQM	4.0 M	4.0 M
PHASE 2 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 3 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 4 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 5 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 6 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 7 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 8 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 9 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 10 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 11 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 12 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 13 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 14 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 15 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 16 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 17 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 18 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 19 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 20 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 21 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 22 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 23 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 24 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 25 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 26 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 27 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 28 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 29 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 30 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 31 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 32 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 33 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 34 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 35 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 36 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 37 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 38 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 39 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 40 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 41 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 42 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 43 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 44 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 45 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 46 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 47 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 48 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 49 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 50 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 51 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 52 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 53 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 54 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 55 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 56 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 57 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 58 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 59 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 60 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 61 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 62 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 63 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 64 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 65 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 66 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 67 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 68 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 69 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 70 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 71 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 72 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 73 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 74 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 75 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 76 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 77 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 78 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 79 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 80 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 81 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 82 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 83 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 84 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 85 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 86 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 87 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 88 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 89 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 90 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 91 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 92 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 93 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 94 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 95 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 96 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 97 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 98 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 99 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M
PHASE 100 - LAND AREA FOR DEVELOPMENT + 1585 SQM	4.0 M	4.0 M

PROPERTY DESCRIPTION: 8551 ESCARPMENT WAY,
PIN 24976-0153
BEING PART OF BLOCK 4, REGISTERED PLAN 20M-952, SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 20R-16880, PART 1, PLAN 20R-18992 AND PARTS 1, 2, 3 AND 4, PLAN 20R-19423, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON.

SUBJECT TO EASEMENT IN GROSS IN FAVOUR OF BELL CANADA OVER PART 5, PLAN 20R-16411, AS IN HR433787.

SUBJECT TO EASEMENT FOR PRIVATE STORM SEWER OVER PARTS 5, 6 AND 7, PLAN 20R-18992 IN FAVOUR OF PART 1, 20R-19423, AS IN HR1105473.

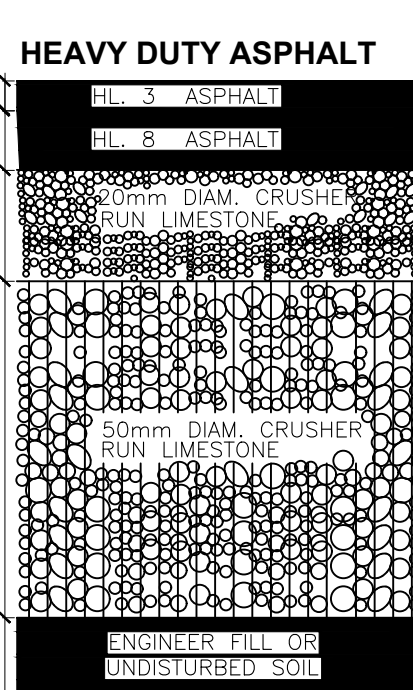
AND

PIN 24976-0085
BEING PART OF BLOCK 4, REGISTERED PLAN 20M-952, DESIGNATED AS PART 2, PLAN 20R-16880, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 (1978 RE-ADJUSTMENT) AND WERE DERIVED FROM TOWN OF MILTON BENCHMARK NO. 2101-S, HAVING A PUBLISHED ELEVATION OF 121.8 METERS.

BEARING NOTE
BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF ESCARPMENT WAY AS SHOWN ON REGISTERED PLAN 20M-952, HAVING A BEARING OF N45°32'27\"

KEY PLAN



GENERAL NOTES:

1. ALL GRANULAR FILL MATERIAL SHALL BE COMPACTED TO 95% S.P.D.
2. TOPSOIL, DEBRIS & LOOSE MATERIALS TO BE REMOVED FROM ALL SUBBASE
3. WHERE NEW PAVING ADJUTS EXISTING ASPHALT PAVING, MATCH FINISH GRADE AND SLOPE.
4. PROVIDE PAVEMENT MARKINGS, SYMBOLS, DIRECTION ARROWS, AS INDICATED ON PLAN.

Item	Ontario's 2008 Building Code		OBC Reference	
	Data Matrix Part 3 of 9		Referenced to Division 3 unless noted [A] for Division A; [C] for Division C	
1	Project Description:	☒ New ☐ Addition ☐ Alteration	☐ Part 3 1.1.1 to 1.1.4	☒ Part 9 1.1.2 [A] & 9.10.1.3
2	Major Occupancy(s)	1 - 545 (1410, 462, 1 - 2102)	3.1.2.1 (1)	9.10.2
3	Building Area (m ²) Existing	Now ut. Total: 143 SQM	1.4.1.2 [A]	1.4.1.2 [A]
4	Gross Area	Existing: 143 SQM Now ut. 143 SQM	1.4.1.2 [A]	1.4.1.2 [A]
5	Number of Storeys	Above grade: 1 Below grade: 1	1.4.1.2 [A] & 3.1.1.1	1.4.1.2 [A] & 9.10.4
6	Number of Streets/Fire Fighter Accesses	1	3.2.2.10 & 3.2.5	9.10.30
7	Building Classification	1 - 545 (1410, 462, 1 - 2102)	3.2.2.26-83	9.10.82
8	Sprinkler System Proposed	☐ entire building ☐ selected compartments ☐ selected floor areas ☐ Non-combustible ☒ not required	3.2.2.26-83 3.2.1.5 3.2.2.17	9.10.82 INDEX INDEX
9	Standpipe required	☐ Yes ☒ No	3.2.9	N/A
10	Fire Alarm required	☐ Yes ☒ No	3.2.4	9.10.18
11	Water Service/Supply in Adequate	☒ Yes ☐ No	3.2.5.1	N/A
12	High Building	☐ Yes ☒ No	3.2.6	N/A
13	Construction Restrictions	☐ Combustible ☐ Non-combustible	3.2.2.20-83	9.10.6
14	Actual Construction	☐ Combustible ☐ Non-combustible	3.2.2.20-83	9.10.6
15	Occupant load based on	☐ m ² /person ☒ design of building	3.1.1.1 (30)	9.10.4.1
16	Barrier-free Design	☒ Yes ☐ No (Explain)	3.8	9.5.2
17	Hazardous Substances	☐ Yes ☒ No	3.3.1.2 & 3.3.1.19	9.10.1.3(4)
18	Required	Horizontal Assemblies FRR (Roofs) Fire Resistance Rating (FRR) Roof: _____ Hours Mezzanine: _____ Hours FRR of Supporting Members Roof: _____ Hour Mezzanine: _____ Hour	Listed Design No. or Description (SG-2) 3.2.1.4	3.2.2.20-83 & 9.10.9
19	Spatial Separation	Construction of Exterior Walls	Listed Design No. or Description (SG-2)	3.2.3
20	Wall	Area of FRR (m ²) L.D. L.H. R.R. Permitted Max. No. of Openings	Proposed % of Openings FRR (Hours) Listed Design or Description	Comb. Cost Comb. Constr. Cladding Not comb. Constr.
21	North	-	-	-
22	South	-	-	-
23	East	-	-	-
24	West	-	-	-
25	(Additional wall areas continued below)			
26	Other - Describe			



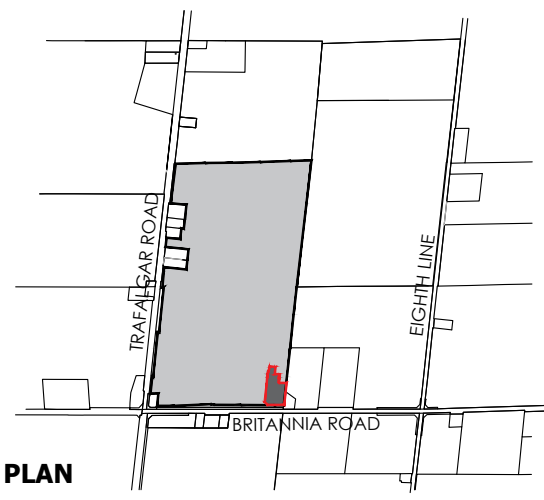
REGIONAL FILE: XXX	CITY FILE: XXX
ALL INFORMATION AND OPERATIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.	DRAWN BY: _____ SCALE: _____ PROJECT NO.: 2666 DRAWING TITLE & NO.: PROPOSED SITE PLAN A101

PROPOSED SITE PLAN

SITE STATISTICS AND DEVELOPMENT DATA

INTENDED USE	SALES OFFICE
GROSS SITE AREA (STAGE 1 & 2)	14,405.4 m²
SITE AREA(STAGE 1)	10,662.6 m²
GROSS FLOOR AREA (PROPOSED SALES OFFICE)	297.20 m²
TOTAL BUILDING COVERAGE	297.20 m²
LANDSCAPED AREA	0.90 Ha
PARKING REQUIRED	N/A
PARKING PROVIDED - SURFACE	18 SPACES
SETBACK TO A LOT LINE	13.28 m
SETBACK TO STREET LINE	80.81 m
SETBACK OF AT GRADE PARKING FROM LOT LINE	41.83 m

MATTAMY
WHITE SQUADRON
SITE PLAN

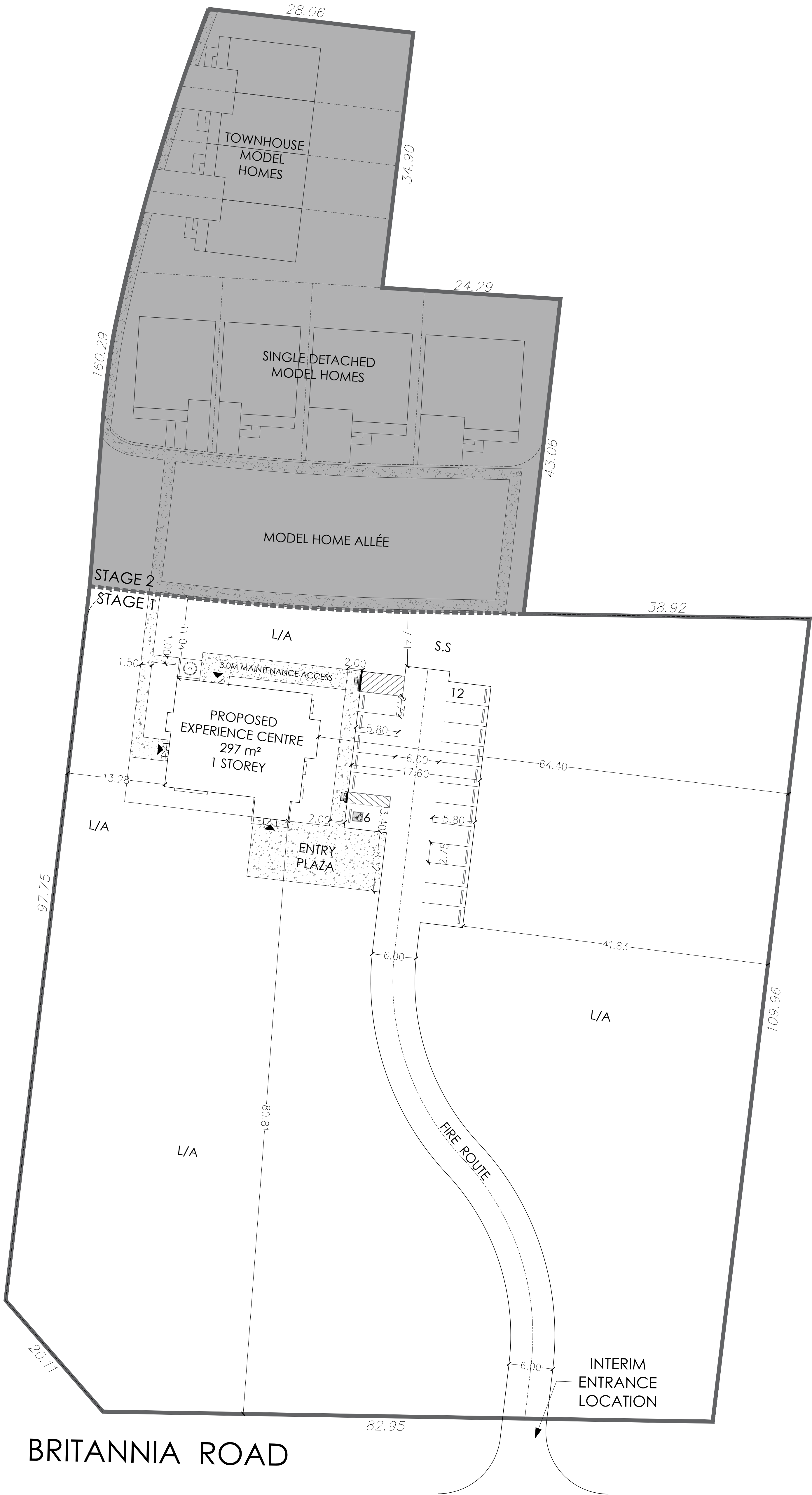


KEY PLAN
Draft Plan
Subject Lands
N.T.S.

SCALE 1:300
0 3 6 9 12 15 18

LEGEND

- CURB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR
- S.S. SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- PROPERTY LINE
- NO PARKING
- BARRIER FREE PARKING
- ENTRANCE
- MOBILE WASHROOM
- DRIVEWAY
- BUMPER CURB

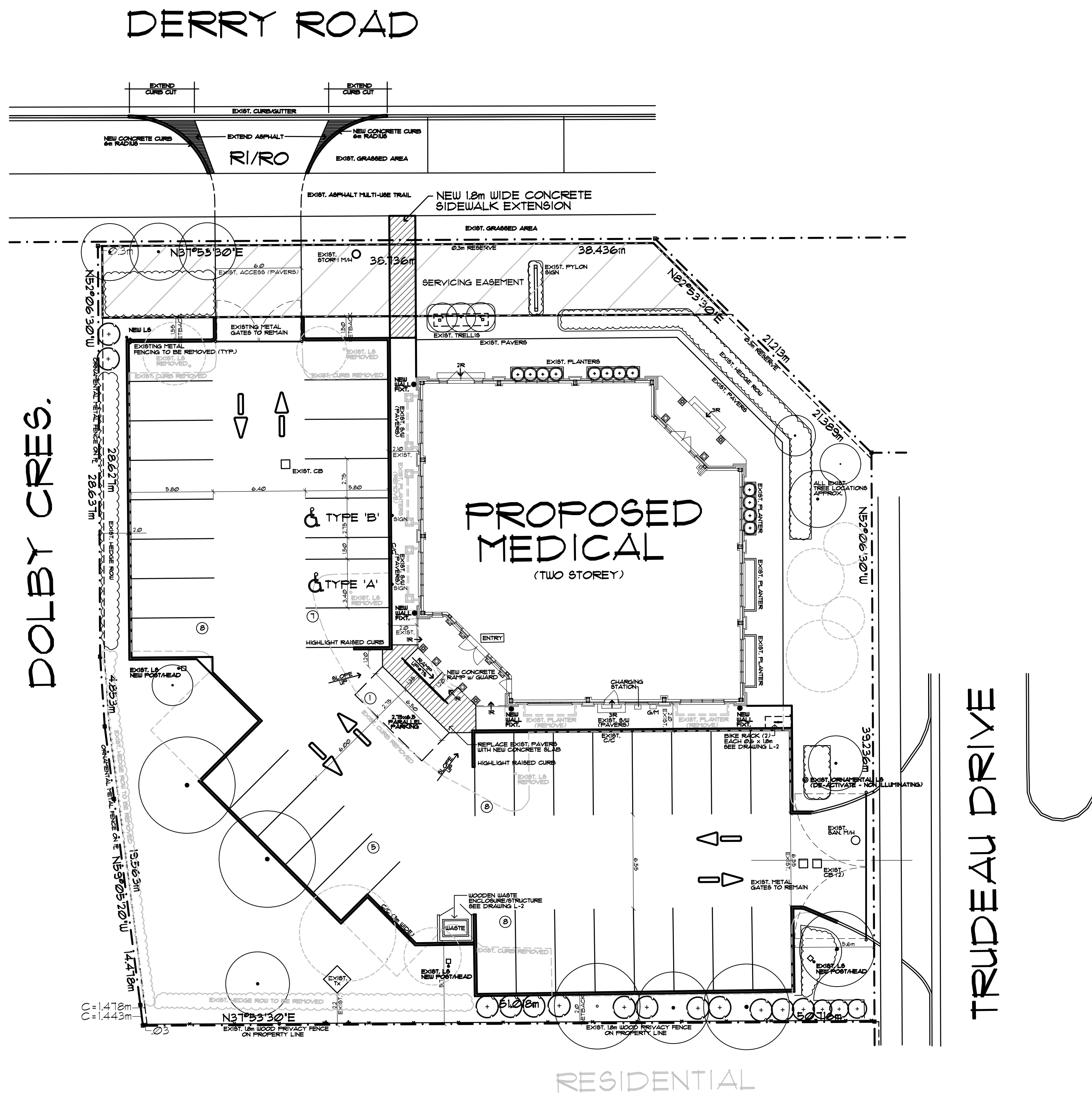


04/24/26	Draft for Review	WS
DATE	REVISION	BY

GENERAL NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.



TITLE: WHITE SQUADRON SITE PLAN		
DATE: May 15, 2026	DRAWN BY: AS CHECKED BY: CR	DRAWING NO. A
FILE NO.:		
JOB NO.:		



LEGEND :

- DENOTES TREE TO BE REMOVED
- ⊙ DENOTES LIGHT STANDARD
- ACCESSIBILITY PARKING SIGN

NOTES :

1. EXISTING RTU ARE SCREENED BY BUILDING PARAPET.
2. SITE IS SERVICED BY PRIVATE WASTE COLLECTION.
3. THE OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH UTILITY RELOCATIONS.
4. THE OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS.

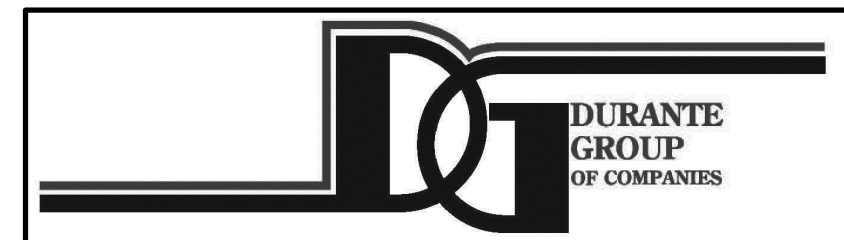
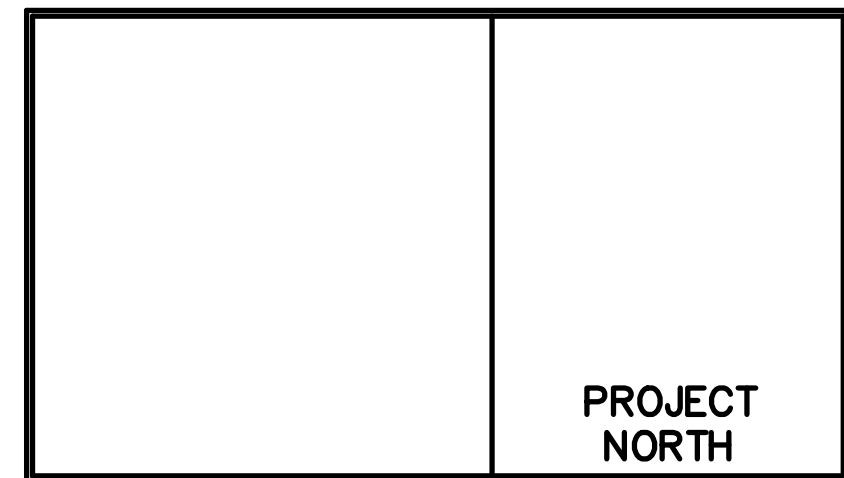
SITE STATISTICS :

PROVISION :	EXISTING/PROPOSED	C3/C3+231
LOT FRONTAGE	47.9m (EXIST. - IRREG)	40.0m (MIN)
LOT AREA	2,763.7m ² (EXIST.)	3,000m ² (MAX)
EASEMENT (INCLUDED)	204.7m ²	
LOT COVERAGE	16.3% (EXIST.)	30% (MAX)
FRONT YARD S/B	9.4m (EXIST.)	NO MAXIMUM
EXT. SIDE YARD S/B	8.9m/21.9m (EXIST.)	NO MAXIMUM
REAR YARD S/B	22.3m (EXIST.)	6.0m (MIN)
GROSS FLOOR AREA	902.06m ² (EXIST.)	930m ² (MAX)
BUILDING HEIGHT	EXIST. - NO CHANGE	11.0m
LANDSCAPED O/S	752m ² (29.4%) - EXCLUDES EASEMENT	15% (MIN)
L/B - STREET LINE	2.0m	1.0m
L/B - RESIDENTIAL	2.0m	2.0m
PARKING (1/22m ² x .9)	37	37
B-F PARKING	2	2
BICYCLE PARKING	2	2
LOADING AREA	0	NOT REQUIRED
B-F S/W WIDTH	2.0m (EXIST.)	2.0m
PARKING AREA S/B TO BUILDING	2.0m (EXIST.)	2.0m

Contractors must verify all dimensions and report any discrepancies or omissions to the designer before commencing the work.
Prints are not to be scaled.

GENERAL NOTES :

1	APR. 30/26	ISSUED FOR REVIEW
No.	DATE	REVISION



401 WHEELABRATOR WAY
MILTON, ONTARIO L9T 3C1
PHONE : (905) 878-6273
FAX : (905) 878-9646
durante@durantegroup.com

PROJECT PROPOSED RE-DEVELOPMENT FOR : MEDICAL OFFICES 10180 DERRY ROAD EAST - MILTON
CLIENT DURLAND PROPERTIES INC.

DRAWING SITE PLAN	
DRAWN S.A.M.	TOWN FILE #
CHECKED	SP-09/25
DATE APRIL 2026	DRAWING No.
SCALE 1:200	SP1
PROJECT No. 12407	