



**RYAN  
HAYDAR**  
REAL ESTATE TEAM

# FOR SALE 6.55 ACRES

- PRIME LOCATION
- EASY HIGHWAY ACCESS
- FUTURE STRATEGIC EMPLOYMENT LAND

5000 HENDERSON  
ROAD, MILTON ONTARIO  
OFFERED AT \$4,200,000



## PROPERTY FEATURES

CHANCE TO OWN 6. ACRES WITH FRONTAGE ON LOWER BASE LINE AND HENDERSON ROAD. CONVENIENTLY LOCATED BETWEEN MILTON AND OAKVILLE.

CLOSE PROXIMITY TO THE CN LOGISTICS SITE.

CURRENTLY ZONED A1 - FSE OVERLAY (FUTURE STRATEGIC EMPLOYMENT LAND)

# REVEL.

REALTY INC., BROKERAGE

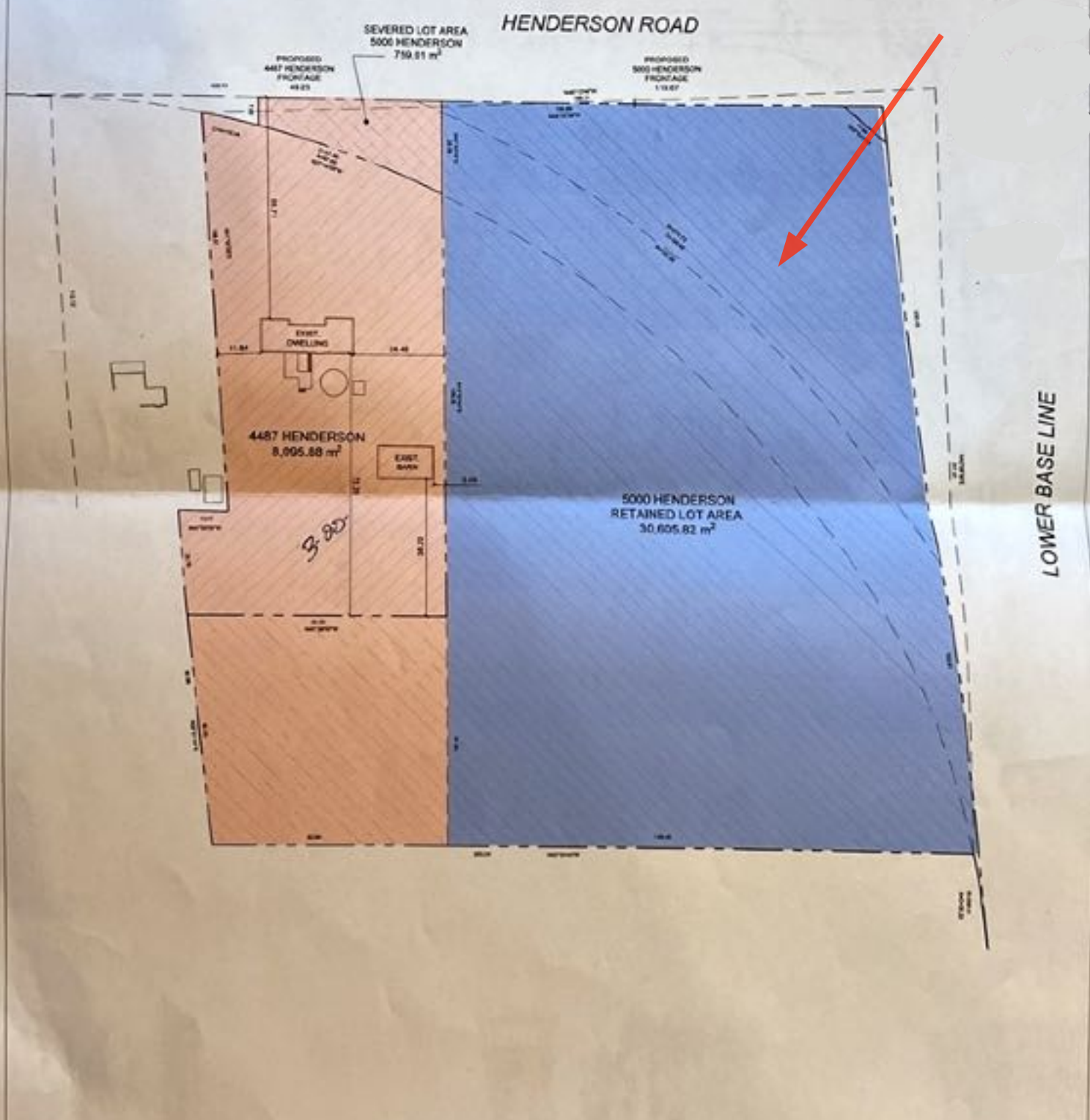
RYAN HAYDAR

SALES REPRESENTATIVE

289-429-1169

RYAN@RYANHAYDAR.COM

**General Notes:**  
 1. See Notarized Statement  
 2. These Plans are for Preliminary Design Purposes Only  
 3. See Plan Sheet 02 of this set of Plans  
 4. See the Surveyor's Report  
 Date: October 15, 2017



<b>Proposed Severance Plan</b> 5000 Henderson Rd, Milton, ON	Harper Dell & Associates Inc. Planning, Drafting, Printing and Land Development Consultants 1175 Woodbine Ave., Richmond Hill, ON L4B 3K9	Date: Nov 07, 2017	<b>SP</b>
		Scale: 1:750	



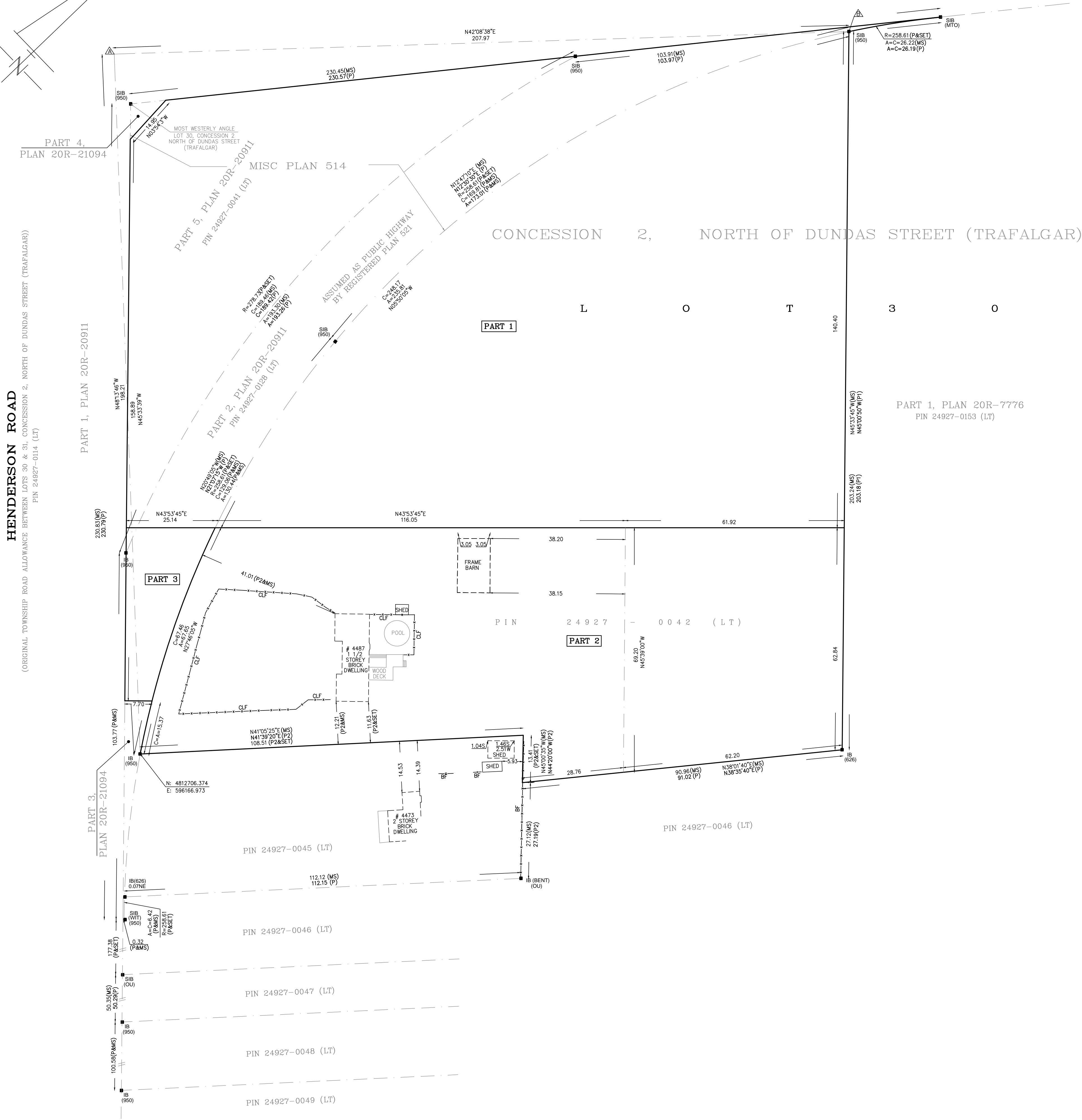
LOWER BASE LINE  
(ORIGINAL TOWNSHIP ROAD ALLOWANCE BETWEEN CONCESSION 2, NORTH OF DUNDAS STREET  
AND LOT 1, CONCESSION 2 NEW SURVEY (TRAFALGAR))  
PIN 24927-0168 (LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT,  
DATE : FEBRUARY 7, 2023  
AZIZ ABDEL SHAHID  
ONTARIO LAND SURVEYOR

PLAN 20R-  
RECEIVED AND DEPOSITED :  
DATE : \_\_\_\_\_, 2023  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)

SCHEDULE

PART	PART OF LOT	PART OF PIN	AREA
1	CONCESSION 2 MISC PLAN 514	PIN 24927-0042 (LT) PIN 24927-0128 (LT) PIN 24927-0041 (LT)	26,524.50 m <sup>2</sup>
2	CONCESSION 2	PIN 24927-0042 (LT)	12,180.57 m <sup>2</sup>
3	MISC PLAN 514	PIN 24927-0128 (LT) PIN 24927-0041 (LT)	759.33 m <sup>2</sup>



PLAN OF SURVEY OF  
PART OF LOT 30  
CONCESSION 2, NORTH OF DUNDAS STREET  
GEOGRAPHIC TOWNSHIP OF TRAFALGAR  
TOWN OF MILTON  
(REGIONAL MUNICIPALITY OF HALTON)

15 0 15 30metres  
SCALE = 1 : 600

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA  
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS (RTK) NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00). COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 216.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	4812838.412	596019.144
B	4812992.615	596158.693

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999011

ROTATION NOTE  
FOR BEARING COMPARISONS A ROTATION OF " " WAS APPLIED TO

LEGEND:  
 ■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES SURVEY MONUMENT SET  
 SIB STANDARD IRON BARR  
 N.E.S.W NORTH, EAST, SOUTH, WEST  
 BF BOARD FENCE  
 CLF CHAIN LINK FENCE  
 P1 PLAN 20R-20911  
 P2 PLAN 20R-7776  
 P3 SURVEY BY FRED G. CUNNINGHAM INC., O.L.S.  
 DATED JUNE 27, 2003  
 CUNNINGHAM MC CONNELL LTD., O.L.S.  
 628 H.D. SEWELL, O.L.S.

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 05th DAY OF AUGUST, 2021.

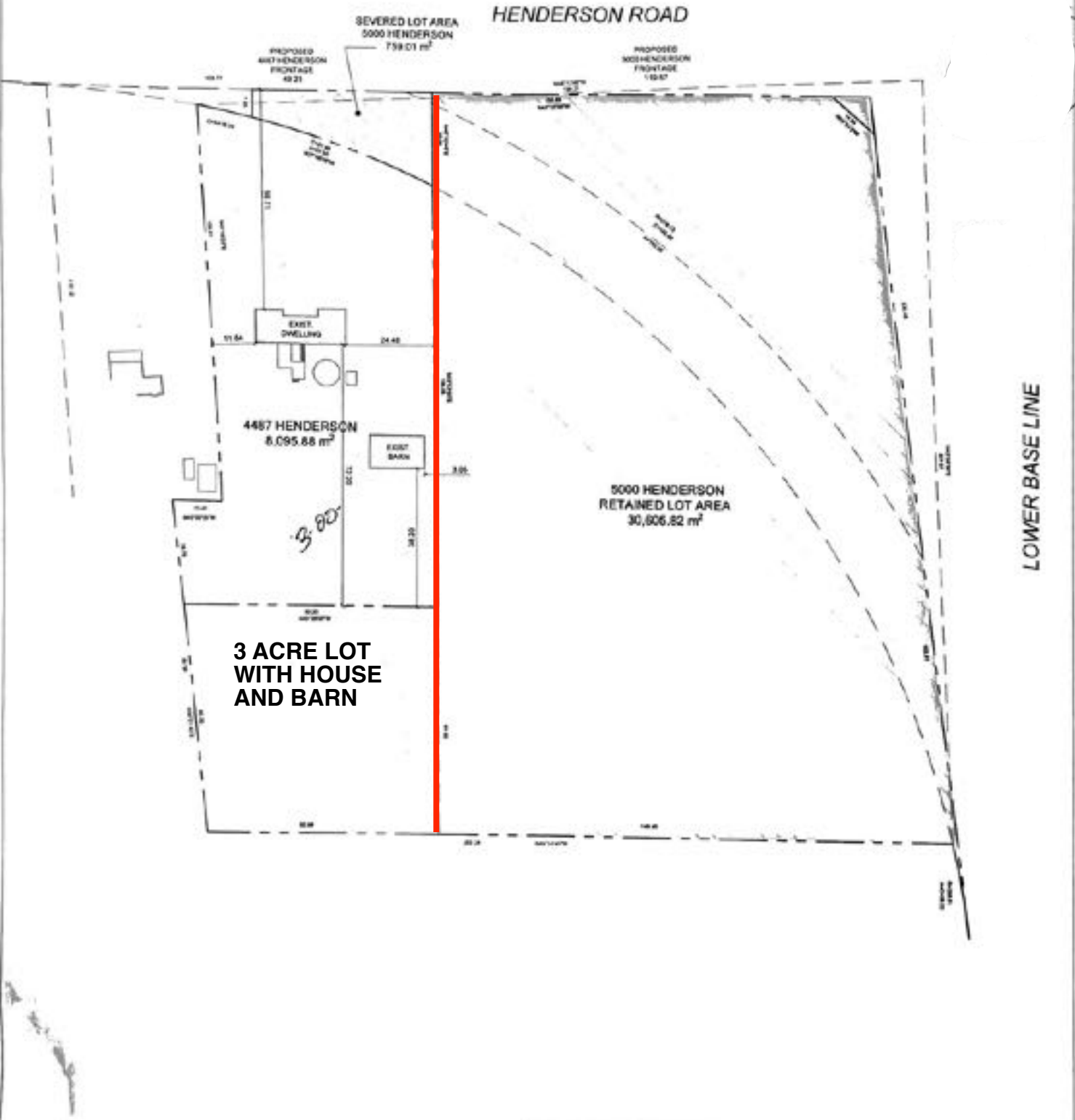
DATE: FEBRUARY 7, 2023  
A. ABDEL SHAHID  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER: \_\_\_\_\_

A. AZIZ SURVEYORS INC.  
ONTARIO LAND SURVEYORS  
120 NEWKIRK ROAD-#31, RICHMOND HILL, ONT. L4C-9S7  
Tel. (905) 237-8224 Fax: (416) 477-5465  
Website: M-Azizsurveyors.ca  
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
21-351	4487 HENDERSON ROAD (RP)
DRAWN BY	CHECKED BY
JVD	A.A

**General Notes:**  
 1. See Site Survey  
 2. These Plans Are For Preliminary Design Purposes Only  
 3. See The Final Set of Plans of Record  
 4. © 2011 Harper Ltd.  
 Date: 09/28/11



**3 ACRE LOT WITH HOUSE AND BARN**

<p><b>Proposed Severance Plan</b>          600 Henderson Rd, Milton, ON</p>	<p>Harper Ltd &amp; Associates Inc.          Planning, Drafting, Permitting and Land          Development Consulting          101 Kennedy St.          Whitby, ON L1B 3K9</p>	<p>Date: Nov 01, 2011          Scale: 1:750 <b>SP</b></p>
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Wetland Limit

30 Meters

11.70 Meters

Tree, shrub, and seeding restoration area located on subject site, municipal ditch to remain as-is. [Approximately 15 Meters wide and 90 Meters long] Bottom of ditch on subject site to be free of woody vegetation.

LOWER BASIC LINE  
DISTANCE BETWEEN THIS CORNER AND CONCESSION 2 NORTH OF DUNDAS STREET  
IS 107.1 METERS & 107.1 METERS (APPROXIMATE)  
FOR 2007-2014 LOT

CONCESSION 2 NORTH OF DUNDAS STREET (TRAFALGAR)

L O T 3 0

PART 1 PLAN 288-7716  
FOR 2007-2014 LOT

HENDERSON ROAD

PART 2  
PLAN 288-2006

PART 1  
PLAN 288-2007

2007-2014 LOT

2007-2014 LOT

2007-2014 LOT

2007-2014 LOT

2007-2014 LOT

SURVEYOR'S REAL PROPERTY REPORT OF  
PART 1  
PLAN OF PART OF LOT 30  
CONCESSION 2 NORTH OF DUNDAS STREET  
GEOGRAPHIC TOWNSHIP OF TRAFALGAR  
TOWN OF MILTON  
(REGIONAL MUNICIPALITY OF HALTON)  
DATE: 2014  
A AND SURVEYORS, S.L.S.  
100 WILSON AVENUE, SUITE 100  
MILTON, ONTARIO L9T 1A7  
TEL: 905.876.2222  
WWW.AANDSURVEYORS.COM

NOTES:  
1. THIS REPORT WAS PREPARED FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY.  
2. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
3. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
4. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
5. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
6. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
7. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
8. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
9. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.  
10. THIS REPORT IS VALID FOR THE DATE OF THE SURVEY.

LEGEND:  
..... PROPERTY BOUNDARY  
..... ADJACENT PROPERTY BOUNDARY  
..... MOUND  
..... DITCH  
..... FENCE  
..... UTILITY  
..... TREE  
..... SHRUB  
..... SEEDING RESTORATION AREA  
..... WETLAND LIMIT

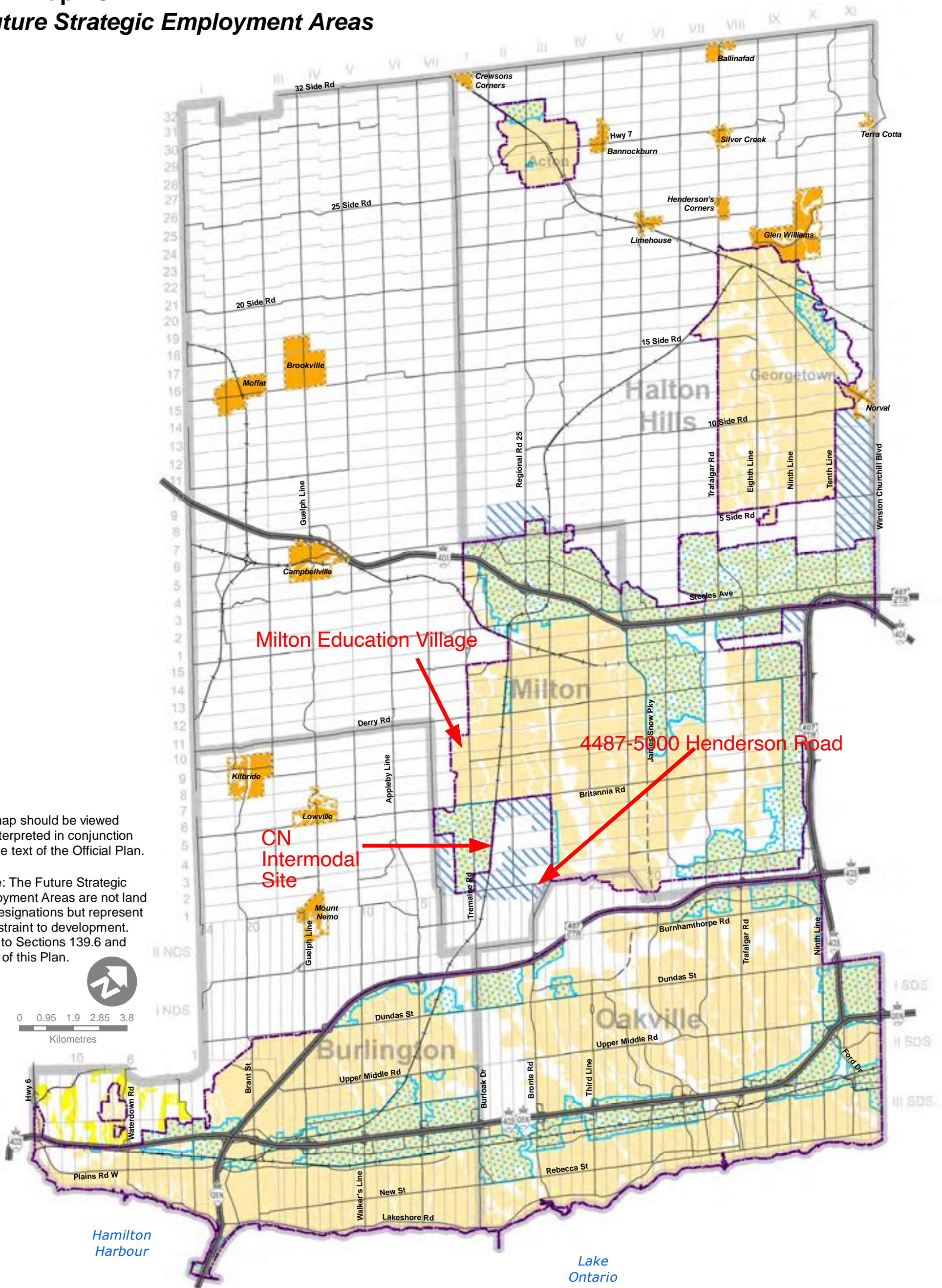
DECLARATION OF CERTIFICATE  
I, THE SURVEYOR, AND I AM A MEMBER  
OF THE SURVEYORS ASSOCIATION OF ONTARIO  
AND I AM A MEMBER OF THE SURVEYORS  
ASSOCIATION OF ONTARIO AND I AM A MEMBER  
OF THE SURVEYORS ASSOCIATION OF ONTARIO

DATE: JANUARY 1, 2014

A AND SURVEYORS INC.  
100 WILSON AVENUE, SUITE 100  
MILTON, ONTARIO L9T 1A7  
TEL: 905.876.2222  
WWW.AANDSURVEYORS.COM  
PROJECT: 2007-2014 LOT  
DATE: JANUARY 1, 2014  
DRAWN BY: J.H.  
CHECKED BY: A.A.



# Map 1C Future Strategic Employment Areas



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

\* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.



0 0.95 1.9 2.85 3.8  
Kilometres

- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- ▬ Provincial Freeway
- Lot and Concession Line
- ▬ Municipal Boundary
- Urban Area
- Hamlet
- North Aldershot Policy Area
- Future Strategic Employment Areas (Overlay)\*
- Employment Area
- Regional Urban Boundary

Layers

- Parks
- Regulation Mapping
- Environmental Features
- Watersheds
- Conservation Hub Boundary

