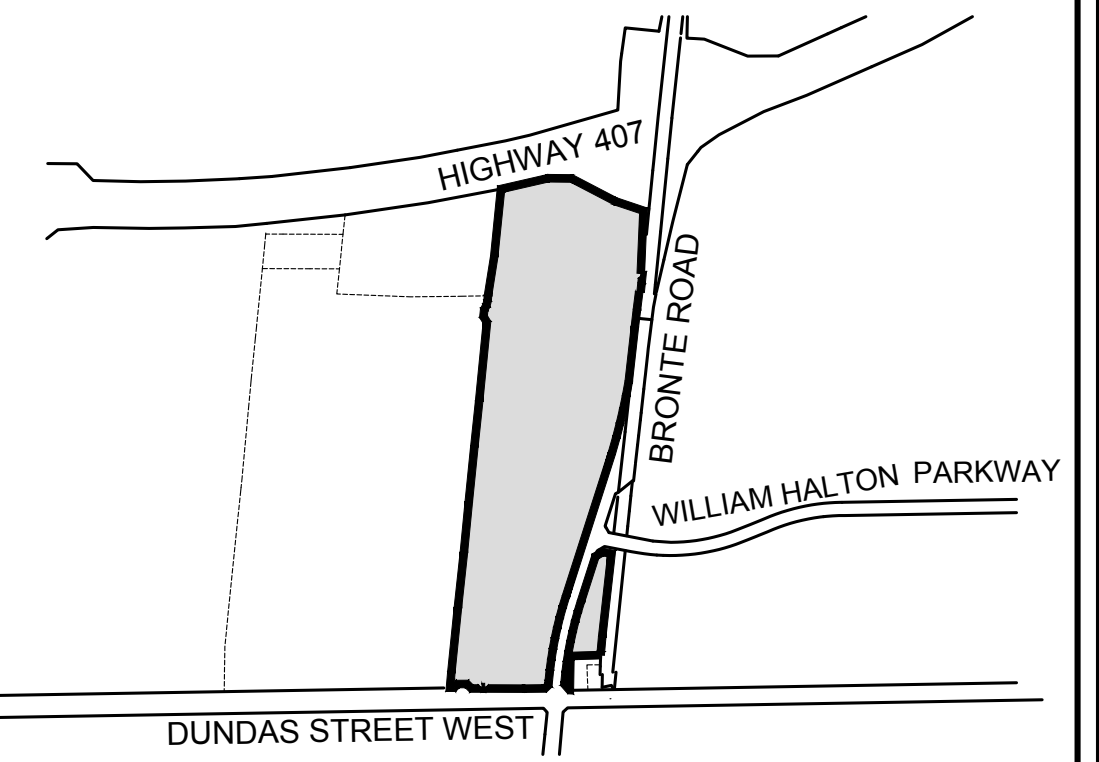


DRAFT PLAN OF SUBDIVISION 24T-

PART OF LOT 31
CONCESSION 1, NORTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



KEY MAP Subject Lands

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED DATE October 3, 2023

Gord Burt
PALERMO VILLAGE IV CORPORATION
ARGO (PALERMO VILLAGE) LIMITED
4900 Palladium Way, Suite 105
Burlington, Ontario L7M 0W7

SIGNED DATE October 3, 2023

Michael Sharma
NEWMARK PALERMO HOLDINGS INC.

SURVEYOR'S 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 September 20, 2023

Shan Goenewardena, Ontario Land Surveyor
RPE R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) CLAY LOAM
- J) SHOWN ON PLAN
- K) SANITARY AND STORM SEWERS TO BE PROVIDED
- L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
□ Single Detached (12.80m)	1, 6-16, 26, 27	14	0.59	14
△ Single Detached (11.60m)	2, 5, 17-22	8	0.35	8
◇ Single Detached (11.00m)	3, 4, 23-25	5	0.23	5
○ Single Detached (15.24m)	28	1	0.03	1
Medium Density Residential Condominium Block	29-32	4	16.42	
High Density Residential Condominium Block	33-36	4	7.38	
Mixed Use Condominium Block	37-39	3	2.71	
Stormwater Management Pond	40	1	0.06	
Park	41	1	2.25	
Village Square	42	1	0.16	
Walkway (3m)	43	1	0.01	
Natural Heritage System (NHS)	44, 45	2	5.68	
Open Space	46, 47	2	1.45	
Transit Terminal	48	1	1.24	
Transitway	49	1	1.50	
Residential Reserve	50, 51	2	0.11	
Road Widening	52, 53	2	0.43	
0.3m Reserve	54, 55	2	0.00	
17m ROW (1,774 m)			3.06	
22m ROW (1,446 m)			3.27	
26m ROW (291 m)			0.80	
Totals	1-55	55	47.73	28

SDE CALCULATIONS

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-28	28	28
Total		28	28.0

* SDE Factors:
Single Detached - 1.00

DATE	REVISION	DWG	BY
Aug. 24, 2023	First Submission	A	WS
Jan. 17, 2023	Draft for Review	A	KC

- NOTES:
- Pavement illustration is diagrammatic
 - Connector or Avenue to Arterial daylight triangle = 15m
 - Connector or Avenue to Connector or Avenue daylight triangle = 7.5m
 - All other daylight triangles = 3.5m



SCALE 1:2000 August 24, 2023
DRAWN BY: WS CHECKED BY: KC A



206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
Info@korsiak.com

