


**DRAFT PLAN OF SUBDIVISION
24T-20005/1315
EMGO III Corporation**

3483 SIXTH LINE
PART OF LOT 15
CONCESSION 1, NORTH OF DUNDAS STREET

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

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 March 31, 2020
Fabio J. Mazzocco
EMGO III Corporation
4900 Palladium Way, Suite 105
Burlington, Ontario L7M 0W7

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 February 6, 2020
Ron Querubin, OLS, OLIP



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	Lot / Block Total	Area (ha)	Units
Street Townhouses (7.32m) with Live/Work Unit	1	1	0.09	3
Street Townhouses (7.32m)	2-6	5	0.63	25
Elementary School	7	1	2.20	
Neighbourhood Park	8	1	2.49	
Residential Reserve	9-12	4	0.15	
0.3m Reserve	13, 14	2	0.00	
Road Widening	15	1	0.17	
22m ROW (396m)			0.88	
Totals	15	15	6.61	28

24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Townhouse	1-6	28	21.3

* SDE Factors:
Townhouse - 0.76

03/03/2021	Resubmission	B	KC
24/03/2020	Original Submission	A	SP
DATE [D.M.Y.]	REVISION	DWG	BY

NOTES:

- Pavement illustration is diagrammatic
- Connector or Avenue to Connector or Avenue daylight triangle = 7.5m



SCALE 1:2000 March 3, 2021

DRAWN BY: KC CHECKED BY: CM  B

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