

**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



J.D. BARNES
LAND INFORMATION SPECIALISTS
40 WHEELABRATOR WAY, SUITE A, MELTON, ON L5T 1K1
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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 AND PIPED WATER TO BE PROVIDED
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
Single Detached (8.50m)	1-3	3	0.09	3
Street Townhouses (6.10m)	4-9	6	0.67	32
Elementary School	10	1	2.20	
Neighbourhood Park	11	1	2.49	
Residential Reserve	12-14	3	0.11	
0.3m Reserve	15, 16	2	0.00	
Road Widening	17	1	0.17	
22m ROW (396m)			0.88	
Totals	17	17	6.61	35

24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-3	3	3
Townhouse	4-9	32	24.3
Total	9	35	27.3

* SDE Factors:
Detached - 1.00
Townhouse - 0.76

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



ARGO
DEVELOPMENT CORP

SCALE 1:2000 March 24, 2020

DRAWN BY: SP CHECKED BY: KC  **A**



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