

**DRAFT PLAN OF SUBDIVISION
24T-20001/1316
Argo (West Morrison Creek) Limited**

PART OF LOT 16
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 KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED  DATE December 19, 2019
Fabio J. Mazzocco
Argo (West Morrison Creek) Limited
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 November 25, 2019
Ron Querubin, OLS, OLIP




ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)
A) SHOWN ON PLAN G) SHOWN ON PLAN
B) SHOWN ON PLAN H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
C) SHOWN ON PLAN I) CLAY LOAM
D) SHOWN ON PLAN J) SHOWN ON PLAN
E) SHOWN ON PLAN K) SANITARY AND STORM SEWERS TO BE PROVIDED
F) SHOWN ON PLAN L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Lot/Block Total	Area (ha)	Units
□ Single Detached (12.2m)	1, 2, 4-12, 25, 26, 28-31, 33-41, 43-47, 49-51, 53-56, 58-63, 72-76	49	1.45	49
◇ Single Detached (10.4m)	3, 24, 27, 48, 77, 78	6	0.17	6
△ Single Detached (13.4m)	13-16, 32, 42, 52, 57, 64, 69-71, 79-88	22	0.92	22
○ Single Detached (15.24m)	17-23, 65-68	11	0.40	11
Rear Lane Townhouses (4.6m)	89-96	8	0.70	40
Street Townhouses (6.1m)	97-103	7	0.78	42
Back-to-Back Townhouses (6.4m)	104-106	3	0.39	40
Mixed Use	107	1	0.26	TBD
Natural Heritage System (NHS)	108-112	5	2.28	
SWM Pond	113	1	2.13	
Residential Reserve	114-118	5	0.51	
Walkway (3m)	119	1	0.01	
0.3m Reserve	120-122	3	0.00	
Road Widening	123	1	0.17	
11m ROW (215m)			0.24	
17m ROW (1,048m)			1.76	
19m ROW (116m)			0.24	
22m ROW (64m)			0.16	
Total	123	123	12.57	210

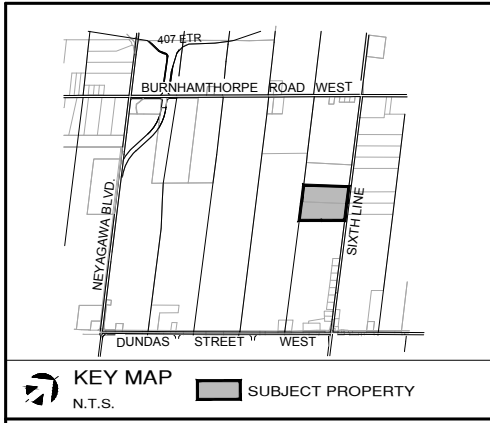
NOTES:
- Pavement illustration is diagrammatic
- Connector to Connector or Avenue daylight triangle = 7.5m
- Local to Local or Collector daylight triangle = 3.5m



SCALE 1:2500 March 16, 2020
DRAWN BY: SE CHECKED BY: KC  **A**



DATE [D.M.Y]	REVISION	DWG	BY
16/03/2020	Changed portion of Street 'A' ROW to 22m	A	SE
20/12/2019	First Submission	A	SE



24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-88	88	88
Townhouse	89-103	82	62.3
Back-to-Back	104-106	40	18.00
Total	106	210	168.3

* SDE Factors:
Detached - 1.00
Townhouse - 0.76
Back-to-Back - 0.45

