

DRAFT PLAN OF SUBDIVISION

PART OF LOT 32,
CONCESSION 4,
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
AND BLOCK 79, REGISTERED PLAN M-257
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

PROPOSED VALVE
HYDRANT
WATER SERVICE
CATCH BASIN
CABLE TELEVISION PEDESTAL

LIGHT POLE
TRANSFORMER
DOUBLE STM/SAN CONNECTION
SINGLE STM/SAN CONNECTION
BELL PEDESTAL

FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
NO. OF RISERS

UNDERSIDE FOOTING AT REAR
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
WALK OUT DECK
WALK OUT BASEMENT
REVERSE PLAN

STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ADDITIONAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
SMALL ORIENTATION ENHANCEMENT
PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
THIS LOT CONTAINS ENGINEERED FILL
AIR CONDITIONER REQUIRED
RAIN WATER COMPOST LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

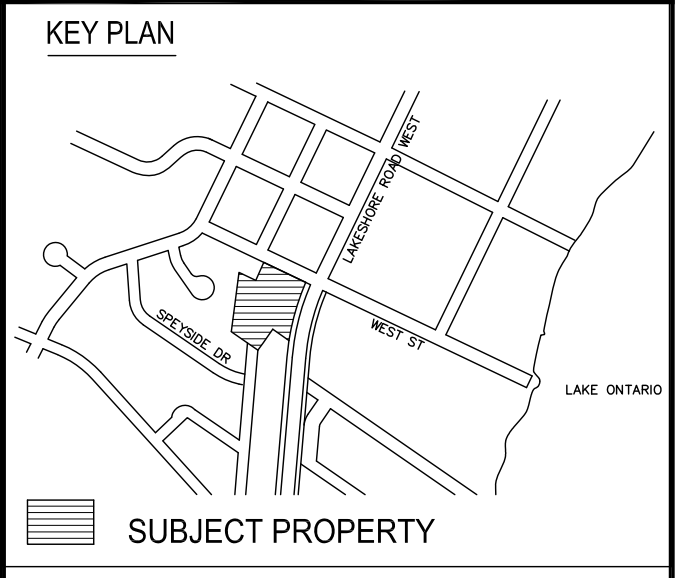


WEST STREET

BLK 28

Lands Owned by Others

3.0 m Road Widening owned by Town



DEVELOPMENT STATISTICS:

	AREA(HA)
Single Detached Lots [Lots 1-22]:	0.7200
Future Residential Part Lots [Blks. 23-28]:	0.0702
Roads:	0.2024
Total:	0.9926

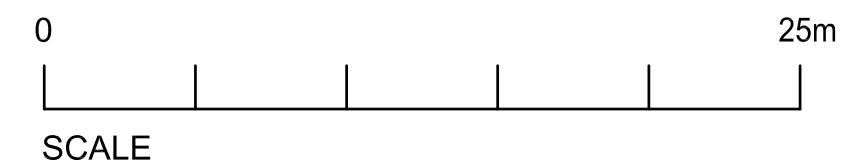
Residential - Detached (11m/36ft+):	8 lots
Residential - Detached (12.2m/40ft+):	12 lots
Residential - Detached (15.2m/50ft+):	2 lots
Total:	22 lots

Net Density: 27.8 uph
(units per site hectare)

Possible Future Road Widening 280.7 m²

- Notes:**
- Property Boundaries are approximate based on available mapping and subject to confirmation by survey.
 - Not based on engineering, floodplain or grading analysis.
 - Areas and dimensions are approximate and subject to confirmation by survey.
 - Will require Zoning By-law Amendments.
 - Alignment of Victoria Street extension subject to review by Transportation Engineer.

LOT No.	Lot Frontage (m)	Lot Area (sq.m.)	Coverage (sq.m.)	Coverage (%)	Gross Floor Area (m ²)	Floor Area Ratio (FAR)
1	16.50	394.74	156.75	39.71	409.53	1.04
2	15.95	410.74	177.56	43.23	469.66	1.14
3	12.65	337.67	144.39	42.76	371.12	1.10
4	12.65	347.17	144.41	41.60	377.60	1.09
5	12.65	356.52	144.39	40.50	371.12	1.04
6	12.65	365.88	144.41	39.47	377.60	1.03
7	14.10	371.71	144.39	38.84	371.12	1.00
8	11.00	284.65	134.86	47.38	327.85	1.15
9	11.00	286.51	134.86	47.07	327.85	1.14
10	11.00	287.65	134.86	46.88	327.85	1.14
11	11.00	288.27	134.86	46.78	327.85	1.14
12	11.00	289.31	134.86	46.61	327.85	1.13
13	11.00	292.71	134.86	46.07	327.85	1.12
14	11.30	312.82	145.86	46.63	360.85	1.15
15	11.80	352.71	145.86	41.35	360.85	1.02
16	12.15	279.17	146.24	52.38	353.82	1.27
17	12.15	282.52	146.24	51.76	353.82	1.25
18	12.15	291.15	148.31	50.94	353.82	1.22
19	12.15	305.11	148.31	48.61	364.92	1.20
20	12.15	324.55	148.31	45.70	364.92	1.12
21	12.15	349.63	148.31	42.42	364.92	1.04
22	12.15	389.28	148.31	38.10	364.92	0.94
TOTAL		7200.47	3191.21	44.32	7957.69	1.11



VAD DESIGN

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VOGUE/WYCLIFFE

project name: OAKVILLE, ON registered plan no. 17027

date: 2017-10
drawn by: [blank]
checked by: [blank]

SITE PLAN
sheet no. 1 of 1