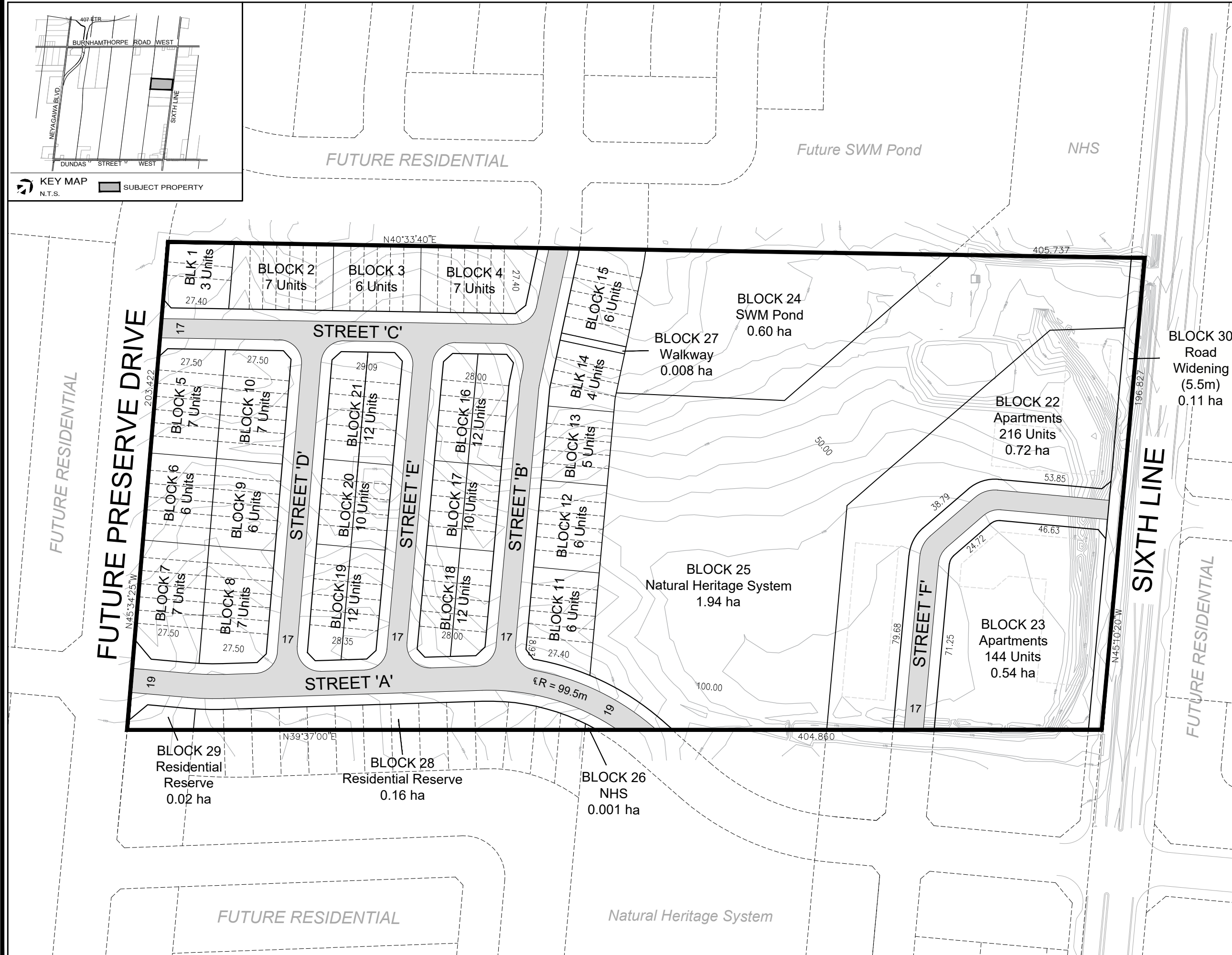




DRAFT PLAN OF SUBDIVISION
24T-20003/1316
Digram Developments Oakville Inc.

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 January 21, 2020
Abubakar Masood
Digram Developments Oakville Inc.
327 Renfrew Drive, Suite 201
Markham, Ontario L3R 9S8

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 January 8, 2020
Gary B. Vanderveen, Ontario Land Surveyor
Holding Jones Vanderveen Inc.
Ontario Land Surveyors
1700 Langstaff Road, Suite 1002, Vaughan, Ontario L4K 3S3
Tel. (905) 660-4000

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	Blocks	Block Total	Area (ha)	Units
Street Townhouse (5.5m)	1-15	15	1.60	90
Back to Back Townhouse	16-21	6	0.72	68
Apartments	22, 23	2	1.26	360
SWM Pond	24	1	0.60	
Natural Heritage System (NHS)	25, 26	2	1.94	
Walkway	27	1	0.008	
Residential Reserve	28, 29	2	0.18	
Road Widening	30	1	0.11	
17m ROW (734m)			1.26	
19m ROW (215m)			0.41	
Total	30	30	8.09	518

24T-20003/1316 SDE CALCULATIONS			
Unit Type	Blocks	Units	SDE*
Townhouse	1-15	90	68.4
Back to Back Townhouse	16-21	68	30.6
Apartment	22, 23	360	162.0
Total	23	518	261.0

* SDE Factors:
Townhouse - 0.76
Back to Back Townhouse - 0.45
Apartment - 0.45

02/10/2020	Second Submission	A	EC
15/04/2020	Updated Surrounding Linework	A	EC
14/01/2020	First Submission	A	KC
DATE [D.M.Y]	REVISION	DWG	BY

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

SCALE 1:1500	October 2, 2020		A
DRAWN BY: SE	CHECKED BY: KC		

DIGRAM
DEVELOPMENTS INC.

KORSIAK
Urban Planning

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Oakville, Ontario L6J 1H9
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