

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

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 401 WHEELER AVENUE WEST, SUITE 400, MILDEN, ONT. L5L 3K1
 T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

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 (10.67m) | 1, 2, 25, 26, 28, 29, 38, 39, 52-54, 83 | 12 | 0.32 | 12 |
| Single Detached (12.8m) | 3-14, 17, 24, 27, 30, 31, 37, 40, 41, 47, 49, 51, 55, 56, 62-69, 73-78, 82, 84-88 | 46 | 1.45 | 46 |
| Single Detached (15.24m) | 15, 16, 18-23, 32-36, 42-46, 50, 57-61, 70-72, 79-81, 89-92 | 34 | 1.40 | 34 |
| Rear Lane Townhouses (4.6m) | 93-106 | 14 | 1.03 | 55 |
| Street Townhouses (6.1m) | 107-115 | 9 | 0.59 | 31 |
| Mixed Use | 116 | 1 | 0.24 | TBD |
| Natural Heritage System (NHS) | 117-121 | 5 | 2.31 | |
| SWM Pond | 122 | 1 | 2.07 | |
| Residential Reserve | 123-129 | 7 | 0.58 | |
| Walkway (3m) | 130-133 | 4 | 0.03 | |
| 0.3m Reserve | 134-136 | 3 | 0.00 | |
| Road Widening | 137 | 1 | 0.17 | |
| 7.5m ROW (208m) | | | 0.16 | |
| 17m ROW (1063m) | | | 1.82 | |
| 19m ROW (130m) | | | 0.25 | |
| 22m ROW (66m) | | | 0.15 | |
| Total | 137 | 137 | 12.57 | 178 |

NOTES:

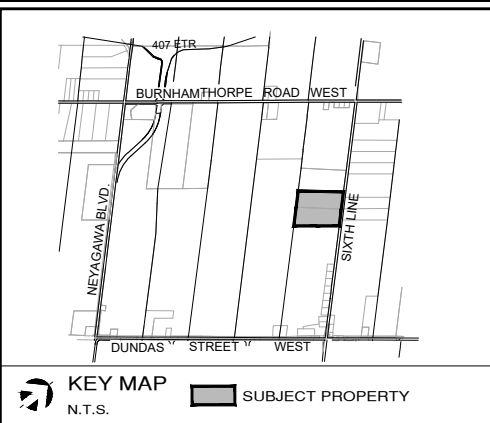
- Pavement illustration is diagrammatic
- Connector to Connector or Avenue daylight triangle = 7.5m
- Local to Local or Collector daylight triangle = 3.5m



SCALE 1:2500 April 13, 2021
 DRAWN BY: SE CHECKED BY: KC  **B**

KORSIAK Urban Planning
 206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com

| DATE [D.M.Y] | REVISION | DWG | BY |
|--------------|--|-----|----|
| 13/04/2021 | Resubmission - NHS Channel Shifted | B | SE |
| 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 | 1-92 | 92 | 92 |
| Townhouse | 93-115 | 86 | 65.4 |
| Total | 115 | 178 | 157.4 |

* SDE Factors:
 Detached - 1.00
 Townhouse - 0.76

