



KEY MAP
N.T.S. SUBJECT PROPERTY

24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-89	89	89
Townhouse	90-104	78	59.3
Back-to-Back	105-107	40	18.00
Total	107	207	166.3

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

DRAFT PLAN OF SUBDIVISION 24T- 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
- 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	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
◇ Single Detached (11.6m)	89	1	0.03	1
Rear Lane Townhouses (6.05m)	90-97	8	0.70	36
Street Townhouses (6.1m)	98-104	7	0.78	42
Back-to-Back Townhouses (6.4m)	105-107	3	0.40	40
Mixed Use	108	1	0.27	TBD
Natural Heritage System (NHS)	109-113	5	2.28	
SWM Pond	114	1	2.13	
Residential Reserve	115-120	6	0.48	
Walkway (3m)	121	1	0.01	
0.3m Reserve	122-124	3	0.00	
Road Widening	125	1	0.17	
11m ROW (216m)			0.24	
17m ROW (1,029m)			1.76	
19m ROW (196m)			0.38	
Total	125	125	12.57	207

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 December 20, 2019
DRAWN BY: SE CHECKED BY: KC



20/12/2019	First Submission	A	SE
DATE [D.M.Y]	REVISION	DWG	BY