

**DRAFT PLAN OF SUBDIVISION  
24T-19004/1317  
Phase 4**

**PART OF LOTS 17, 18 & 19  
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: *Gary Gregoris, R.S.O.* DATE: June 18, 2019  
LOWER FOURTH DEVELOPMENT LIMITED & PENDENT DEVELOPMENTS LTD.  
433 STEELES AVENUE EAST SUITE 110  
MILTON, ON L9T 8Z4

**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: *R. Den Broeder* DATE: August 28, 2019  
Ross Den Broeder, Ontario Land Surveyor

**rpe** R-PE Surveying LTD.  
ONTARIO LAND SURVEYORS  
843 CHRISTIE ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3  
Tel: (416) 635-5000 Fax: (416) 635-5001

**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	Block Total	Area (ha)	Units
Single Detached (15.25m)	1, 61, 225, 226, 253, 283-288, 290-292, 310, 311, 319-336, 351-356	40	1.99	40
Single Detached (13.75m)	2-7, 50-52, 60, 62, 63, 67, 85, 87, 88, 99, 101-106, 134-136, 162, 179-184, 211-224, 227, 249, 254-260, 265-268, 278-282, 289, 293-300, 302, 303, 306-309, 312-318, 337-341, 345-350, 357-364	106	4.44	106
Single Detached (11.60m)	8-11, 15-33, 44-49, 57-59, 64-66, 68-84, 86, 89-98, 100, 107-118, 132, 133, 137, 150-161, 163, 165, 167-170, 177, 178, 185-191, 199-210, 228-246, 248, 250, 251, 261-264, 269-277, 301, 304, 305, 342-344	159	5.63	159
Single Detached (10.40m)	12-14, 34-43, 53-56, 119-131, 138-149, 164, 166, 171-176, 192-198, 247	58	1.73	58
Single Detached (20.11m)	252	1	0.05	1
Townhouse	365-368	4	0.47	22
Elementary School	369	1	0.98	
Neighbourhood Park	370	1	0.18	
Open Space	371, 372	2	0.02	
NHS	373, 374	2	20.50	
Residential Reserve	375-379	5	0.11	
0.3m Reserve	380-383	4	0.02	
17m ROW (2,283m)			3.83	
19m ROW (653m)			1.25	
22m ROW (1,006m)			2.20	
<b>Totals</b>	<b>383</b>	<b>383</b>	<b>43.40</b>	<b>386</b>

Jan 21, 2021	Resubmission	B	EC
Aug 28, 2019	Original Submission	A	SP
DATE [M.D.Y]	REVISION	DWG	BY

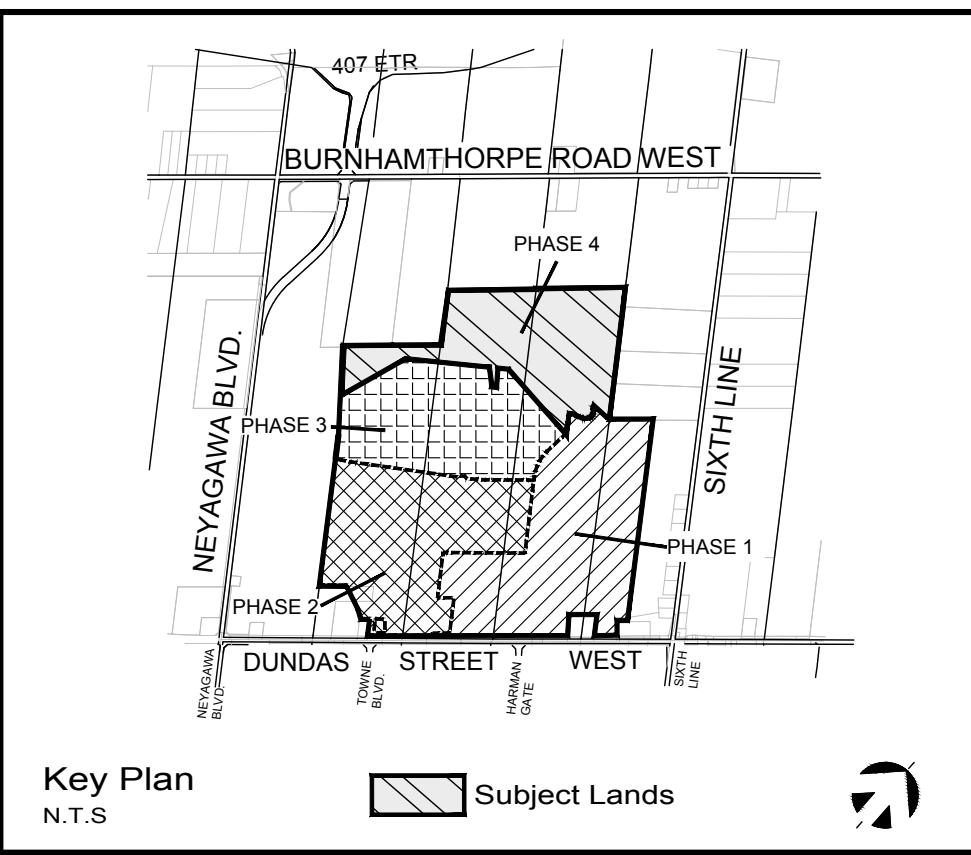
**NOTES:**  
- Pavement illustration is diagrammatic.  
- Connector to arterial daylight triangle = 15m  
- Local to connector daylight triangle = 7.5m  
- All other daylight triangles = 3.5m



SCALE 1:1500 January 21, 2021  
DRAWN BY: EC CHECKED BY: KC



206-277 Lakeshore Road East  
Oakville, Ontario L6J 3H9  
T: 905-237-0217  
info@korsiak.com



**24T-19004/1317 SDE CALCULATIONS**

Unit Type	Blocks	Units	SDE*
Single Detached	1-364	364	364
Townhouse	365-368	22	16
<b>Totals</b>		<b>386</b>	<b>380</b>

\* SDE Factors:  
Detached - 1.00  
Townhouse - 0.73

