



## DRAFT PLAN OF SUBDIVISION ARGO LIONS VALLEY LIMITED

FILE # 24T-25002/1323

PART OF LOT 23, CONCESSION 1,  
NORTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

### OWNER'S CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: *Scott Bland*  
SCOTT BLAND, A.S.O.  
ARGO LIONS VALLEY LIMITED

DATE: July 7, 2025

### 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: *Ross Denbroeder*  
ROSS DENBROEDER, O.L.S.  
R-PE SURVEYING LTD.

DATE: December 17, 2024

### ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED  
I) SANDY LOAM AND CLAY LOAM  
K) SANITARY AND STORM SEWERS TO BE PROVIDED

### LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 15.24m (50')	1-35	0.47	1.16	9	19.15
DETACHED - 12.8m (42')		0.85	2.10	24	28.24
DETACHED - 12.2m (40')		0.06	0.15	2	33.33
STREET TOWNHOUSE - 7.3m (24')		0.41	1.01	23	56.10
DUAL FRONTAGE TOWNHOUSE - 6.0m (20')	40-42	0.28	0.69	18	64.29
BACK-TO-BACK TOWNHOUSE - 5.6m (18')	43-47	0.46	1.14	56	121.74
FUTURE DEVELOPMENT	48,49	1.24	3.06		
RESIDENTIAL RESERVE	50,51	0.15	0.37		
NHS	52	3.68	9.04		
SWM POND	53	0.90	2.22		
WALKWAY	54,55	0.05	0.12		
ROAD WIDENING	56	0.07	0.17		
0.3m RESERVE	57-59	0.00	0.00		
19.0m LOCAL R.O.W. (LENGTH: 217m)		0.43	1.06		
17.0m LOCAL R.O.W. (LENGTH: 843m)		1.44	3.56		
TOTAL	59	10.47	25.87	132	51.97

### NOTES

- HARASYM TRAIL & DUNDAS STREET WEST DAYLIGHT TRIANGLE - 15.0m x 15.0m
- ALL OTHER DAYLIGHT TRIANGLES - 3.5m x 3.5m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



SCALE: 1:1000  
(24 x 36)  
JUNE 16, 2025

**ARGO**  
DEVELOPMENT CORP

**GSAI**  
Glen Schnarr & Associates Inc.