


**DRAFT PLAN OF SUBDIVISION
24T-20001/1316
Argo (West Morrison Creek) Limited**

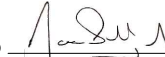
PART OF LOT 16
CONCESSION 1, NORTH OF DUNDAS STREET

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

SIGNED  DATE February 14, 2022
Jason Suddergaard, A.S.O.
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  DATE February 10, 2022
Sunil Perera, OLS, OLIP

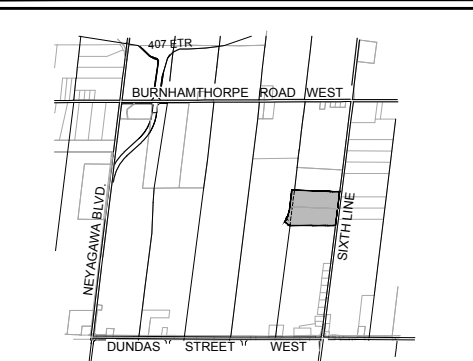



ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- 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 (11.60 m)	1-3	3	0.09	3
Single Detached (9.45 m)	4, 25, 26, 28-30, 39, 40, 60, 61, 72, 73	12	0.30	12
Single Detached (12.20 m)	24, 27, 38, 49, 50, 59, 70, 71, 86, 90, 101, 102	12	0.39	12
Single Detached (12.8m)	5-14, 31-36, 41-47, 51-56, 62-68, 74, 81-85, 91-95, 99, 103	49	1.55	49
Single Detached (15.24m)	15-23, 37, 48, 57, 58, 69, 75-80, 87-89, 96-98, 100	27	1.14	27
Rear Lane Townhouses (6.05m)	104-115	12	1.05	59
Street Townhouses (7.3m)	116-121	6	0.59	31
Road Widening	122	1	0.17	
Mixed Use	123	1	0.24	TBD
Natural Heritage System (NHS)	124-128	5	2.25	
SWM Pond	129	1	2.07	
Residential Reserve	130-134	5	0.47	
Walkway	135	1	0.01	
0.3m Reserve	136-138	3	0.00	
7.5m ROW (205m)			0.16	
17m ROW (1079m)			1.86	
19m ROW (130m)			0.25	
22m ROW (366m)			0.81	
Total	138	138	13.40	193

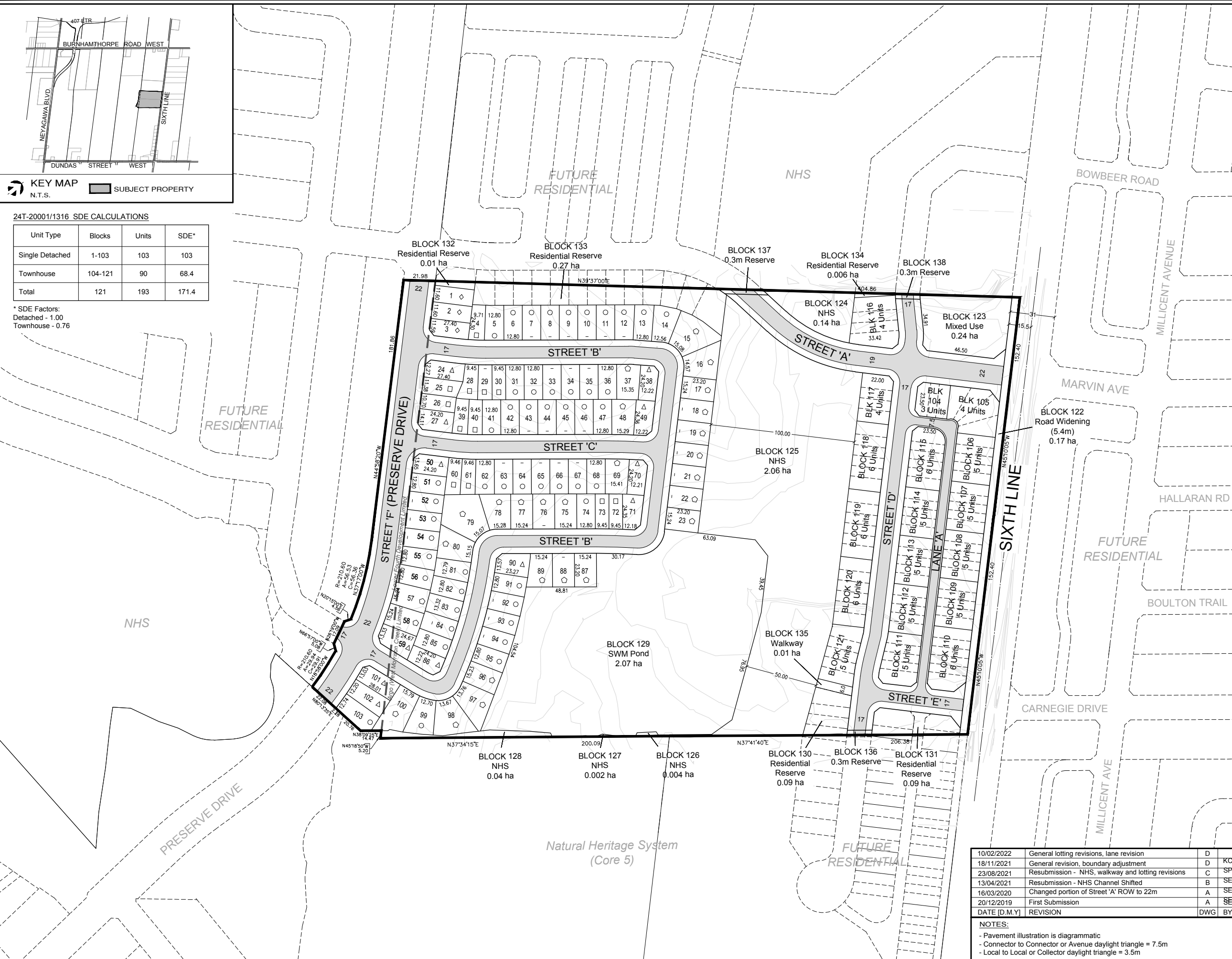


KEY MAP
N.T.S.  SUBJECT PROPERTY

24T-20001/1316 SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-103	103	103
Townhouse	104-121	90	68.4
Total	121	193	171.4


* SDE Factors:
Detached - 1.00
Townhouse - 0.76



DATE [D.M.Y.]	REVISION	BY
10/02/2022	General lotting revisions, lane revision	D KC
18/11/2021	General revision, boundary adjustment	D
23/08/2021	Resubmission - NHS, walkway and lotting revisions	C SP
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
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 1:2500 February 10, 2022
DRAWN BY: SP CHECKED BY: KC  **D**

