

**DRAFT PLAN OF SUBDIVISION
24T-
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* DATE: June 18, 2019
Gary Gregoris, R.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: *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 | 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

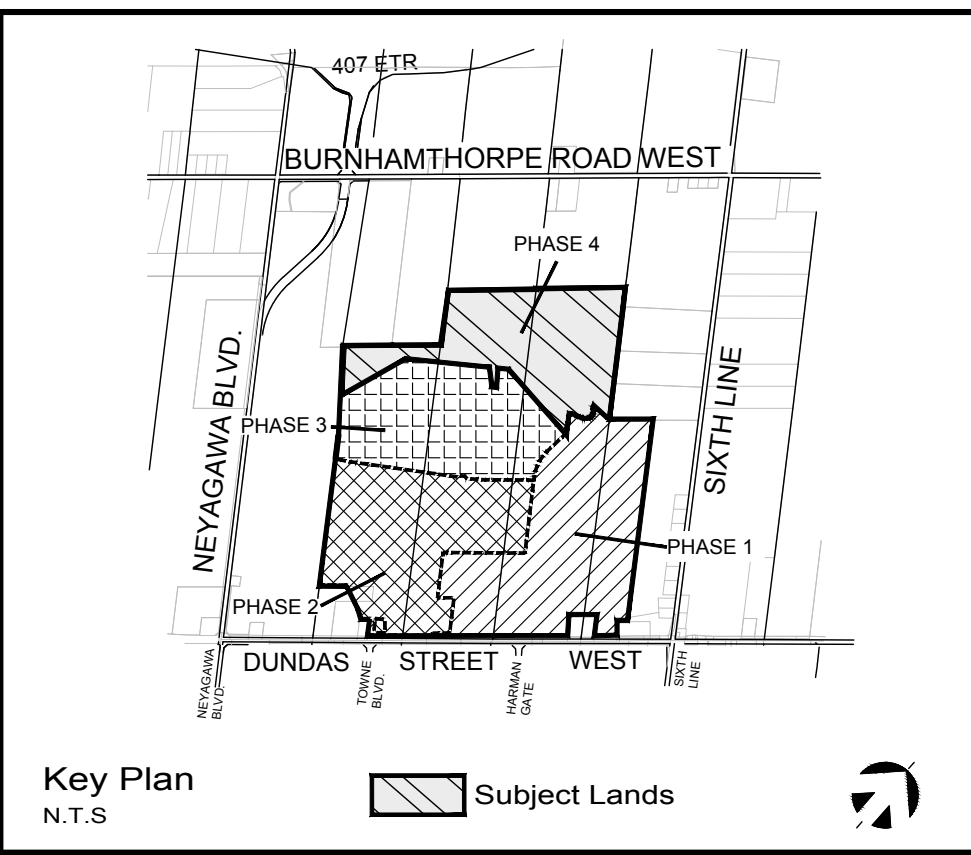
Land Use	Lots/Blocks	Block Total	Area (ha)	Units
○ Single Detached (15.25m)	1, 67-71, 75, 244-261, 270, 271, 280-282, 311-316, 339, 340, 364	39	1.94	39
○ Single Detached (13.75m)	2-7, 55-66, 74, 76, 77, 81, 114-116, 127-130, 144, 160-162, 186-188, 197-202, 230-243, 264-269, 272-279, 283-290, 299-302, 306-310, 317-322, 326-338, 341, 363, 368	109	4.63	109
△ Single Detached (11.60m)	8-11, 15-33, 48-54, 72, 73, 78-80, 82-113, 122-126, 131-134, 137-143, 158, 159, 163, 176-185, 195, 196, 203-206, 218-229, 262, 263, 291-298, 303-305, 323-325, 342-360, 362, 367	151	5.31	151
□ Single Detached (10.40m)	12-14, 34-47, 117-121, 135, 136, 145-157, 164-175, 189-194, 207-217, 361, 365, 366	69	2.12	69
Townhouse	369-372	4	0.47	22
Elementary School	373	1	0.98	
Walkway	374	1	0.02	
Vista	375	1	0.03	
Open Space	376, 377	2	0.05	
NHS	378, 379	2	20.50	
Residential Reserve	380-384	5	0.11	
0.3m Reserve	385-388	4	0.00	
17m ROW (2.193m)			3.78	
19m ROW (653m)			1.25	
22m ROW (1,006m)			2.21	
Totals	388	388	43.40	390

August 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 August 28, 2019
DRAWN BY: SP CHECKED BY: KC



24T-XXXXX SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-368	368	368
Townhouse	369-372	22	16
Totals		390	384

* SDE Factors:
Detached - 1.00
Townhouse - 0.73

