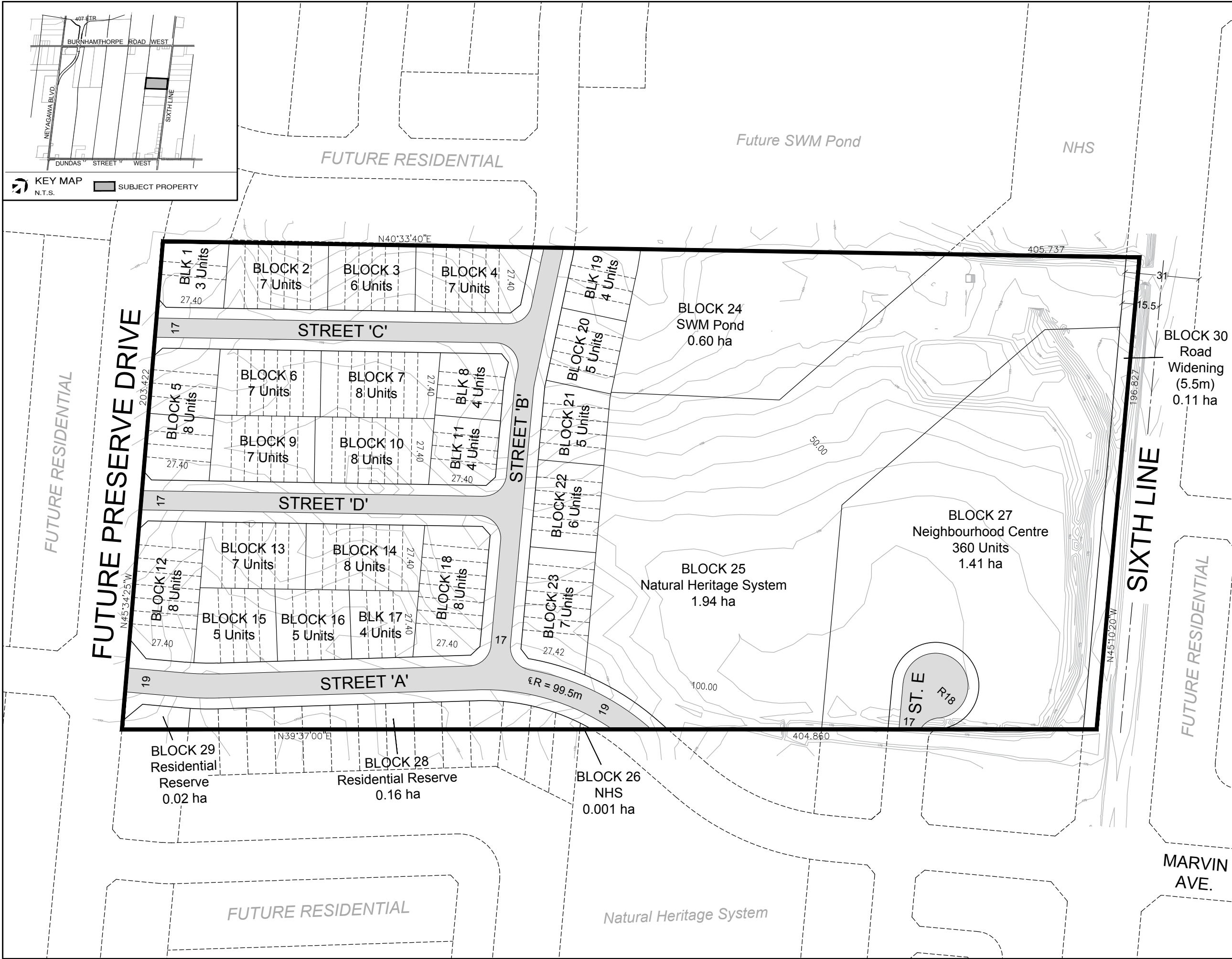




DRAFT PLAN OF SUBDIVISION  
24T-  
Digram Developments Oakville Inc.

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 \_\_\_\_\_  
Abubakar Masood  
Digram Developments Oakville Inc.  
327 Renfrew Drive, Suite 201  
Markham, Ontario L3R 9S8

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 January 8, 2020  
Gary B. Vanderveen, Ontario Land Surveyor  
Holding Jones Vanderveen Inc.  
Ontario Land Surveyors  
1700 Langstaff Road, Suite 1002, Vaughan, Ontario L4K 3S3  
Tel.(905)660-4000

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                      | Blocks | Block Total | Area (ha) | Units |
|-------------------------------|--------|-------------|-----------|-------|
| Street Townhouse (5.5m)       | 1-23   | 23          | 2.51      | 141   |
| SWM Pond                      | 24     | 1           | 0.60      |       |
| Natural Heritage System (NHS) | 25, 26 | 2           | 1.94      |       |
| Neighbourhood Centre          | 27     | 1           | 1.41      | 360   |
| Residential Reserve           | 28, 29 | 2           | 0.18      |       |
| Road Widening                 | 30     | 1           | 0.11      |       |
| 17m ROW (514m)                |        |             | 0.91      |       |
| 19m ROW (215m)                |        |             | 0.42      |       |
| Total                         | 30     | 30          | 8.08      | 501   |

24T- SDE CALCULATIONS

| Unit Type | Blocks | Units | SDE*  |
|-----------|--------|-------|-------|
| Townhouse | 1-23   | 141   | 107.2 |
| Apartment | 27     | 360   | 162.0 |
| Total     | 24     | 501   | 269.2 |

\* SDE Factors:  
Townhouse - 0.76  
Apartment - 0.45

|              |                  |     |    |
|--------------|------------------|-----|----|
| 14/01/2020   | First Submission | A   | KC |
| 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

DIGRAM  
DEVELOPMENTS INC.

SCALE 1:1500  
January 14, 2020

DRAWN BY: SE  
CHECKED BY: KC

A

KORSIAK  
Urban Planning  
206-277 Lakeshore Road East  
Oakville, Ontario L6J 1H9  
T: 905-257-0227  
info@korsiak.com

S:\Korsiak & Company\DIGRAM\Oakville\3380 Sixth Line\Draft Plan\Jan 20\Digram Sixth Line - Draft Plan - Jan 14 20\_ec.dwg