

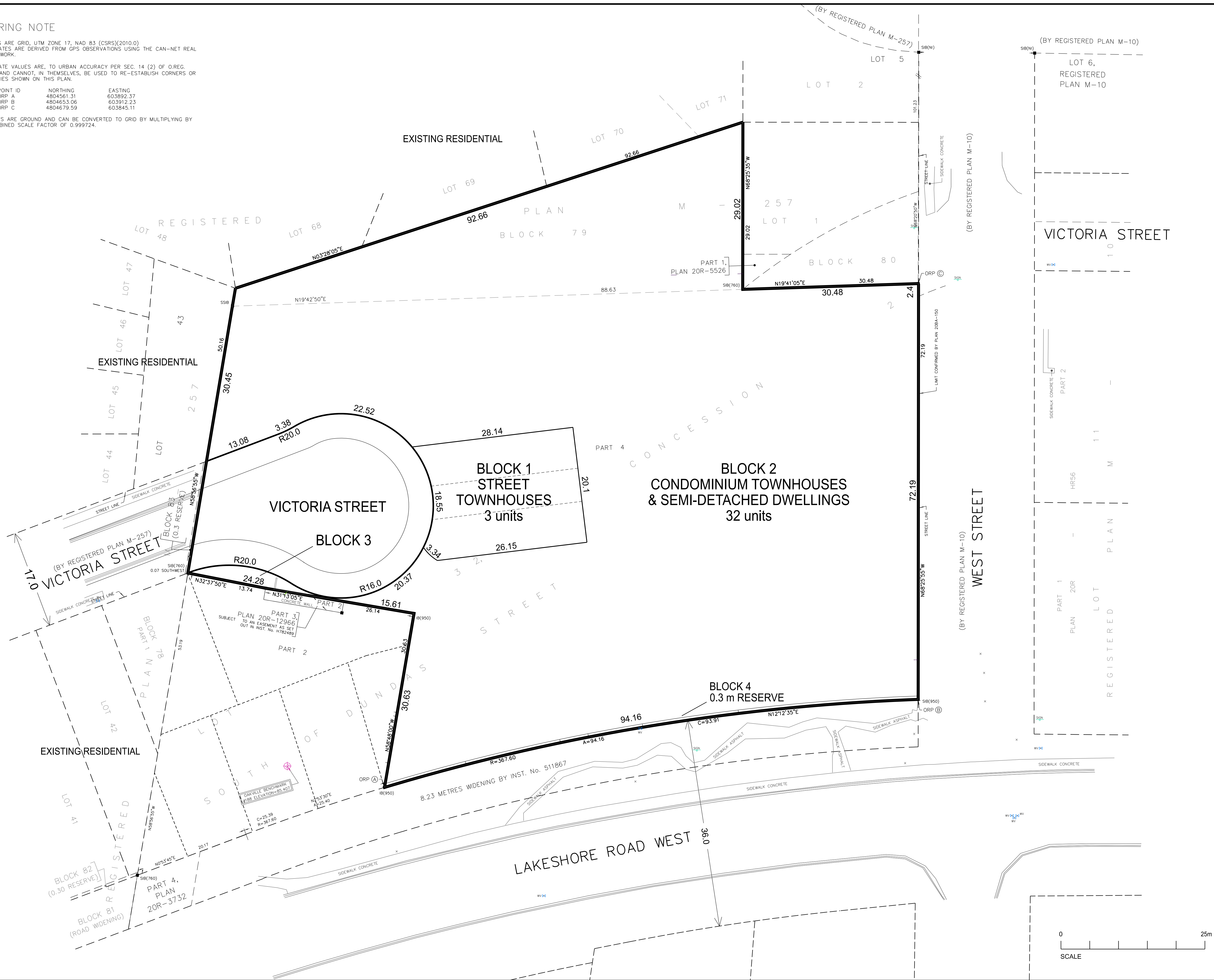
**BEARING NOTE**

BEARINGS ARE GRID, UTM ZONE 17, NAD 83 (CSRS)(2010.0) COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET REAL TIME NETWORK.

COORDINATE VALUES ARE, TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4804561.31	603892.37
ORP B	4804653.06	603912.23
ORP C	4804679.59	603845.11

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999724.

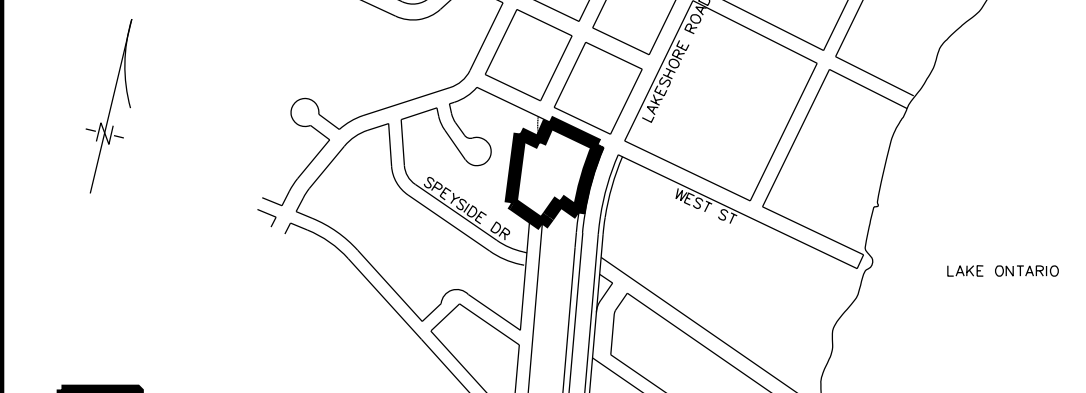


**DRAFT PLAN OF SUBDIVISION**

PART OF LOT 32,  
CONCESSION 4,  
SOUTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
AND BLOCK 79, REGISTERED PLAN M-257  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON



**KEY PLAN**  
1:10,000



**SUBJECT PROPERTY**

**OWNER'S CERTIFICATE:**

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

GARY BENSKY  
VICIUS HOMES  
34 DONCASTER AVENUE, SUITE 201  
THORNHILL, ONTARIO L3T 4S1  
TEL (905) 881-3040  
Date: \_\_\_\_\_

LOUIS GREENBAUM  
VOGUE DEVELOPMENT GROUP INC.  
118 CENTRE STREET, SUITE 208  
THORNHILL, ONTARIO L4J 7R9  
TEL (905) 886-8500  
Date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

RADY-PENTEK & EDWARD SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 CHRISLEA ROAD, SUITE 7  
WOODBRIDGE, ONTARIO L4L 8A3  
TEL (416) 635-5000 FAX (416) 635-5001  
TEL (905) 264-0881 FAX (905) 264-2099  
Date: \_\_\_\_\_

**ADDITIONAL INFORMATION:**

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to May 29, 2019.

- a), b), e), f), g), & j) - on plan.
- c) - on key plan
- d) - see statistics
- h) - piped water to be installed by developer
- i) - silt, silty clay, loam
- k) - all services to be made available by developer
- l) - nil

**DEVELOPMENT STATISTICS:**

	UNITS	AREA(HA)
Street Townhouses [Block 1]:	3	0.0534
Condominium Townhouses & Semi-Detached [Block 2]:	32	0.8306
Open Space [Block 3]:		0.0046
0.3 m Reserve [Block 4]:		0.0028
Roads:		0.1012
<b>TOTAL</b>	<b>35</b>	<b>0.9926</b>

Overall Density 39.6 uph (excl. Open Space & Road)

	Parking spaces provided
Street Townhouses (3 units):	6
Semi-Detached (8 units):	80 + 14
Condo townhouses (24 units)	



**REVISIONS LIST**

DATE	DESCRIPTION
19 JUNE 2019	FIRST ISSUE

File Number:	8030	Drawing Number:	D1
Drawn By:	SM		
Planner:	RG		
Scale:	1:300		
CAD:	8030/draft/plans/D1.dgn		

