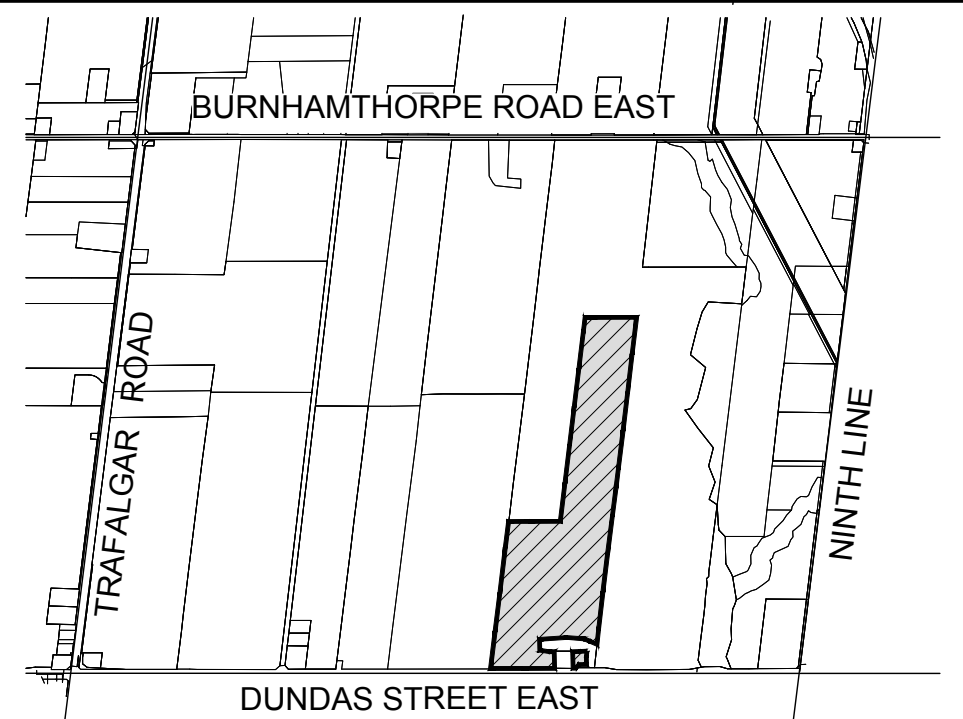


DRAFT PLAN OF SUBDIVISION 24T- Argo (Joshua Creek) Developments Ltd.

PART OF LOT 8
CONCESSION 1, NORTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



KEY MAP Subject Lands

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 (Joshua Creek) Developments Ltd.
4900 Palladium Way, Suite 105
Burlington, Ontario L7M 0W7

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 August 20, 2019
Ross DenBroeder, Ontario Land Surveyor

rpe R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416)935-5000 Fax: (416)935-5001

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 (15.24m)	1-12	12	0.65	12
Single Detached (13.72m)	13-23, 25-29, 54-56, 79, 80, 85-91, 101-104, 116-119, 129-133, 154-156, 166, 167, 177, 185-191, 216	55	2.19	55
Single Detached (12.80m)	24, 34-37, 47, 48, 51-53, 57, 62, 63, 70-73, 78, 82-84, 92-94, 98-100, 105-108, 114, 115, 120, 126-128, 134-148, 157, 164, 165, 168, 169, 175, 176, 178, 179, 184, 192-200, 213-215, 217	75	2.67	75
Single Detached (11.60m)	30-33, 38-46, 49, 50, 58-61, 64-69, 74-77, 81, 95-97, 109-113, 121-125, 149-153, 158-163, 170-174, 180-183, 201-212, 218-222	80	2.74	80
Street Townhouses	223-245	23	2.74	131
Rear Lane Townhouses	246-265	20	1.57	101
Back-to-Back Townhouses	266-277	12	1.43	146
Mixed Use	278	1	0.44	
Dundas Urban Core (DUC)	279, 280	2	2.46	
Neighbourhood Park	281	1	1.60	
Village Square	282	1	0.03	
Open Space	283	1	0.04	
Walkway (3m)	284	1	0.01	
SWM Pond	285	1	2.61	
Natural Heritage System (NHS)	286-290	5	7.95	
Residential Reserve	291-317	27	0.96	
0.3m Reserve	318-335	18	0.00	
Road Widening	336, 337	2	0.07	
7.5m ROW (423m)			0.33	
17m ROW (3,074m)			5.26	
19m ROW (411m)			0.79	
22m ROW (815m)			1.80	
27.8-22m ROW (54m)			0.14	
Totals	337	337	38.48	600

24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-222	222	222
Townhouse	223-265	232	176.3
Back-to-Back Townhouse	266-277	146	65.7
Total	277	600	464.0

* SDE Factors:
Detached - 1.00
Townhouse - 0.76
Back-to-Back - 0.45

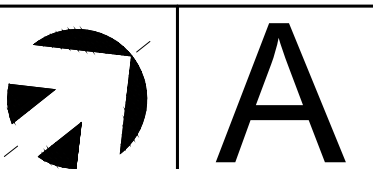
Dec 20, 2019	Original Submission	A	SP
DATE	REVISION	DWG	BY

NOTES:
- Pavement illustration is diagrammatic
- Connector or Avenue to Arterial daylight triangle = 15m
- Connector or Avenue to Connector or Avenue daylight triangle = 7.5m
- All other daylight triangles = 3.5m



SCALE 1:2000 December 20, 2019

DRAWN BY: SP CHECKED BY: KC



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

