


**DRAFT PLAN OF SUBDIVISION
24T-19004/1317
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  DATE June 18, 2019
Gary Gregoris, P.E.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 August 28, 2019
Ross DenBroeder, Ontario Land Surveyor

rpe
R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLER 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 (15.25m)	1, 61, 225, 226, 253, 283-288, 290-292, 310, 311, 319-336, 351-356	40	1.99	40
Single Detached (13.75m)	2-7, 50-52, 60, 62, 63, 67, 85, 87, 88, 99, 101-106, 134-136, 162, 179-184, 211-224, 227, 249, 254-260, 265-268, 278-282, 289, 293-300, 302, 303, 306-309, 312-318, 337-341, 345-350, 357-364	106	4.45	106
Single Detached (11.60m)	8-11, 15-33, 44-49, 57-59, 64-66, 68-84, 86, 89-98, 100, 107-118, 132, 133, 137, 150-161, 163, 165, 167-170, 177, 178, 185-191, 199-210, 228-246, 248, 250, 251, 261-264, 269-277, 301, 304, 305, 342-344	159	5.63	159
Single Detached (10.40m)	12-14, 34-43, 53-56, 119-131, 138-149, 164, 166, 171-176, 192-198, 247	58	1.73	58
Single Detached (20.11m)	252	1	0.05	1
Townhouse	365-369	5	0.47	21
Elementary School	383	1	0.98	
Neighbourhood Park	370	1	0.18	
Open Space	371, 372	2	0.02	
NHS	373, 374	2	20.50	
Residential Reserve	375-378	4	0.10	2
0.3m Reserve	379-382	4	0.02	
17m ROW (2,283m)			3.83	
19m ROW (653m)			1.25	
22m ROW (1,006m)			2.20	
Totals	383	383	43.40	387

DATE	[M.D.Y]	REVISION	DWG	BY
Sep 28, 2021		Third Submission	C	SP
Jan 21, 2021		Resubmission	B	EC
Aug 28, 2019		Original Submission	A	SP

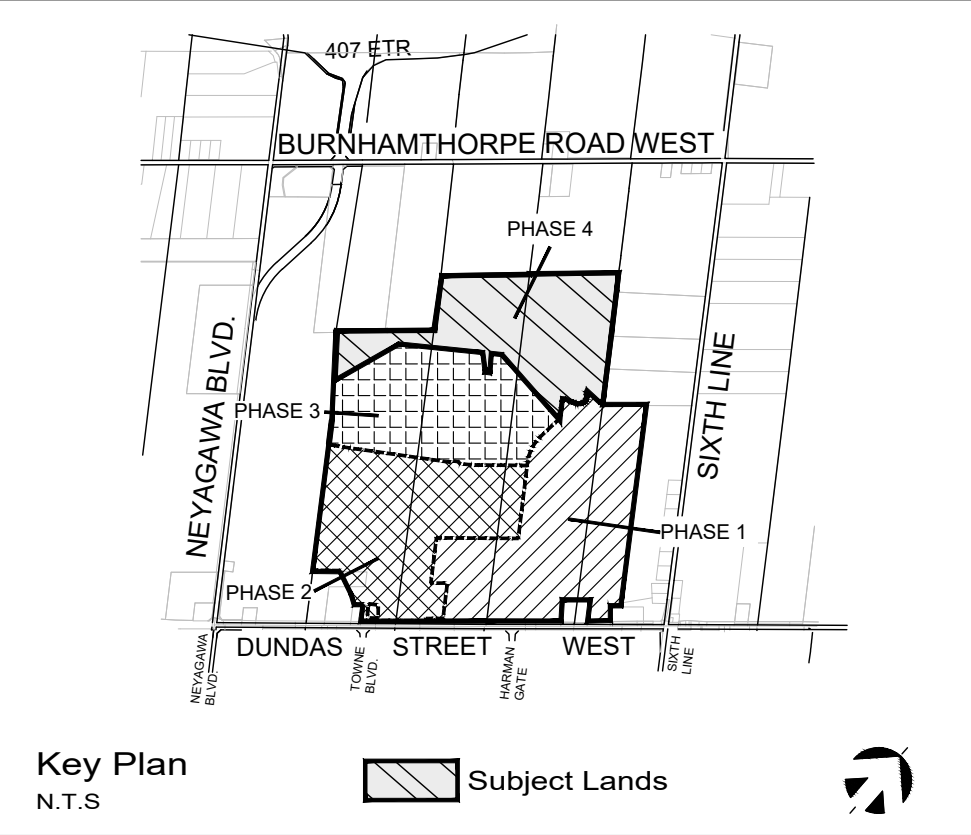
NOTES:
 - Pavement illustration is diagrammatic.
 - Connector to arterial daylight triangle = 15m
 - Local to connector daylight triangle = 7.5m
 - All other daylight triangles = 3.5m



SCALE 1:1500 September 28, 2021
 DRAWN BY: EC CHECKED BY: KC



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 Oakville, Ontario L6J 3H9
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24T-19004/1317 SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-364	364	364
Townhouse	365-369	21	16
Residential Reserve	375	2	2
Residential Reserve	376-378	0	0
Totals		387	382

* SDE Factors:
 Detached - 1.00
 Townhouse - 0.76

