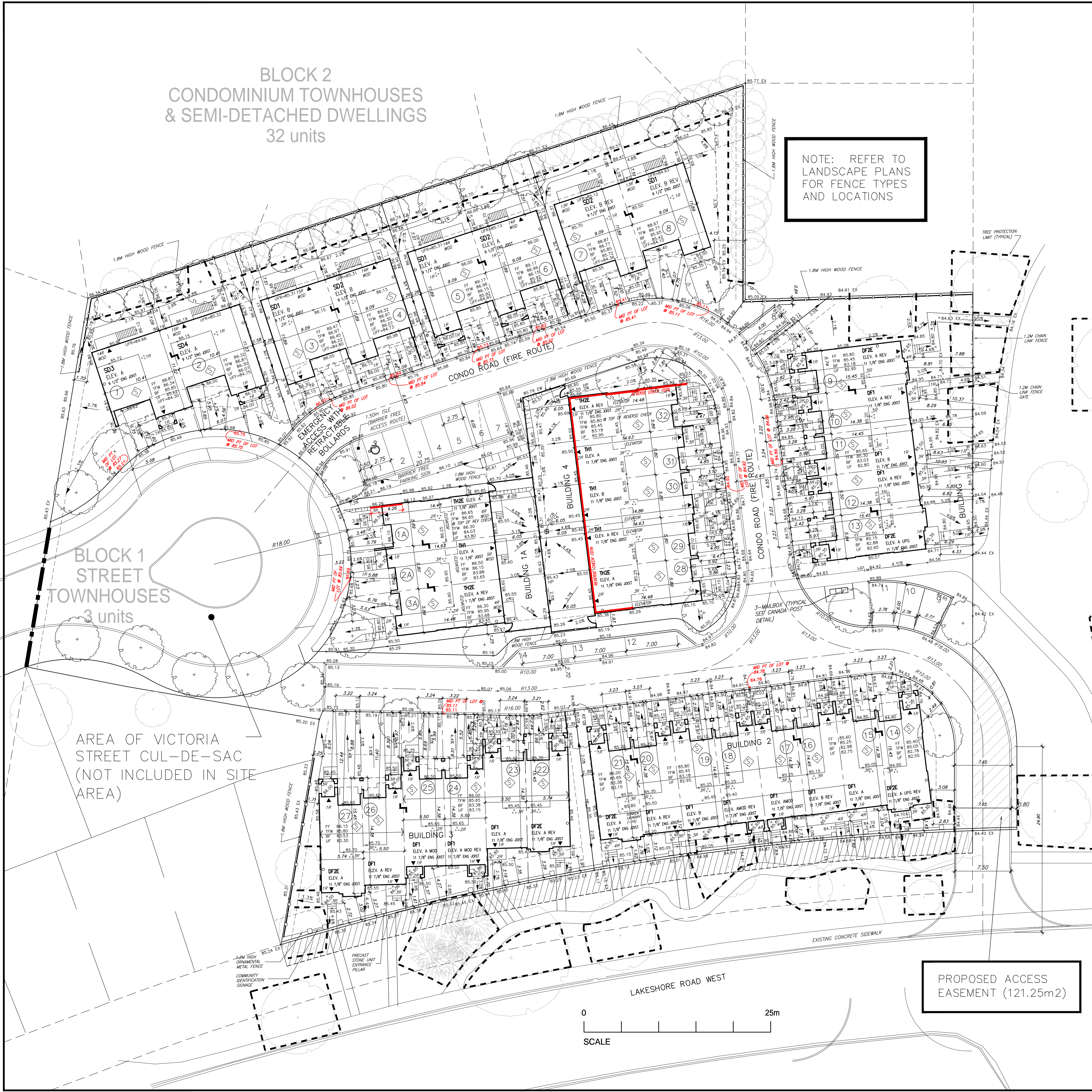


**BLOCK 2
CONDOMINIUM TOWNHOUSES
& SEMI-DETACHED DWELLINGS**
32 units

NOTE: REFER TO
LANDSCAPE PLANS
FOR FENCE TYPES
AND LOCATIONS



SITE STATISTICS SUMMARY (WITH OVERALL LOT AREA)

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

ZONING :	RM1-XX
OVERALL LOT AREA: (LOT AREA OWNED BY DEVELOPER)	9,925.86m ² 2.45 ACRES 1.00 Ha
SITE AREA: (SITE AREA, NOT INCLUDING CUL-DE-SAC STREET TOWNS)	8,193.89m ² 2.03 ACRES 0.82 Ha
O.B.C. BUILDING CLASSIFICATION	PART 9, GROUP C 3 STOREY BUILDINGS/SEMS
GROSS FLOOR AREA:	N/A
AMENITY AREA	-
DENSITY	39.02 PER Ha
32 UNITS TOTAL (NOT INCLUDING 3 STREET TOWNS)	15.76 PER ACRES
PARKING :	27 TOWN HOMES RESIDENCE PARKING PROVIDED (1 INTERNAL & 1 EXTERNAL) 54 SPACES TOTAL 8 SEMI-DETACHED HOMES RESIDENCE PARKING PROVIDED (2 INTERNAL & 2 EXTERNAL) 32 SPACES TOTAL VISITOR PARKING: 35 x 0.25 = 8.75 (9 VISITOR PARKING REQUIRED) 14 VISITOR PARKING PROVIDED (INCLUDES 1 ACCESSIBLE SPACE)

UNIT COUNT

10.35m SEMI DETACHED (INCLUDES 2-11.60m SEMI DETACHED)	8
5.50m DUAL FRONTAGE TOWN HOME	27
TOTAL	35 UNITS

10.65m SEMI DETACHED

LOT No.	Model Type	G.F.A. (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape Area (sq.m.)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)	
1	SD-3A	264.40	78.32	106.20	346.44	38.65	31.79	208.45	60.17	18.72	24.28
2	SD-4A	270.00	84.28	106.20	286.37	37.08	40.56	139.61	48.75	12.94	23.28
3	SD-1B	251.00	103.40	100.35	242.74	41.34	29.89	112.50	46.35	10.46	22.94
4	SD-2B	249.20	105.30	100.35	236.65	42.40	29.23	107.07	45.24	10.35	22.94
5	SD-1A	245.80	103.86	100.35	236.65	42.40	29.54	106.76	45.11	10.35	22.94
6	SD-2A	248.80	105.13	100.35	236.65	42.40	29.21	107.09	45.25	10.35	22.94
7	SD-2B	249.20	104.67	100.35	238.09	42.15	29.25	108.49	45.57	10.37	22.94
8	SD-1B	251.00	58.78	100.35	427.04	23.50	40.51	286.18	67.01	14.69	22.94
TOTAL		2029.40	90.17	814.50	2250.63	36.19	259.98	1176.15	52.26		

5.80m STANDARD TOWN BUILDING 1A (FREE HOLD)

LOT No.	Model Type	Coverage (%)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape Area (sq.m.)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1A	TH-2E (A)	87.20	183.40	47.55	17.47	78.73	42.93	7.20	25.57	
2A	TH-1 (A)	86.00	150.12	57.29	20.39	43.73	29.13	5.87	25.81	
3A	TH-2E (A)	87.20	204.98	42.54	25.01	92.77	45.26	7.82	28.62	
TOTAL			260.40	538.50	48.36	62.87	215.23	39.97		11.94

5.40m DUAL FRONTAGE TOWN BUILDING 1 (CONDO)

LOT No.	Model Type	Coverage (%)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape Area (sq.m.)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
9	DF-2E (A)	82.10	315.91	25.99	18.91	214.90	68.03	10.65	28.92	
10	DF-1 (A)	74.90	145.24	51.57	18.92	51.42	35.40	5.50	26.41	
11	DF-1 (B)	79.55	141.75	56.12	18.88	43.32	30.56	5.50	25.73	
12	DF-1 (A)	74.90	137.80	54.35	18.81	44.09	32.00	5.50	25.06	
13	DF-2E (A) UPO	84.56	180.14	46.94	18.86	76.72	42.59	7.69	24.26	
TOTAL			396.01	920.84	43.01	94.38	430.45	46.75		11.71

5.40m DUAL FRONTAGE TOWN BUILDING 2 (CONDO)

LOT No.	Model Type	Coverage (%)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape Area (sq.m.)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
14	DF-2E (A) UPO	84.56	188.34	44.90	19.69	84.09	44.65	10.25	22.01	
15	DF-1 (A)	74.90	118.41	63.25	18.83	24.68	20.84	5.50	21.53	
16	DF-1 (B)	79.55	117.16	67.90	18.88	18.73	15.99	5.50	21.30	
17	DF-1 (AMOD)	75.09	116.35	64.54	18.88	22.38	19.24	5.50	21.15	
18	DF-1 (AMOD)	75.09	116.00	64.73	18.66	22.25	19.18	5.50	21.09	
19	DF-1 (B)	79.55	116.10	68.52	18.88	17.67	15.22	5.50	21.11	
20	DF-1 (A)	74.90	116.66	64.20	18.73	23.03	19.74	5.50	21.21	
21	DF-2E (A)	82.10	151.94	54.03	18.86	50.98	33.55	7.09	21.42	
TOTAL			468.74	772.36	60.69	151.41	152.21	19.71		11.99

5.40m DUAL FRONTAGE TOWN BUILDING 3 (CONDO)

LOT No.	Model Type	Coverage (%)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape Area (sq.m.)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
22	DF-2E (A)	82.10	172.57	47.57	18.93	71.54	41.46	7.41	21.88	
23	DF-1 (A)	74.90	126.63	59.15	19.07	32.66	25.79	5.51	23.03	
24	DF-1 (AMOD)	75.09	133.91	56.07	21.10	31.72	23.69	5.51	24.34	
25	DF-1 (AMOD)	75.09	141.67	53.00	27.63	38.95	27.49	5.51	25.70	
26	DF-1 (A)	74.90	149.91	49.96	36.75	38.26	25.52	5.51	27.20	
27	DF-2E (A)	82.10	240.54	34.13	39.87	118.57	49.29	6.68	29.74	
TOTAL			464.18	965.23	48.09	169.35	331.70	34.36		11.81

5.80m STANDARD TOWN BUILDING 4 (CONDO)

LOT No.	Model Type	Coverage (%)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (sq.m.)	Soft Landscape Area (sq.m.)	Soft Landscape Area (sq.m.)	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
28	TH-2E (A)	87.20	203.76	42.80	18.81	97.75	47.97	8.49	25.53	
29	TH-1 (A)	86.00	148.10	58.07	18.40	43.70	29.51	5.80	25.53	
30	TH-1 (B)	86.00	148.10	58.07	18.35	43.75	29.54	5.80	25.53	
31	TH-1 (A)	86.00	148.10	58.07	18.17	43.93	29.66	5.80	25.53	
32	TH-2E (A)	87.20	209.52	41.62	17.65	104.67	49.96	10.14	25.53	
TOTAL			432.40	857.58	50.42	91.38	333.80	38.92		11.87

KEY PLAN

SUBJECT PROPERTY

10.65m SEMI DETACHED

5.80m STANDARD TOWN BUILDING 1A (FREE HOLD)

5.40m DUAL FRONTAGE TOWN BUILDING 1 (CONDO)

5.40m DUAL FRONTAGE TOWN BUILDING 2 (CONDO)

5.40m DUAL FRONTAGE TOWN BUILDING 3 (CONDO)

5.80m STANDARD TOWN BUILDING 4 (CONDO)

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SITE PLAN
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