

24T- SDE CALCULATIONS - PHASE 1

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	51-210	160	160
Townhouse	211-215, 217-269	287	218.1
Back-to-Back	270-281	114	51.3
Total	35	561	429.4

24T- SDE CALCULATIONS - PHASE 2

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-39, 42-50	48	48
Total	48	48	48.0

24T- SDE CALCULATIONS - TOTAL

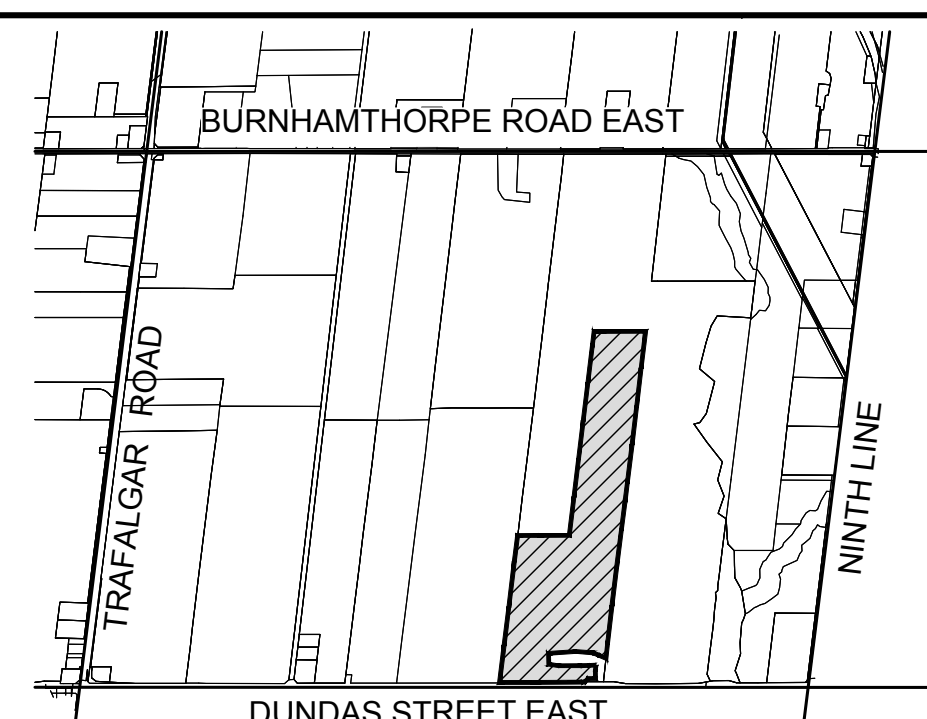
Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-39, 42-210	208	208
Townhouse	211-215, 217-269	287	218.1
Back-to-Back	270-281	114	51.3
Total	281	609	477.4

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

DRAFT PLAN OF SUBDIVISION
24T-20002/1308
 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
 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
- 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	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached (15.24m)	1-8	8	0.47	8
Single Detached (13.72m)	9-13, 36-39, 77-79	12	0.50	12
Single Detached (13.40m)	14, 26, 27, 42-48, 65-67, 73-76, 80-84, 107, 108	24	0.94	24
Single Detached (12.80m)	15-25, 28-35, 49-64, 68-72, 85-93, 97-106	59	2.21	59
Single Detached (11.60m)	94-96, 109-122, 128-135, 145, 146, 156-163, 167-175, 182-185, 190, 201-210	59	1.89	59
Single Detached (11.00m)	123-127, 136-144, 147-155, 164-166, 176-181, 186-189, 191-200	46	1.41	46
Street Townhouses	211-215, 217-234	23	2.68	126
Rear Lane Townhouses	235-269	35	2.55	161
Back-to-Back Townhouses	270-281	12	1.14	114
Mixed Use	282	1	0.44	
Dundas Urban Core (DUC)	283	1	2.91	
Neighbourhood Park	284	1	1.60	
Village Square	285	1	0.09	
Open Space	286	1	0.04	
Walkway (6m)	216, 287	2	0.03	
SWM Pond	288	1	2.61	
Natural Heritage System (NHS)	289-293	5	7.95	
Residential Reserve	294-318	25	0.96	
0.3m Reserve	40, 41, 319-334	18	0.00	
Road Widening	335	1	0.09	
7.5m ROW (624m)			0.48	
17m ROW (3,067m)			5.25	
19m ROW (411m)			0.79	
22m ROW (815m)			1.79	
27.8-22m ROW (54m)			0.14	
Totals	335	335	38.96	609

Mar 25, 2021	Resubmission - Village Square Revisions	C	KC
Dec 9, 2020	Resubmission	B	EC
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 March 25, 2021

DRAWN BY: KC CHECKED BY: SE



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