

DRAFT PLAN OF SUBDIVISION
24T-20001/1316
Argo (West Morrison Creek) Limited

PART OF LOT 16
 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: December 19, 2019
 Fabio J. Mazzocco
 Argo (West Morrison Creek) Limited
 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: November 25, 2019
 Ron Querubin, OLS, OLIP



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	Lot/Block Total	Area (ha)	Units
Single Detached (9.45 m)	1, 2, 25, 26, 28, 29, 39, 40, 55, 56, 67, 68	12	0.29	12
Single Detached (12.20 m)	3, 24, 27, 38, 49, 50, 65, 66, 81, 85	10	0.31	10
Single Detached (12.8m)	4-14, 30-36, 41-47, 51-54, 57-63, 69, 76-80, 86-91, 94	49	1.55	49
Single Detached (15.24m)	15-23, 37, 48, 64, 70-75, 82-84, 92, 93, 95	24	1.03	24
Rear Lane Townhouses (6.05m)	96-108	13	1.05	56
Street Townhouses (7.3m)	109-114	6	0.59	31
Mixed Use	115	1	0.24	TBD
Natural Heritage System (NHS)	116-120	5	2.25	
SWM Pond	121	1	2.07	
Residential Reserve	122-128	7	0.63	
Walkway	129	1	0.01	
0.3m Reserve	130-132	3	0.00	
Road Widening	133	1	0.17	
7.5m ROW (208m)			0.16	
17m ROW (1063m)			1.82	
19m ROW (130m)			0.25	
22m ROW (66m)			0.15	
Total	133	133	12.57	182

NOTES:

- Pavement illustration is diagrammatic
- Connector to Connector or Avenue daylight triangle = 7.5m
- Local to Local or Collector daylight triangle = 3.5m



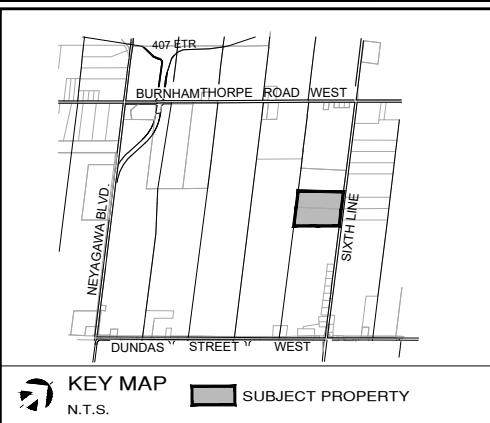
SCALE 1:2500 August 23, 2021

DRAWN BY: SE CHECKED BY: KC



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

DATE [D.M.Y]	REVISION	DWG	BY
23/08/2021	Resubmission - NHS, walkway and lotting revisions	C	SE
13/04/2021	Resubmission - NHS Channel Shifted	B	SE
16/03/2020	Changed portion of Street 'A' ROW to 22m	A	SE
20/12/2019	First Submission	A	SE



24T-20001/1316 SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-95	95	95
Townhouse	96-114	87	66.1
Total	114	182	161.1

* SDE Factors:
 Detached - 1.00
 Townhouse - 0.76

