



DRAFT PLAN OF SUBDIVISION
ARGO LIONS VALLEY LIMITED

FILE # 24T-

PART OF LOT 23, CONCESSION 1,
NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: *Scott Bland*
SCOTT BLAND, A.S.O.
ARGO LIONS VALLEY LIMITED

DATE: December 17, 2024

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: *Ross Denbroeder*
ROSS DENBROEDER, O.L.S.
R-PE SURVEYING LTD.

DATE: December 17, 2024

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 15.24m (50') (24.2m DEPTH)	1-34	0.11	0.27	3	27.27
DETACHED - 12.8m (42') (24.2m DEPTH)		0.28	0.69	9	32.14
DETACHED - 12.2m (40') (24.2m DEPTH)		0.06	0.15	2	33.33
DETACHED - 15.24m (50') (23.2m DEPTH)		0.42	1.04	8	19.05
DETACHED - 12.8m (42') (23.2m DEPTH)		0.51	1.26	12	23.53
STREET TOWNHOUSE - 7.3m (24')	35-38	0.41	1.01	23	56.10
DUAL FRONTAGE TOWNHOUSE - 6.0m (20')	39-41	0.28	0.69	18	64.29
BACK-TO-BACK TOWNHOUSE - 5.6m (18')	42-46	0.46	1.14	56	121.74
FUTURE DEVELOPMENT	47-48	1.24	3.06		
RESIDENTIAL RESERVE	49-53	0.19	0.47		
NHS	54	3.66	9.04		
SWM POND	55	0.90	2.22		
ROAD WIDENING	56	0.07	0.17		
0.3m RESERVE	57-59	0.00	0.00		
19.0m LOCAL R.O.W. (LENGTH: 217m)		0.44	1.09		
17.0m LOCAL R.O.W. (LENGTH: 843m)		1.44	3.56		
TOTAL	59	10.47	25.87	131	50.97

NOTES

- STREET 'A' & DUNDAS STREET WEST DAYLIGHT TRIANGLE - 15.0m x 15.0m
- ALL OTHER DAYLIGHT TRIANGLES - 3.5m x 3.5m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



SCALE: 1:1000
(24 x 36)

DECEMBER 16, 2024 Glen Schnarr & Associates Inc.

ARGO
DEVELOPMENT CORP

GSAI