







- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google



BRONTE RIVER | Oakville, ON  
**CONCEPTUAL DEVELOPMENT PLAN (Based on SK-95)**



PROJECT 1637  
 DATE AUG 10, 2023  
 SCALE 1:1500

**SK-97**



# LAND USE SUMMARY

Total Site Area	12.12 ha.	29.95 ac.	
NON-DEVELOPABLE			
NHS	6.54 ha.	16.16 ac.	
Bronte Road Widening	0.05 ha.	0.12 ac.	
Net Area	5.53 ha.	13.66 ac.	100.0%
DEVELOPABLE			
Condo Block 'A' - Residential	4.86 ha.	12.01 ac.	87.9%
LID	0.44 ha.	1.09 ac.	8.0%
Vista/Walkway	0.01 ha.	0.02 ac.	0.2%
Condo Block 'A' Subtotal	5.31 ha.	13.12 ac.	96.0%
Medium Density Block	0.05 ha.	0.12 ac.	0.9%
Right of Way	0.17 ha.	0.42 ac.	3.1%
TOTAL (Net Developable)	5.53 ha.	13.66 ac.	100.0%

# UNIT SUMMARY

	Unit width	Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res	Net Density (uph)
<b>Condo Block 'A' - Residential</b>								
Dual Frontage Towns	(20')	6.05 x 23.0	22	14%	133.1	SEE ABOVE		33.3
Back to Back Towns	(21')	6.40 x 13.5	54	33%	345.6			
Heritage House			1	1%				
Detached Homes	(42')	12.80 x 17.5	62	38%	793.6			
Detached Homes	(50')	15.24 x 17.5	23	14%	350.5			
<b>TOTAL</b>			<b>162</b>	<b>100%</b>	<b>1,622.8</b>			<b>30.5</b>

# ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Local Road	17.0	86.5	0.0
Condo Lane	11.9	909.9	0.0
Condo Lane	10.9	200.6	0.0
Condo Lane	9.4	156.8	0.0
<b>ROW TOTAL</b>		<b>1353.8</b>	<b>0.0</b>

# Density Summary

Iteration	Overall Area	Overall Unit Count	Units per Hectare (Overall)	MD Area	MD Unit Count	Units per Hectare (MD)	LD Area	LD Unit Count	Units per Hectare (LD)
<b>SK 97 (100% Condo)</b>	5.31 ha. 13.12 ac.	162	<b>30.5</b>	1.80	77	<b>42.8</b>	3.51	85	<b>24.2</b>

Note:

Area calculated based on

SK 97- 100% Condo plan – use net area (include roads, LID and walkway)