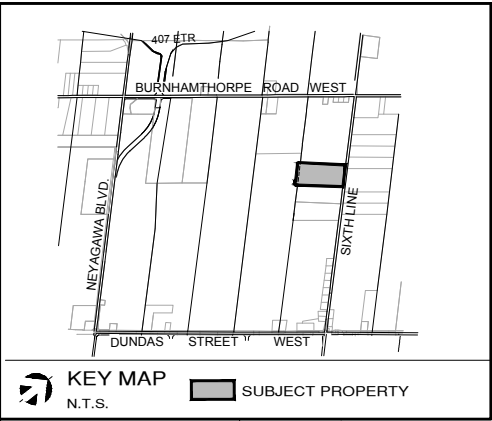
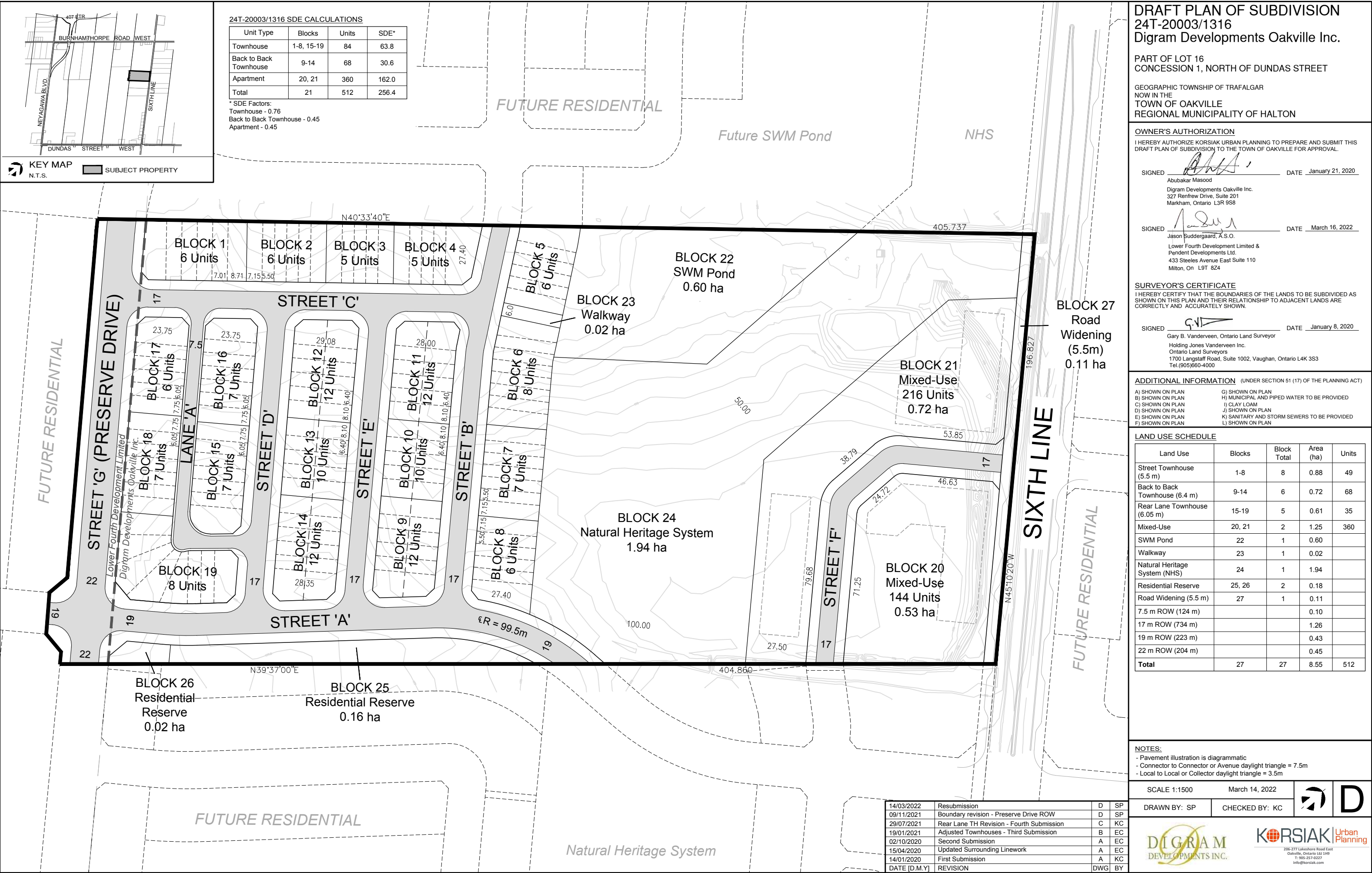




24T-20003/1316 SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Townhouse	1-8, 15-19	84	63.8
Back to Back Townhouse	9-14	68	30.6
Apartment	20, 21	360	162.0
Total	21	512	256.4

* SDE Factors:
Townhouse - 0.76
Back to Back Townhouse - 0.45
Apartment - 0.45



DRAFT PLAN OF SUBDIVISION
24T-20003/1316
Digram Developments Oakville Inc.

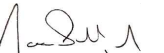
PART OF LOT 16
CONCESSION 1, NORTH OF DUNDAS STREET

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 January 21, 2020
Abubakar Masood
Digram Developments Oakville Inc.
327 Renfrew Drive, Suite 201
Markham, Ontario L3R 9S8

SIGNED  DATE March 16, 2022
Jason Sudderdaard, A.S.O.
Lower Fourth Development Limited &
Pendent Developments Ltd.
433 Steeles Avenue East Suite 110
Milton, On L9T 8Z4

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 January 8, 2020
Gary B. Vanderveen, Ontario Land Surveyor
Holding Jones Vanderveen Inc.
Ontario Land Surveyors
1700 Langstaff Road, Suite 1002, Vaughan, Ontario L4K 3S3
Tel. (905) 660-4000

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- | | |
|------------------|---|
| A) SHOWN ON PLAN | G) SHOWN ON PLAN |
| B) SHOWN ON PLAN | H) MUNICIPAL AND PIPED WATER TO BE PROVIDED |
| C) SHOWN ON PLAN | I) CLAY LOAM |
| D) SHOWN ON PLAN | J) SHOWN ON PLAN |
| E) SHOWN ON PLAN | K) SANITARY AND STORM SEWERS TO BE PROVIDED |
| F) SHOWN ON PLAN | L) SHOWN ON PLAN |

LAND USE SCHEDULE

Land Use	Blocks	Block Total	Area (ha)	Units
Street Townhouse (5.5 m)	1-8	8	0.88	49
Back to Back Townhouse (6.4 m)	9-14	6	0.72	68
Rear Lane Townhouse (6.05 m)	15-19	5	0.61	35
Mixed-Use	20, 21	2	1.25	360
SWM Pond	22	1	0.60	
Walkway	23	1	0.02	
Natural Heritage System (NHS)	24	1	1.94	
Residential Reserve	25, 26	2	0.18	
Road Widening (5.5 m)	27	1	0.11	
7.5 m ROW (124 m)			0.10	
17 m ROW (734 m)			1.26	
19 m ROW (223 m)			0.43	
22 m ROW (204 m)			0.45	
Total	27	27	8.55	512

NOTES:

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

SCALE 1:1500 March 14, 2022

DRAWN BY: SP CHECKED BY: KC



14/03/2022	Resubmission	D	SP
09/11/2021	Boundary revision - Preserve Drive ROW	D	SP
29/07/2021	Rear Lane TH Revision - Fourth Submission	C	KC
19/01/2021	Adjusted Townhouses - Third Submission	B	EC
02/10/2020	Second Submission	A	EC
15/04/2020	Updated Surrounding Linework	A	EC
14/01/2020	First Submission	A	KC
DATE [D.M.Y]	REVISION	DWG	BY