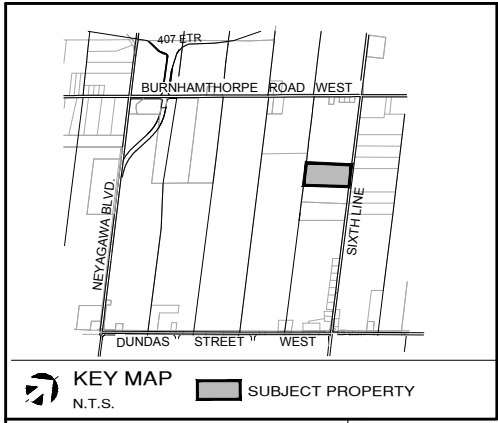
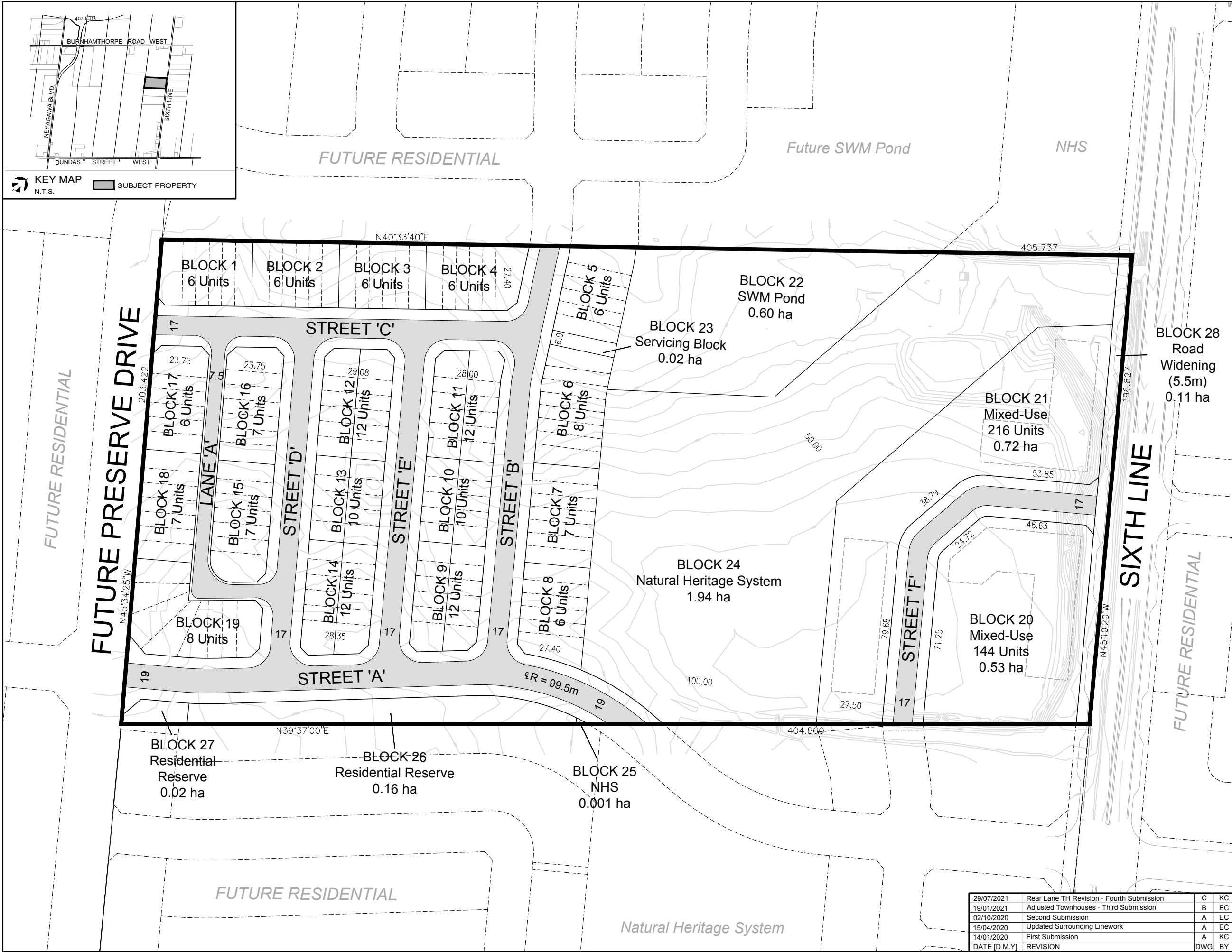




DRAFT PLAN OF SUBDIVISION
24T-20003/1316
Digram Developments Oakville Inc.

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

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
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	Blocks	Block Total	Area (ha)	Units
Street Townhouse (5.5 m)	1-8	8	0.88	51
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	
Servicing Block	23	1	0.02	
Natural Heritage System (NHS)	24, 25	2	1.94	
Residential Reserve	26, 27	2	0.18	
Road Widening (5.5 m)	28	1	0.11	
7.5 m ROW (124 m)			0.10	
17 m ROW (734 m)			1.26	
19 m ROW (215 m)			0.41	
Total	28	28	8.08	514

24T-20003/1316 SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Townhouse	1-8, 15-19	86	65.4
Back to Back Townhouse	9-14	68	30.6
Apartment	20, 21	360	162.0
Total	21	514	258.0

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

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 July 29, 2021

DRAWN BY: KC CHECKED BY: SE

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

DIGRAM DEVELOPMENTS INC.

KORSIAK Urban Planning

S:\Korsiak & Company\DIGRAM\Oakville\3380 Sixth Line\Draft Plan\2021-07\Digram Sixth Line - Draft Plan - Jul 29 21_kc.dwg