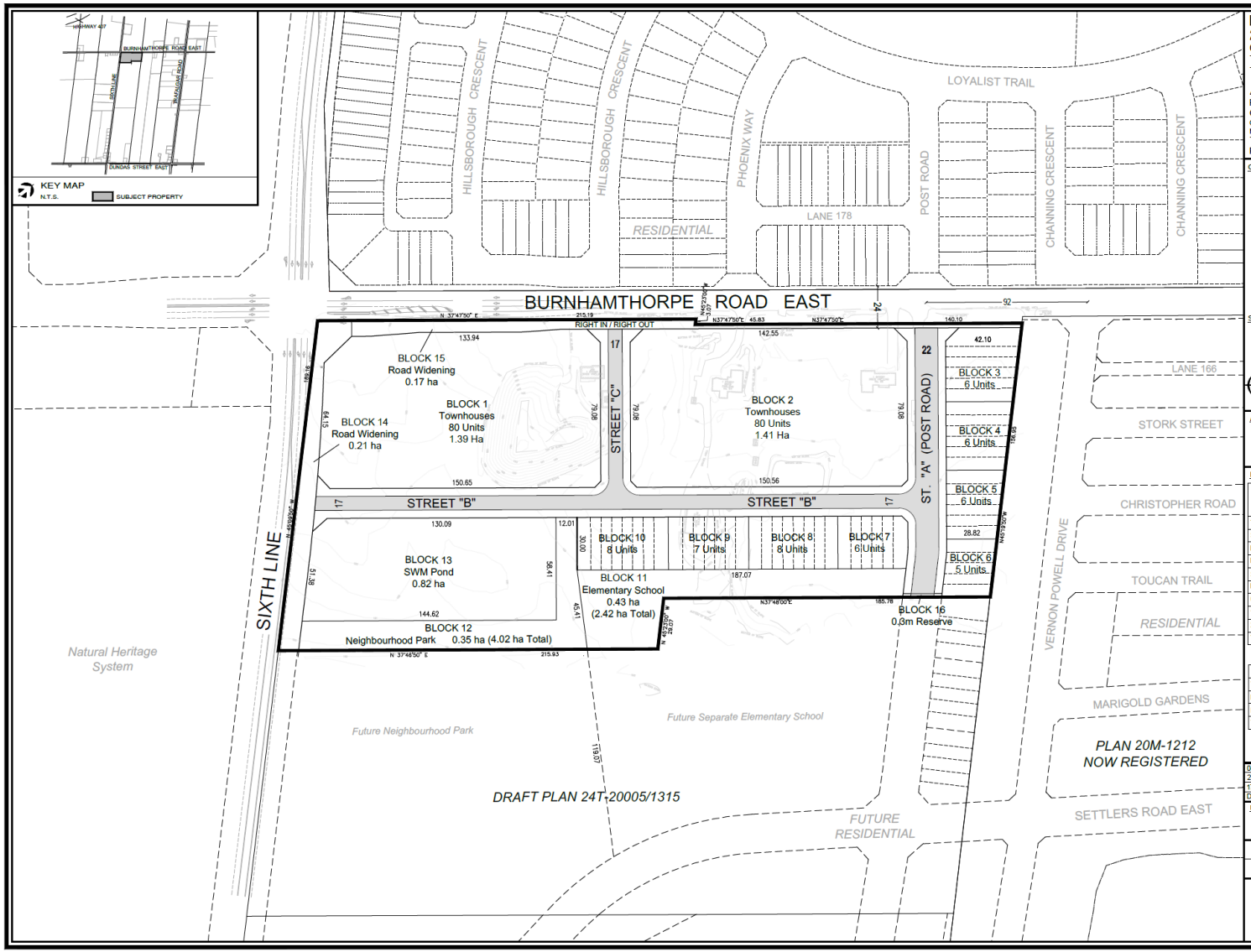
APPENDIX "C"



DRAFT PLAN OF SUBDIVISION
24T- 21001/1315

Crosstrail Estates Inc.
Trafalgar Road (Oakville) Developments Limited
TWKD Developments Inc.

40, 64 and 86 BURNHAMTHORPE ROAD E
PART OF LOT 15
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 21, 2020
Steve Malovic
Crosstrail Estates Inc.
2500 Appleby Line, Suite 200
Burlington, Ontario L7L 0A2

SIGNED _____ DATE December 21, 2020
Kathy Di Silvestro
Trafalgar Road (Oakville) Developments Limited
TWKD Developments Inc.
2031 James Street
Burlington, Ontario L7R 1H2

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 December 21, 2020

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
40 WISSLER ROAD UNIT 1, BOX 21, MILTON, ON L9T 3C3
T: (905) 693-8900 F: (905) 693-8906 www.jdbarnes.com

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	Lots/Blocks	Lot / Block Total	Area (ha)	Units
Townhouses	1, 2	2	2.80	160
Street Townhouses (6.0 m)	3-10	8	1.08	52
Elementary School	11	1	0.43	
Neighbourhood Park	12	1	0.35	
SWM Pond	13	1	0.82	
Road Widening	14, 15	2	0.38	
0.3m Reserve	16	1	0.00	
17 m ROW (427 m)			0.74	
22 m ROW (153 m)			0.34	
Totals	16	16	6.94	212

24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Townhouse	3-10	52	39.5
Rear Lane Townhouse	1, 2	100	76.0
Back-to-Back Townhouse	1, 2	60	27.0
Total	1-10	212	142.5

* SDE Factors:
Townhouse, Rear Lane Townhouse - 0.76
Back-to-Back Townhouse - 0.45

DATE [D.M.Y]	REVISION	DWG	BY
04/02/2022	Resubmission - general lotting revisions	C	KC
23/09/2021	Resubmission - park/school revisions	B	KC
17/10/2020	Original Submission	A	KC

NOTES:
- Pavement illustration is diagrammatic
- Connector/Avenue to Connector/Avenue daylight triangle = 7.5m
- All other daylight triangles = 3.5m

SCALE 1:2000 | February 4, 2022 | C
DRAWN BY: KC | CHECKED BY: SP

KORSIAK Urban Planning
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