



DRAFT PLAN OF SUBDIVISION
ARGO LIONS VALLEY LIMITED
 FILE # 24T-25002/1323
 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* DATE: July 7, 2025
 SCOTT BLAND, A.S.O.
 ARGO LIONS VALLEY LIMITED

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* DATE: December 17, 2024
 ROSS DENBROEDER, O.L.S.
 R-PE SURVEYING LTD.

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

NOTES

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

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 15.24m (50')		0.47	1.16	9	19.15
DETACHED - 12.8m (42')	1-35	0.85	2.10	24	28.24
DETACHED - 12.2m (40')		0.06	0.15	2	33.33
STREET TOWNHOUSE - 7.3m (24')	36-39	0.41	1.01	23	56.10
DUAL FRONTAGE TOWNHOUSE - 6.0m (20')	40-42	0.28	0.69	18	64.29
BACK-TO-BACK TOWNHOUSE - 5.6m (18')	43-47	0.46	1.14	56	121.74
FUTURE DEVELOPMENT	48,49	1.30	3.21		
RESIDENTIAL RESERVE	50,51	0.15	0.37		
NHS	52	3.68	9.04		
SWM POND	53	0.90	2.22		
WALKWAY	54,55	0.05	0.12		
0.3m RESERVE	56-58	0.00	0.00		
19.0m LOCAL R.O.W. (LENGTH: 222m)		0.44	1.09		
17.0m LOCAL R.O.W. (LENGTH: 843m)		1.44	3.56		
TOTAL	58	10.47	25.87	132	51.97