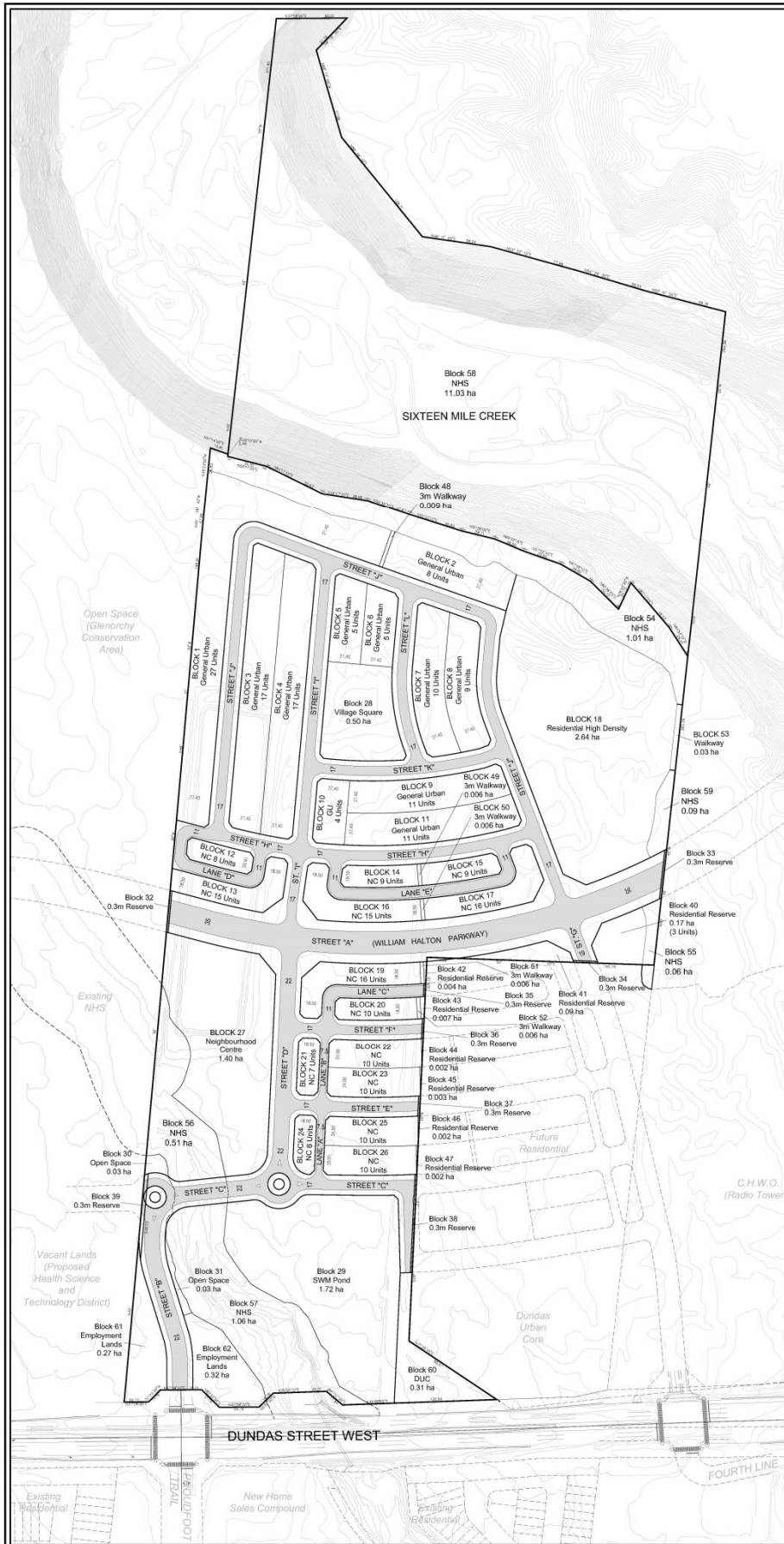


Appendix B



DRAFT PLAN OF SUBDIVISION
24T-15006/1324
GRAYDON BANNING

PART OF LOTS 24 & 25
 CONCESSION 1, NORTH OF DUNDAS STREET
 (GEOGRAPHIC TOWNSHIP OF THIRALGLEN)
 NOW IN THE
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON



KEY MAP Subject Lands

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 **October 5, 2015**
 Graydon Banning Ltd.
 433 Steeles Avenue East, Suite 110
 Mississauga, ON L4T 1S4

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED DATE **March 10, 2005**
 Paul Penick, O.L.S.
 KORSIAK URBAN PLANNING LTD.
 180 CHURCHILL ROAD, SUITE 1, WOODBINE, ONTARIO L4B 1A4
 TEL: (905) 881-1000 FAX: (905) 881-1001

ADDITIONAL INFORMATION (UNDER SECTION 51(1) 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 PAVED 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
General Urban (GU)	1-11	11	4.83	124
Neighbourhood Centre (NC)	12-17, 19-27	15	3.75	151
Residential High Density	18	1	2.64	
Village Square	28	1	0.50	
SWM Pond	29	1	1.72	
Open Space	30, 31	2	0.06	
0.3m Reserve	32-39	8	0.00	
Residential Reserve	40-47	8	0.27	3
Walkway	48-53	6	0.06	
NHS	54-59	6	13.76	
Dundas Urban Core (DUC)	60	1	0.31	
Employment Lands	61, 62	2	0.59	
7.5m ROW (99m)			0.07	
11m ROW (459m)			0.49	
17m ROW (1678m)			3.35	
19m ROW (27m)			0.07	
22m ROW (483m)			1.10	
35m ROW (433m)			1.51	
Totals	62	62	35.08	278

SDE CALCULATIONS

Unit Type	Blocks	Units*	SDE**
Single Detached	1-11	124	124
Townhouse	12-17, 19-26	151	110.2
Totals		275	234.2

*Residential Reserve units not included in SDE calculations

** SDE Factors:
 Detached - 1.000
 Townhouse - 0.730
 Apartment - 0.500

25/04/18	Update land use table to reflect adjusted lotting	D	KC
03/04/18	Adjust roundabout ROW line work	D	SP
23/03/18	General Revisions	D	LC
14/07/15	General Revisions	C	LC
22/12/10	General Revisions	B	TK
10/03/05	Draft plan submission (by others)	A	JRC
[D.M.Y.]	REVISION	DWG	BY

NOTES:
 - Payment illustration is diagrammatic.
 - Local to connector daylight triangle = 7.5m
 - Connector to arterial daylight triangle = 15m
 - All other daylight triangles = 3.5m

SCALE: 1:500 April 25, 2018

KORSIAK Urban Planning

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