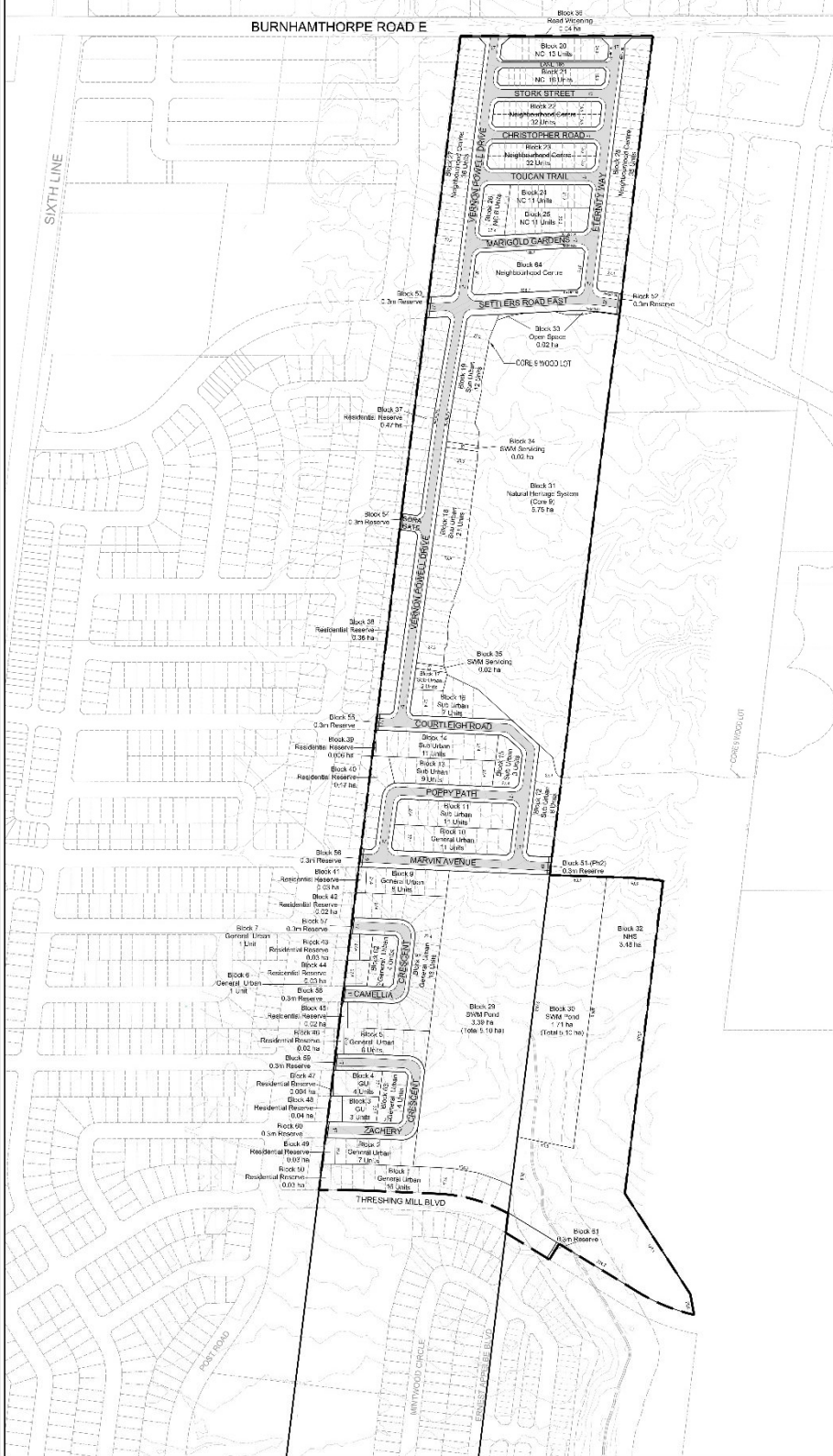


24T-12011 - Phase 2 - SDE CALCULATIONS

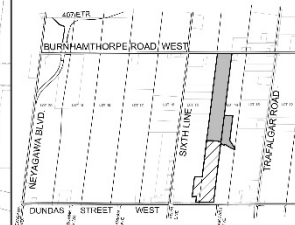
Unit Type	Blocks	Units	SDE*
Single Detached	1-10, 62, 63	169	189
Townhouses	26, 21, 24-26	128	93.44
Back to Back	22, 23	64	32.00
Totals	30	361	294.44

* SDE Factors:
 Detached - 1.000
 Townhouse - 0.73
 Apartment / Back to Back - 0.50

DRAFT PLAN OF SUBDIVISION
24T - 12011/1314 REVISED
PHASE 2

PART OF LOTS 14 & 15
 CONCESSION 1, NORTH OF DUNDAS STREET

CONCERNING TOWNSHIP OF HALKALCAN
 NOW IN THE
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON



KLY MAP
 NTS

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK & COMPANY LTD. TO PREPARE AND SUBMIT THIS
 DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL

SIGNED: [Signature] DATE: Dec. 10/12
 KORSIAK & COMPANY LTD.
 1000 SHEPPARD AVENUE EAST
 SUITE 100, SCARBOROUGH, ONT. M1S 1B5

SIGNED: [Signature] DATE: Sept. 24/15
 JAMES DUNN DEVELOPMENTS INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 100, SCARBOROUGH, ONT. M1S 1B5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS
 SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE
 CORRECTLY AND ACCURATELY SHOWN.

SIGNED: [Signature] DATE: See Original
 KORSIAK & COMPANY LTD.
 1000 SHEPPARD AVENUE EAST
 SUITE 100, SCARBOROUGH, ONT. M1S 1B5

ADDITIONAL INFORMATION: [Signature]
 KORSIAK & COMPANY LTD.
 1000 SHEPPARD AVENUE EAST
 SUITE 100, SCARBOROUGH, ONT. M1S 1B5

ADDITIONAL INFORMATION	SURVEYOR'S CERTIFICATE
A. SHOWN ON PLAN	1. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
B. SHOWN ON PLAN	2. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
C. SHOWN ON PLAN	3. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
D. SHOWN ON PLAN	4. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
E. SHOWN ON PLAN	5. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
F. SHOWN ON PLAN	6. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
G. SHOWN ON PLAN	7. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
H. SHOWN ON PLAN	8. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
I. SHOWN ON PLAN	9. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.
J. SHOWN ON PLAN	10. BLOCKS AND LOTS OF THE PLAN ARE TO BE SUBMITTED AS SHOWN ON THIS PLAN, AND THAT THE RELATIONS BETWEEN THE LOTS ARE CORRECTLY AND ACCURATELY SHOWN.

PHASE 2					
Land Use	Blocks	Block Total	Area (ha)	Units	
General Urban (GU)	1-10, 62, 63	12	2.96	85	
Sub Urban (SU)	11-19	9	2.61	64	
Neighbourhood Centre (NC)	20-28, 64	10	3.69	192	
SWM Pond	29, 30	2	5.10		
Natural Heritage System	31, 32	2	9.23		
Open Space	33	1	0.02		
SWM Servicing	34, 35	2	0.04		
Road Widening	36	1	0.04		
Residential Reserve	37-50	14	1.26		
0.3m Reserve	51-61	11	0.00		
7.5m ROW (114m)				0.06	
17m ROW (235m)				4.04	
19m ROW (262m)				0.50	
22m ROW (260m)				0.46	
Totals	64	64	33.31	361	

25/07/16	General and land use designation revisions	I	KC
28/08/16	General revisions	I	KC
22/12/15	Land use designation revisions	H	KC
08/12/15	General revisions, add blocks 58 and 67	H	KC
19/11/15	Change walkway blocks to 4m	H	KC
24/09/15	General Revisions	II	KC
26/04/14	General Revisions	G	THK
15/03/14	Phase 2 - Draft Plan of Subdivision	F	THK
12/02/14	General revisions	E	THK
25/02/13	NHS boundary revision, general revisions	D	MP
10/12/12	General revisions	C	MP
01/02/12	General revisions	B	MP
22/02/05	Draft Plan of Subdivision	A	GS
DATE: 10/11/15	REVISION	DWG	BY

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

mattamyHOMES

SCALE 1:2000

July 25, 2016

Page 2 of 22 (22 Pages) Phase 2 (10/11/15)

KORSIAK Urban Planning

206 277 Lakeshore Road East
 Oakville, Ontario L6J 4P9
 T: 905.239.2027
 info@korsiak.com