


**DRAFT PLAN OF SUBDIVISION  
24T-20007/1307  
Mattamy (Joshua Creek) Limited  
PHASE 3**

**PART OF LOTS 8 AND 9  
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 May 10, 2021  
GARY GREGORIS  
MATTAMY (JOSHUA CREEK) LIMITED  
433 STEELES AVENUE EAST SUITE 110  
MILTON, ON L9T 8Z4

**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 May 10, 2021  
Ross DenBroeder, Ontario Land Surveyor

**rpe** R-PE Surveying LTD.  
ONTARIO LAND SURVEYORS  
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3  
Tel: (416) 335-5000 Fax: (416) 335-5001

**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	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached (11.6m)	1-7, 10-16, 20, 24-27, 32-35, 40, 44, 45, 49, 53-57, 59-64, 69-77, 81-84, 89-92, 97-108, 110, 114-116, 120-135, 147-149, 156-162, 164-166, 172-179, 185-195, 201, 203-220, 229-240, 246, 250-271, 276-286, 294, 295, 310, 314, 315, 320-331, 338-341, 345-355, 359, 364-370, 374, 381-384, 390, 391, 393, 395, 402, 403, 409-423, 425-427, 430-439, 441, 443-453, 457, 472, 478-482, 486-495, 498-512, 519-526, 529, 530, 532-538, 540-547, 551-558, 562, 563, 569-572, 575-585, 589-602, 605, 606, 624-629, 648-651, 666-669, 687, 688, 690-696, 699, 704-709	404	14.43	404
Single Detached (13.75m)	17-19, 21-23, 28-31, 58, 109, 404-408, 440, 441, 697, 698	20	1.01	20
Single Detached (10.4m)	8, 9, 36-39, 41-43, 46-48, 50-52, 65-68, 78-80, 85-88, 93-96, 111-113, 117-119, 137-146, 150-155, 163, 167-171, 180-184, 196-200, 202, 221-228, 241-245, 247-249, 272-275, 287-293, 296-309, 311-313, 316-319, 332-337, 342-344, 356-359, 360-363, 371-373, 375-380, 385-389, 392, 394, 396-401, 424, 428, 429, 454-456, 458-471, 473-477, 483-485, 496, 497, 513-518, 527, 528, 531, 539, 548-550, 559-561, 564-568, 573, 574, 586-588, 603, 604, 607-623, 630-647, 652-665, 670-686, 700-703, 710	284	8.34	284
Single Detached (20.11m)	442, 689	2	0.13	2
Street Townhouses (7.01m)	711-748	38	4.14	185
Rear Lane Townhouses (6.05m)	749-768	20	1.58	121
Live/Work Townhouses (6.05m)	769, 770	2	0.22	8
Village Square	771-773	3	0.78	
Neighbourhood Park	774, 775	2	6.99	
Separate Elementary School	776	1	2.40	
Walkway	777, 778	2	0.02	
Open Space	779, 780	2	0.08	
Residential Reserve	781-796	16	0.62	36
0.3m Reserve	797-803	7	0.00	
Natural Heritage System	804-807	4	5.09	
Servicing Block	808, 809	2	0.04	
7.5m ROW (559 m)				0.47
17m ROW (5,611 m)				9.63
19m ROW (417 m)				0.81
22m ROW (2,105 m)				4.65
<b>Totals</b>	<b>809</b>	<b>809</b>	<b>61.43</b>	<b>1060</b>

**SDE CALCULATIONS - PHASE 3A**

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	251-309, 315-639, 784-789	392	392.0
Townhouse	720-749, 758-765, 769, 770, 790, 791	221	168.0
<b>Total</b>		<b>613</b>	<b>560.0</b>

**SDE CALCULATIONS - PHASE 3B**

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-250, 310-314, 640-710, 781-783, 792-796	342	342.0
Townhouse	711-719, 750-757, 766-768	105	79.8
<b>Total</b>		<b>447</b>	<b>421.8</b>

**SDE CALCULATIONS - TOTAL**

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-710, 784-789, 792-796	734	734.0
Townhouse	711-770, 790, 791	326	247.8
<b>Total</b>		<b>1060</b>	<b>981.8</b>

\*SDE Factors:  
Detached - 1.00  
Townhouse - 0.76

DATE	REVISION	DWG	BY
Jun 24, 2021	Resubmission - General Revisions	B	KC
Mar 16, 2020	Original Submission	A	KC

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



SCALE 1:2000 June 24, 2021

DRAWN BY: KC CHECKED BY: SE



206-277 Lakeshore Road East  
Oakville, Ontario L6J 1H9  
T: 905-337-0227  
info@korsiak.com

