


**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) 635-5000 Fax: (416) 635-5001

**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, 118-136, 147-149, 156-162, 164-166, 172-179, 185-195, 201-220, 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, 398, 399, 409, 410, 415, 418-427, 429, 430, 434-436, 438, 440, 441, 443-454, 457, 472, 473, 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 | 395         | 14.06        | 395         |
| ○ Single Detached (13.75m)   | 17-19, 21-23, 28-31, 58, 109, 400-408, 411-414, 416, 417, 428, 431-433, 437, 697, 698   | 34          | 1.63         | 34          |
| □ 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, 137-146, 150-155, 163, 167-171, 180-184, 196-200, 221-228, 241-245, 247-249, 272-275, 287-293, 296-309, 311-313, 316-319, 332-337, 342-344, 356-358, 360-363, 371-373, 375-380, 385-389, 392, 394, 396, 397, 439, 455, 456, 458-471, 474-477, 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, 700-702   | 271         | 7.94         | 271         |
| ◇ Single Detached (20.11m)   | 442, 689  | 2           | 0.13         | 2           |
| Street Townhouses (7.01m)    | 703-740   | 38          | 4.14         | 185         |
| Rear Lane Townhouses (6.05m) | 741-760   | 20          | 1.58         | 121         |
| Live/Work Townhouses (6.05m) | 761, 762  | 2           | 0.22         | 8           |
| Servicing Block              | 763, 764  | 2           | 0.04         |             |
| Natural Heritage System      | 765-768   | 4           | 5.09         |             |
| Village Square               | 771-773   | 3           | 0.84         |             |
| Neighbourhood Park           | 774, 775  | 2           | 6.99         |             |
| Separate Elementary School   | 776   | 1           | 2.40         |             |
| Walkway                      | 769, 777, 778   | 3           | 0.02         |             |
| Open Space                   | 779, 780  | 2           | 0.08         |             |
| Residential Reserve          | 770, 781-796  | 17          | 0.66         | 38          |
| 0.3m Reserve                 | 797-804   | 8           | 0.00         |             |
| 7.5m ROW (598 m)             |   |             |              | 0.47        |
| 17m ROW (5,644 m)            |   |             |              | 9.68        |
| 19m ROW (417 m)              |   |             |              | 0.81        |
| 22m ROW (2,105 m)            |   |             |              | 4.65        |
| <b>Totals</b>                | <b>804</b>  | <b>804</b>  | <b>61.43</b> | <b>1054</b> |

**SDE CALCULATIONS - PHASE 3A**

| Unit Type       | Lots/Blocks                                  | Units      | SDE*         |
|-----------------|--|------------|--------------|
| Single Detached | 251-309, 315-438, 442-639, 784-789           | 389        | 389.0        |
| Townhouse       | 703-710, 720-741, 745-748, 757-762, 790, 791 | 221        | 168.0        |
| <b>Total</b>    |  | <b>610</b> | <b>557.0</b> |

**SDE CALCULATIONS - PHASE 3B**

| Unit Type       | Lots/Blocks   | Units      | SDE*         |
|-----------------|---|------------|--------------|
| Single Detached | 1-250, 310-314, 439-441, 640-702, 770, 781-783, 792-796 | 339        | 339.0        |
| Townhouse       | 711-719, 742-744, 749-756                               | 105        | 79.8         |
| <b>Total</b>    |   | <b>444</b> | <b>418.8</b> |

**SDE CALCULATIONS - TOTAL**

| Unit Type       | Lots/Blocks                  | Units       | SDE*         |
|-----------------|------------------------------|-------------|--------------|
| Single Detached | 1-702, 770, 781-789, 792-796 | 728         | 728.0        |
| Townhouse       | 711-762, 790, 791            | 326         | 247.8        |
| <b>Total</b>    |                              | <b>1054</b> | <b>975.8</b> |

\* SDE Factors:  
Detached - 1.00  
Townhouse - 0.76

| DATE         | REVISION                         | DWG | BY |
|--------------|----------------------------------|-----|----|
| Apr 6, 2021  | Resubmission - General Revisions | C   | KC |
| Jun 24, 2021 | Resubmission - General Revisions | B   | KC |
| Mar 16, 2020 | Original Submission              | A   | KC |

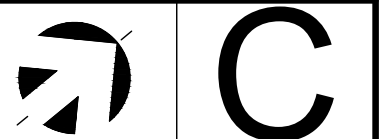
**NOTES:**

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



SCALE 1:2000 April 6, 2022

DRAWN BY: KC CHECKED BY: CP



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