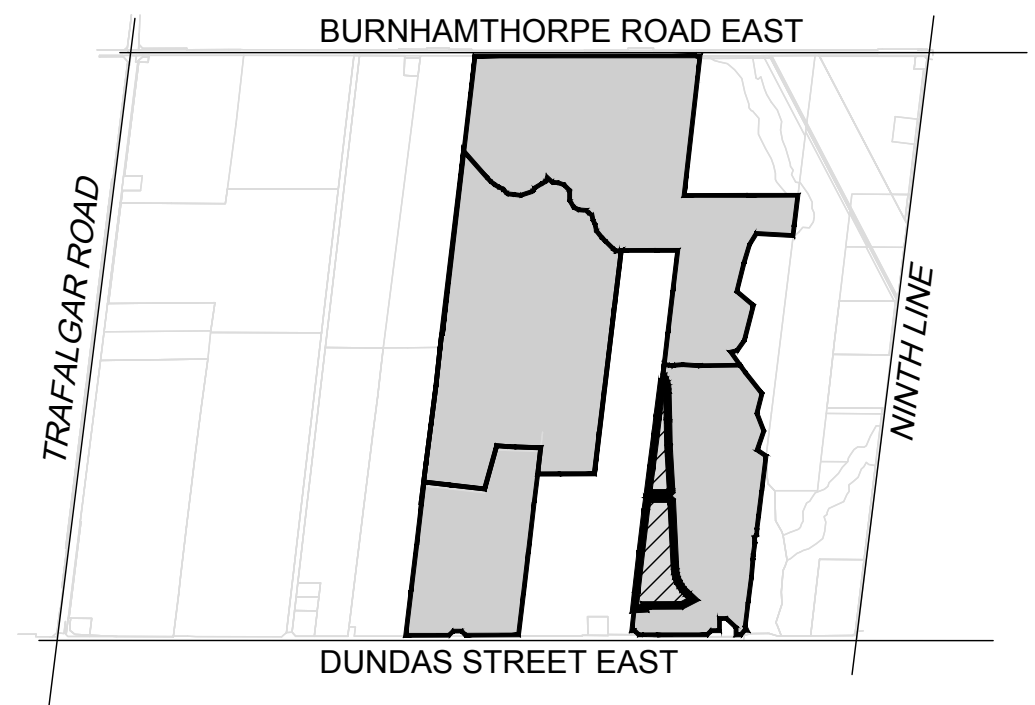


**DRAFT PLAN OF SUBDIVISION 24T-Mattamy (Joshua Creek) Limited PHASE 4**

PART OF LOT 7  
CONCESSION 1, NORTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF TRAFALGAR  
NOW IN THE  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON



**KEY MAP**  
N.T.S.

Subject Lands  
 Additional Lands Owned by Applicant

**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 \_\_\_\_\_  
Gary Gregoris, A.S.O.  
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 February 27, 2020  
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	G) SHOWN ON PLAN
B) SHOWN ON PLAN	H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
C) SHOWN ON PLAN	I) CLAY LOAM
D) SHOWN ON PLAN	J) SHOWN ON PLAN
E) SHOWN ON PLAN	K) SANITARY AND STORM SEWERS TO BE PROVIDED
F) SHOWN ON PLAN	L) SHOWN ON PLAN

**LAND USE SCHEDULE**

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
△ Single Detached (11.6m)	1, 8-13, 16-23, 25-30, 34-39, 43, 46, 50, 52-56, 60, 64, 65, 68-74, 80, 83-91, 95, 98-101, 104, 107, 108, 112, 114, 118	66	2.32	66
□ Single Detached (10.4m)	2-7, 31-33, 40-42, 47-49, 57-59, 61-63, 75-79, 92-94, 96, 97, 105, 106, 109-111, 113, 115-117	40	1.21	40
○ Single Detached (13.75m)	14, 15, 24, 44, 45, 51, 66, 67, 81, 82, 102, 103	12	0.45	12
Rear Lane Townhouses (6.05m)	119-125	7	0.46	36
Natural Heritage System (NHS)	126	1	0.78	
Residential Reserve	127-139	13	0.18	
7.5m ROW (127m)			0.10	
17m ROW (835m)			1.44	
<b>Totals</b>	139	139	6.94	154

**24T-12004 SDE CALCULATIONS**

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-118	118	118.0
Townhouse	119-125	36	27.4
<b>Total</b>		154	145.4

\* SDE Factors:  
Detached - 1.00  
Townhouse - 0.76

DATE	REVISION	A	SP
April 22, 2020	Original Submission		
		DWG	BY

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



SCALE 1:1250 April 22, 2020  
DRAWN BY: SP CHECKED BY: KC



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