

DRAFT PLAN OF SUBDIVISION 24T- 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 _____
Gary Gregoris, A.S.O.
GARY GREGORIS
MATTAMY (JOSHUA CREEK) LIMITED
433 STEELES AVENUE EAST SUITE 110
MILTON, ON L9T 6Z4

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 _____
Ross DeBroeder, Ontario Land Surveyor

rpe R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 835-5000 Fax: (416) 835-5001

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)	1-5, 9-21, 24, 26, 27, 29-38, 41, 45-49, 54, 58, 59, 63, 67-71, 73-82, 96, 97, 99, 115-118, 121-129, 131-145, 151, 161, 162, 167-173, 177-182, 189, 189, 194-200, 204, 214-217, 229, 232-238, 244-249, 255-279, 282, 283, 293-298, 304-309, 312-328, 334-339, 346-349, 354-363, 366-381, 389-407, 409-415, 417, 418, 425-430, 436, 437, 442-448, 454, 455, 462-467, 471-476, 480-484, 487-494, 498, 503-507, 513-516, 518-528, 543-548, 552-571, 579, 580, 591-597, 600, 602-604, 611, 628-635, 643-651, 666, 667, 669, 672-677, 681-686	386	13.38	386
Single Detached (13.75m)	6-8, 39, 40, 42-44, 72, 98, 300-303, 601	15	0.62	15
Single Detached (10.4m)	22, 23, 25, 28, 50-53, 55-57, 60-62, 64-66, 83-95, 100-114, 119, 120, 130, 146-150, 152-160, 163-166, 174-176, 183-187, 190-193, 201-203, 205-213, 218-228, 230, 231, 239-243, 250-254, 280, 281, 284-292, 329-333, 340-345, 350-353, 364, 365, 382-388, 408, 416, 419-424, 431-435, 438-441, 449-453, 456-461, 468-470, 477-479, 485, 486, 495-497, 499-502, 508-512, 517, 529-542, 549-551, 572-578, 581-590, 598, 599, 605-610, 612-627, 636-642, 652-665, 670, 671, 678-680, 687	282	8.45	282
Single Detached (20.11m)	299, 310, 311, 668	4	0.23	4
Street Townhouses (7.01m)	688-751	64	7.07	317
Rear Lane Townhouses (6.05m)	752, 753	2	0.20	15
Live/Work Townhouses (6.05m)	754, 755	2	0.27	12
Village Square	756, 757	2	0.65	
Neighbourhood Park	758, 759	2	6.99	
Separate Elementary School	760	1	2.40	
Natural Heritage System	761	1	4.19	
Open Space	762-765	4	0.20	
Residential Reserve	766-783	18	0.74	
0.3m Reserve	784-788	5	0.00	
7.5m ROW (220m)			0.17	
14.5m ROW (55m)			0.08	
17m ROW (5.600m)			9.58	
19m ROW (500m)			0.97	
22m ROW (1,955m)			4.31	
Totals	788	788	60.50	1031

SDE CALCULATIONS

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-687	687	687.0
Townhouse	688-755	344	261.4
Total		1031	948.4

* SDE Factors:
Detached - 1.00
Townhouse - 0.76

Mar 16, 2020	Original Submission	A	KC
DATE	REVISION	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 1:2000 March 16, 2020

DRAWN BY: KC CHECKED BY: SE



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