



DRAFT PLAN OF SUBDIVISION 24T-
Mattamy (Joshua Creek) Limited
JOSHUA CREEK NORTH

PART OF LOTS 7, 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: *Jason Spidegak* DATE: November 27, 2024
 Jason Spidegak
 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: *Ross DenBroeder* DATE: August 6, 2024
 Ross DenBroeder, Ontario Land Surveyor
 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 (38')	1, 7-26, 32-34, 44-46, 51-56, 59-61, 65-67, 70-74, 77-80, 83, 84, 93, 94, 98, 99, 104-106, 110, 113-119, 123, 128-130, 135-137, 139, 148-152, 154, 156-164, 167, 168, 175, 176, 180-185, 193-195, 199-206, 210-224, 227-229, 231, 232, 236, 245, 249, 252-256, 259-264, 267-269, 272, 277-280, 283-289, 293-303, 307, 312-318, 330, 331, 338-340, 345-350, 353, 354, 369-374, 377-382	202	7.74	202
□ Single Detached (34')	2-6, 27-31, 35-43, 47-50, 57, 58, 62-64, 68, 69, 75, 76, 81, 82, 85-92, 95-97, 100-103, 107-109, 111, 112, 120-122, 124-127, 131-133, 136, 140-147, 153, 155, 165, 166, 169-174, 177-179, 186-192, 196-198, 207-209, 225, 226, 234, 235, 237-244, 247, 248, 250, 251, 257, 258, 265, 266, 270, 271, 273-276, 281, 282, 290-292, 304-306, 308-311, 319-329, 332-337, 341-344, 351, 352, 355-368, 375, 376	176	5.41	176
○ Single Detached (77' Turning Circle)	134, 230, 233, 246	4	0.32	4
Street Townhouses (7.01m)	383-391, 394-402	18	2.23	96
Rear Lane Townhouses (6.05m)	392, 393, 403-413	13	0.99	78
Mixed Use	414	1	0.37	
Village Square	415, 416	2	1.00	
Stormwater Management Pond	417, 418	2	3.03	
Walkway	419, 420	2	0.02	
Natural Heritage System	421-423	3	33.48	
Open Space	424	1	0.01	
Road Widening	425	1	0.15	
7.5 m ROW (75 m)				0.06
11 m ROW (269 m)				0.33
17 m ROW (3,353 m)				5.79
19 m ROW (348 m)				0.69
22 m ROW (633 m)				1.40
Total	1-425	425	63.02	556

SDE CALCULATIONS - TOTAL

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-382	382	382.0
Townhouse	383-413	174	140.9
Total		556	522.9

* SDE Factors:
 Detached - 1.00
 Townhouse - 0.81

Aug 9, 2024	First Submission	A	WS
Jan 22, 2024	Draft for Review	A	SP
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

mattamy HOMES

SCALE 1:2000 August 9, 2024

DRAWN BY: WS CHECKED BY: KC

KORSIAK Urban Planning
 206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com