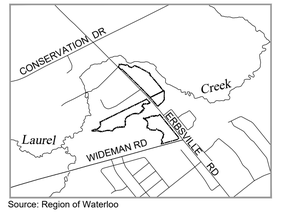
Legal Description

Pt. Lot 45 German Company Tract, Geographic Township Of Waterloo. City Of Waterloo

Key Plan



Subject Site

Source: Region of Waterloo

Scale: NTS

LEGEND

Proposed Development Area (3.14ha)

Site Statistics

Section 7.8 Residential Eight (R8) Zone			
Requirement	Required (R8)	Proposed R8-XXX	Provided
Permitted Uses	· Townhouse Building · Freehold Townhouse Building · Stacked Townhouse Building · Triplex Building Home Occupation (Ancillary)	· Townhouse Building · Freehold Townhouse Building · Stacked Townhouse Building · Triplex Building · Home Occupation (Ancillary)	• Townhouse Building • Stacked Townhouse Building
Proposed Units	n/a	n/a	Townhouse: 57 Stacked Townhouse: 112 Total Units: 169
Minimum lot area	none	none	Gross: 92,679 m² / 9.3 ha Net (Developable Area): 30,552 m² / 3.06 ha
Minimum lot frontage	none	none	328 m
Street Line Setback	6.0 m	6.0 m	6.0 m
Interior Lot Line Setback (Townhouse)(Min)	7.5 m	3.9 m	3.9 m
Side Yard Setback (Stacked Townhouse)(Min)	1.8 m	1.5 m	1.5 m
Rear Yard Setback (Min)	7.5 m	5.0 m	5.0 m
Building Height (Max)	10.0 m	12.0 m	12.0 m
Density (Max)	150 Bedrooms per hectare	150 Bedrooms per hectare	107 Bedrooms per hectare
Lot Coverage (Max)	40.0%	40%	24.3%
Landscape Open Space (Min)	30%	30%	47.8%
Parking Spaces (Min)	Townhouse: 1 per dwelling unit Stacked Townhouse: 1 per dwelling unit Total: 169	Townhouse: 1 per dwelling unit Stacked Townhouse: 1 per dwelling unit Total: 169	1 per dwelling unit Total: 169
Visitor Parking Space (Min)	Townhouse: 0.33 Stacked Townhouse: 0.10 Total: 31	Townhouse: 0.33 Stacked Townhouse: 0.1 Total: 31	Townhouse: 0.33 Stacked Townhouse: 0.49 Total: 74
Number of Main Buildings per Lot (Max)	More than 1 permitted	More than 1 permitted	More than 1 permitted
Section 3.C.10.1 – Cluster Development			
Requirement	Required	Proposed R8-XXX	Provided
Street Line Setback (Min)	6.0 m	6.0 m	6.0 m
Common Element Road or Private Road Width, two-way road (Min)	6.1 m	6.1 m	6.1 m
Common Element Road or Private Road Width, One-way road (Min)	3.5 m	3.5 m	n/a
Common Element Road or Private Road Setback, where a Driveway is provided for the dwelling unit	6.0 m	6.0 m	6.0 m
Interior Lot Line Setback (Min)	7.5 m	3.2 m	3.2 m
Building Separation – residential (Min)	2.4 m	2.4 m	3.0 m
Building separation – non-residential (Min)	6.0 m	6.0 m	n/a

Building Coverage 7,439.2m² (24.3%)
Landscaped Area 14,597.4m² (47.8%)
Pavement Area 8,516.3m² (27.9%)
Total 30,552 m² (100%)

NOTES:
- For Conceptual Purposes Only.
- All dimensions are in metres unless otherwise noted.
- Adjacent parcel fabric approximate.
- Fire route to be designated by by-law.

Rev. No.	Date	Issued / Revision	By
1.	Oct. 2023	For Submission	GC

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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Approval Stamp	**Date** October 12, 2023
	Drawn By GC
	Plan Scale 1:600 (36x24)
	File No. 0977D
Project 720 ERBSVILLE	**Checked By** D.A.
Client	**Other**
	North
File Name MASTER PLAN	**Dwg No.** 1 of 1

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