DRAFT PLAN OF SUBDIVISION

PART OF LOT 12
GERMAN COMPANY TRACT

CITY OF WATERLOO

REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 500

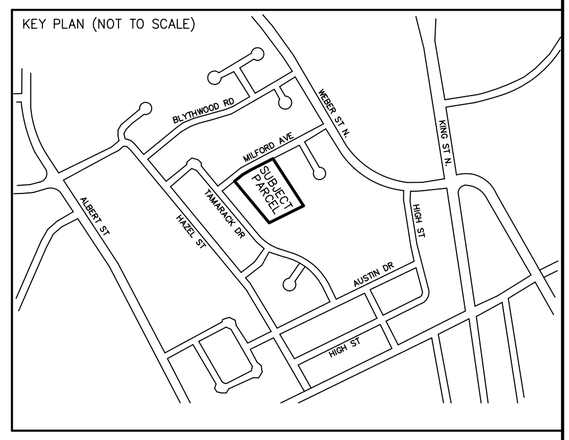
10 0 10 20 30 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY PLAN (NOT TO SCALE)



LAND USE ANALYSIS

BLOCK AREA	17580 sq.m.	
BUILDING AREAS		
TOWNHOUSE BLOCK A	718 sq.m.	
TOWNHOUSE BLOCK B	718 sq.m.	
TOWNHOUSE BLOCK C	722 sq.m.	
TOWNHOUSE BLOCK D	720 sq.m.	
STACKED TOWNHOUSE E	1076 sq.m.	
BUILDING COVERAGE	22.5%	
NUMBER OF UNITS	95	
PARKING	105	RESIDENT SPACES
	5	VISITOR SPACES
	6	ACCESSIBLE SPACES
	114	TOTAL SPACES

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

(A & B) SEE FACE OF PLAN

(C) SEE KEY PLAN

(D) FUTURE DEVELOPMENT OF THE BLOCK INCLUDES A COMMON ELEMENT AND STANDARD CONDOMINIUMS DESCRIBING EXISTING RESIDENTIAL UNITS AT 91, 93, 95, 97, AND 99 MILFORD AVENUE, WATERLOO.

(E TO G) SEE FACE OF PLAN

(H) MUNICIPAL WATER AVAILABLE FROM ADJACENT STREETS

(I) SOIL IS CLASSIFIED AS SANDY LOAM

(J) ELEVATIONS DERIVED FROM METZ AND LORENTZ LTD PLAN, FILE W4-11-41, DATED JULY 18 2012

(K) MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

(L) ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

SUGARBUSH GARDENS INC.

December 21, 2023
DATE

PETER STANGER
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIPS TO THE ADJACENT LANDS, ARE ACCURATELY AND CORRECTLY SHOWN.

DECEMBER 21, 2023
DATE

BEN RESTIVO
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CB	BR	23-40-130-00
PLOTTED: 12/21/2023		DATED: DECEMBER 19, 2023