PART 1, PLAN 58R– 1190
LOT 30, G.C.T.

Township of Woolwich
City of Waterloo

(40 FEET WIDE) (NOT TRAVELLED) (OPENED BY BY–LAW NO. 15, DATED JUNE 13, 1851, COURT HOUSE OF GUELPH)

L O T 2 5

Township of Woolwich
City of Waterloo

Rideau River Street

Rideau River Place

RIDEAU RIVER PLACE

Rideau River Street

Finlayson Point Street

Pinery Trail

Mono Cliffs Street

Bass Lake St

Esker Lake Dr

Rushing River Street

Conservation Drive

Beaver Creek Road

SCHMIDT ROAD

(Wasaga Crescent)

STREET ONE

STREET TWO

(Kawartha Street)

RACE

COMPANY

GERMAN

REGISTERED PLAN 1176

BLOCK 176

Stage 1

Stage 2

Future Residential

Block 1 Residential 0.45 ha. 6-8 Units

Block 2 Residential 1.29 ha. 32-47 Units

Block 3 Residential 0.41 ha. 8 -11 Units

Blk 33 Open Space 0.46ha.

Block 4 Residential 0.18 ha. 4-6 Units

Block 5 Res. 0.26 ha. 5-7 Units

Block 6 Residential 0.12 ha. 3-5 Units

Block 7 Residential 0.45 ha. 12-17 Units

Block 8 Res. 0.35 ha. 8-11 Units

Block 9 Residential 0.62 ha. 14-20 Units

Block 10 Residential 0.33 ha. 5-8 Units

Block 11 Residential 0.23 ha. 6-9 Units

Block 12 Residential 0.24 ha. 6-9 Units

Block 13 Residential 0.35 ha. 8-12 Units

Block 14 Res. 0.32 ha. 7-10 Units

Block 15 Res. 0.31 ha. 7-10 Units

Block 16 Res. 0.31 ha. 7-10 Units

Block 17 Res. 0.32 ha. 7-11 Units

Block 18 Res. 0.25 ha. 6-8 Units

Block 19 Res. 0.37 ha. 7-10 Units

Block 20 Residential 0.25 ha. 7-8 Units

Block 21 Residential 0.19 ha. 5-6 Units

Block 22 Res. 0.37 ha. 11-16 Units

Block 23 Street Townhouse 15 - 20 0.40ha

Block 24 Street Townhouse 5 - 9 0.40ha

Block 25 Street Townhouse 22 - 30 0.54ha

Block 26 Street Townhouse 10 - 16 0.43ha

Block 27 Street Townhouse 22 - 30 0.54ha

Block 28 Multiple Residential 1.71ha. 121-202 Units

Block 29 Multiple Residential 0.64ha. 39-66 Units

Block 30 School 3.21ha.

Block 31 Park 1.41ha.

Block 32 Open Space 4.24ha.

Block 34 Stormwater Management 1.05ha.

Block 35 Walkway 0.01ha.

Block 36 Walkway 0.01ha.

Block 37 Walkway 0.02ha.

Block 38 Trail 0.41ha

Block 39 Road Widening 0.52ha.

Block 40 0.3m Reserve

Block 41 0.3m Reserve INST. NO. 1450753 SEE DEPOSIT, INST. 1477464) PART 1, PLAN 58R–6414

Block 42 Future Development 0.02 ha.

Block 43 Future Development 0.03 ha.

Blk. 1 Residential 0.150 ha. (3-5 Units)

Blk. 2 Residential 0.274 ha (6-10 Units)

Blk. 3 Residential 0.168 ha. (3-5 Units)

Blk. 4 Residential 0.165 ha. (3-5 Units)

Blk. 5 Residential 0.250 ha. (5-9 Units)

Blk. 6 Residential 0.265 ha. (3-5 Units)

Blk. 7 Residential 0.418 ha. (8-13 Units)

Blk. 8 Residential 0.279 ha. (6-9 Units)

Blk. 9 Residential 0.276 ha. (5-8 Units)

Blk. 16 Street Towns 0.182 ha. (6 Units)

Blk. 17 Street Towns 0.104 ha. (5 Units)

Blk. 19 Multiple Residential/ Mixed Use 0.802 ha. (48-120** Units)

Blk. 20 4.0m Walkway 0.025 ha.

Blk. 24 Future Development 0.086 ha. (4 Units)

Blk. 25 1.942m Road Widening 0.073 ha.

Blk. 28 0.3m Reserve 0.014 ha.

Temporary Turning Circle

Proposed Permanent Anchor Easement

Proposed Temporary Grading Easement

Proposed Temporary Grading Easement

Future Roundabout

Beaver Creek

Wetland Limit

Dripline

Dripline Setback

10m Dripline Setback

15m Wetland Buffer

30m Wetland Buffer

30m Wetland Setback

5m Hedgerow Setback

Ex. Hedgerow

Ex. cl. of Trail

Ex. cl. of Creek

Ex. Culvert

Ex. Swales

Ex. Flow of Water

Future Multiple Residential

Future Pumping Station

Open Space

Future Stormwater Management

Future Multiple Residential

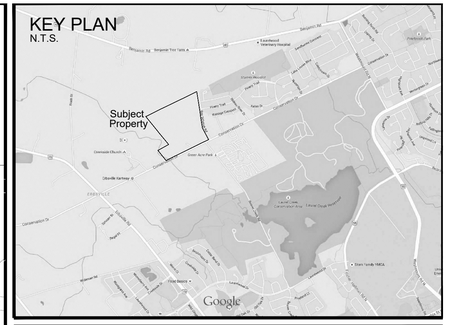
Future Multiple Residential / Mixed Use

Mixed Use

Recreation

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY

KEY PLAN
N.T.S.




# DRAFT PLAN OF SUBDIVISION

Part of Lot 28
German Company Tract
City of Waterloo
Regional Municipality of Waterloo

## LAND USE SCHEDULE

STAGE 1

| DESCRIPTION | LOTS/BLKS. | UNITS | AREA (ha.) |
|---|---|---|---|
| Residential (single detached) | 1-3,5-22 | 184-255 | 7.82 |
| Street Townhouses | 23-27 | 74-105 | 2.12 |
| Multiple Residential | 28,29 | 160-268 | 2.35 |
| School | 30 | | 3.21 |
| Park | 31 | | 1.41 |
| Open Space | 32,33 | | 4.70 |
| Stormwater Management | 34 | | 1.05 |
| Walkway | 35-37 | | 0.04 |
| Trail | 38 | | 0.41 |
| Road Widening | 39 | | 0.52 |
| 0.3m Reserve | 40,41 | | 0.00 |
| Roads | | | 4.69 |
| Total | | 414-624 | 28.2 |

STAGE 2

| DESCRIPTION | LOTS/BLKS. | UNITS | AREA (ha.) |
|---|---|---|---|
| Residential (single detached) | 4 | 4-6 | 0.18 |
| Future Development | 42,43 | | 0.05 |
| Total | | 4-6 | 0.23 |

NOTE: Wetland boundary provided by NRSI August 2021

## ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.
h) Municipal water supply
i) Well-drained sandy loam on lacustrine deposits
k) All sanitary and storm sewers as required

## OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF WATERLOO.

2113881 ONTARIO LIMITED — August 17, 2016 DATE

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

RAYMOND J SIBTHORP, O.L.S. — August 18, 2016 DATE
MacDonald Tamblyn Lord Surveying Limited

GSP group
PLANNING I URBAN DESIGN I LANDSCAPE ARCHITECTURE
gspgroup.ca

REVISIONS

| | |
|---|---|
| April 30, 2020 | July 12, 2023 |
| June 25, 2020 | November 13, 2023 |
| March 10, 2020 | |
| March 15, 2020 | |
| March 19, 2020 | |
| August 19, 2021 | |
| May 24, 2023 | |

| | | |
|---|---|---|
| Date: July 29, 2015 | Drawn By: S.L./ML | Dwg. File Name: dp09009zt.dwg |
| Scale: 1:1250 metric | Project No.: 09009.40 | |