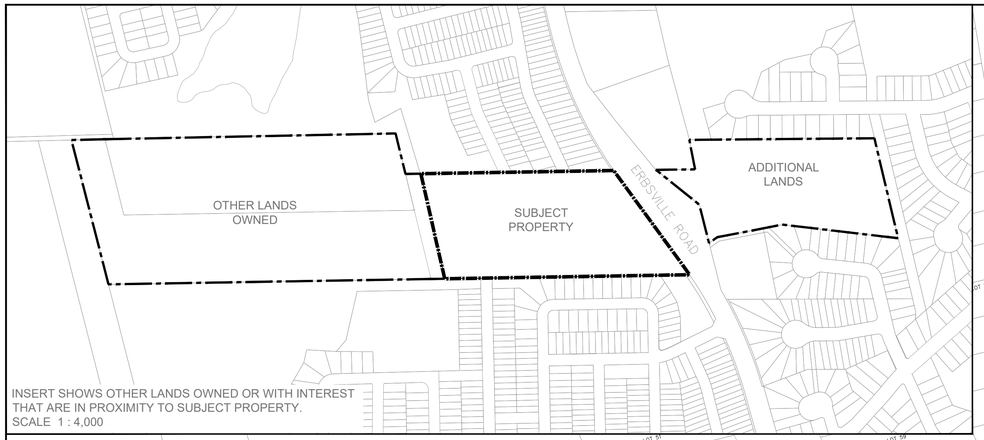

INSERT SHOWS OTHER LANDS OWNED OR WITH INTEREST THAT ARE IN PROXIMITY TO SUBJECT PROPERTY.
SCALE 1 : 4,000

True North

LAND USE SCHEDULE

BLOCKS	DESCRIPTION	AREA (ha)	# UNITS	UNITS / ha
BLOCK 1	RESIDENTIAL	0.076	± 2	± 26
BLOCK 2	RESIDENTIAL	0.079	± 2	± 26
BLOCK 3	RESIDENTIAL	0.469	± 12	± 26
BLOCK 4	RESIDENTIAL	0.295	± 7	± 24
BLOCK 5	RESIDENTIAL (MULTI-RES BLOCK)	0.854	± 56	± 66
BLOCK 6	RESIDENTIAL (MULTI-RES BLOCK)	1.891	± 96	± 87*
BLOCK 7	OPEN SPACE (PARK)	0.240	-	-
BLOCK 8	OPEN SPACE (NATURAL HERITAGE)	0.003	-	-
BLOCK 9	OPEN SPACE (TRAIL)	0.091	-	-
BLOCK 10	FUTURE LOT(S)	0.013	-	-
BLOCK 11	FUTURE LOT(S)	0.016	-	-
BLOCK 12	FUTURE LOT(S)	0.125	-	-
	R.O.W.	0.503	-	-
TOTAL		4.655	± 175	± 37.6

* Units / hectre based on approximate developable area of 1.108ha

BLK.1 Area: 0.077ha
BLK.2 Area: 0.078ha
BLK.3 Area: 0.469ha
BLK.4 Area: 0.295ha
BLK.5 Area: 0.854ha
BLK.6 Area: 1.892ha
BLK.7 Area: 0.239ha
BLK.8 Area: 0.004ha
BLK.9 Area: 0.069ha
BLK.11 Area: 0.016ha
BLK.12 Area: 0.126ha

EXISTING OPEN SPACE (ZONE : OS3)
EXISTING OPEN SPACE (ZONE : OS1)
EXISTING RESIDENTIAL (ZONE : 50 - R5)
EXISTING INSTITUTIONAL (ZONE : ZC)
EXISTING RESIDENTIAL (ZONE : FD)
EXISTING RESIDENTIAL (ZONE : 47.7 - R7)
EXISTING RESIDENTIAL (ZONE : 47.7 - R5)
EXISTING RESIDENTIAL (ZONE : 47.7 - R9)

WHITE BIRCH AVENUE (DEDICATED BY PLAN 58M-274)
WILD GINGER AVENUE (DEDICATED BY PLAN 58M-274)
ROYAL FERN ST. (DEDICATED BY PLAN 58M-170)
WILD GINGER AVE.
BUTTERNUT AVENUE
ERBSVILLE ROAD (REGIONAL ROAD No. 16)

3 storey 24 units
3 storey 16 units
3 storey 70 units
APPROX. DEVELOPABLE LIMIT OF BLOCK 6
MIN. 10.0m SETBACK FROM WOODLAND LIMIT
WETLAND EDGE SURVEYED MAY-06-2024
PART OF LOT 43 GERMAN COMPANY TRACT
PART 1, PLAN 58R-3387

DRAFT PLAN OF SUBDIVISION

515 ERBSVILLE ROAD

CITY OF WATERLOO
PART OF LOT 43, GERMAN COMPANY TRACT

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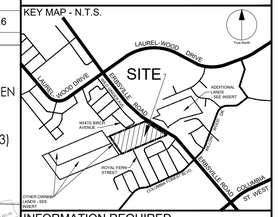
Arcadis Professional Services (Canada) Inc.

KEY MAP - N.T.S.



INFORMATION REQUIRED

UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990. c.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - WATERLOO FINE SANDY LOAM
(j) - AS SHOWN
(k) - PROPOSED MUNICIPAL SANITARY AND STORM SEWERS
(l) - NONE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED
JASON FINCH, O.L.S.
STANTEC GEOMATICS LTD.
DATE

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARCADIS PROFESSIONAL SERVICE (CANADA) INC., IN DRAFT FORM.

SIGNED
PETER ARMBRUSTER
2844319 ONTARIO INC.
DATE

BENCHMARK
REFER TO TOPOGRAPHIC SURVEY AS DETAILED BELOW

SOURCE
PLAN OF TOPOGRAPHIC SURVEY OF PART OF LOT 43 GERMAN COMPANY TRACT, PREPARED BY STANTEC GEOMATICS LTD., DATED 31-JAN-2024, REF.: 161414128

No.	DESCRIPTION	DATE
2	INITIAL DRAFT PLAN SUBMISSION	2025-07-04
1	FOR PRE-CONSULTATION	2024-09-25

DRAWING ISSUE RECORD

APPROVALS

ARCADIS
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www.arcadis.com

SCALE 5 0 5 10 20
1 : 600 (m)

PROJECT NO: 134476

DRAWN BY:	CHECKED BY:
E.T.	P.A.
PROJECT MGR:	APPROVED BY:
J.H.	J.H.

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER	ISSUE
DP01	02