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

N63°12'40"E 113.7
N63°55'40"E 199.525
N63°50'00"E 249.428
183.448

30m Wetland Setback
5m Hedgerow Setback
Ex. Hedgerow
Wetland Limit
Dripline
10m Dripline Setback
15m Wetland Buffer
30m Wetland Buffer

Block 32
Open Space
0.525ha.

Block 2
Residential
1.351 ha.
34-50 Units

Block 34
Walkway
0.012ha.

Block 1
Residential
0.447 ha.
6-8 Units

Rideau River Street

Block 10
Residential
0.418 ha.
12-14 Units

Block 9
Residential
0.156 ha.
3-4 Units

Block 8
Residential
0.418 ha.
12-14 Units

Block 11
Res.
0.346 ha.
8-11 Units

Mono Cliffs Street

Block 12
Res.
0.316 ha.
7-10 Units

Block 13
Res.
0.307 ha.
7-10 Units

Bass Lake St

Block 14
Res.
0.312 ha.
7-10 Units

Block 15
Res.
0.321 ha.
7-11 Units

Esker Lake Dr

Block 16
Res.
0.250 ha.
6-8 Units

Block 17
Res.
0.362 ha.
7-10 Units

Block 18
Residential
0.254 ha.
7-8 Units

Rideau River Place

Rideau River Street

Future Residential

Stage 2

Block 3
Residential
0.393 ha.
7-9 Units

Block 5
Residential
0.172 ha.
4-5 Units

Block 7
Residential
0.663 ha.
17-21 Units

Block 6
Residential
0.474 ha.
13-16 Units

Pinery Trail

Block 40
Future Development
0.080 ha.

Block 4
Residential
0.174 ha.
3-4 Units

Dripline

Beaver Creek

Block 33
Stormwater
Management
1.173ha.

GERMAN COMPANY TRACT

LOT 28,

Block 30
Park
1.408ha.

Block 29
School
3.198ha.

Block 21
Street
Townhouse
0.462ha.
11-18 Units

Blk 20
Res.
0.440 ha.
11-16 Units

Block 19
Residential
0.193 ha.
5-6 Units

Roy Schmidt Road

Stage 1

Block 35
Walkway
0.034ha.

Walkway

Block 31
Open Space
4.413ha.

Rushing River Street

Block 24
Street Townhouse
0.535ha
26-33 Units

Block 26
Street Townhouse
0.540ha
26-33 Units

Block 25
Street
Townhouse
0.351ha
12-15 Units

Block 22
Street
Townhouse
0.242ha.
12-15 Units

Block 23
Street
Townhouse
0.224ha.
11-14 Units

Block 27
Multiple
Residential
1.656ha.
90-175 Units

Block 28
Multiple
Residential
0.223ha.
6-10 Units

Block 36
0.3m Reserve

Block 37
Trail
0.056ha.

Block 39
0.3m Reserve

Proposed Permanent Anchor Easement
Proposed Temporary Grading Easement

Proposed Temporary Grading Easement

Trail

Mixed Use

N61°00'00"E 135.490
N38°23'50"W 184.072
N63°33'50"E 290.1
144.945

N79°54'45"E 1.279
N62°33'00"E 0.079

479.520 Future Roundabout N63°51'55"E 50.380

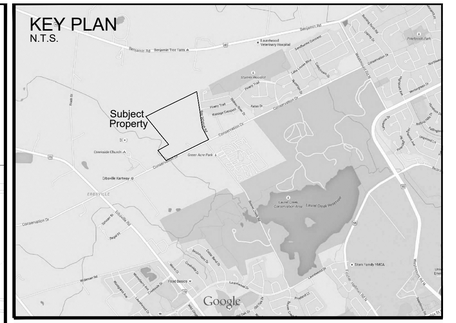
Conservation Drive

Future Multiple Residential
Future Pumping Station
Open Space
Future Multiple Residential
Future Stormwater Management
Future Multiple Residential / Mixed Use
Beaver Creek Road

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY

Multi-use Trails
Sidewalks
* Future location of sidewalks to be detailed in accordance with City's engineering design standards as part of future detailed design
* All Streets, including on-street pedestrian and cycling facilities, to be designed in accordance with the City of Waterloo Standards

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)	1-2,5-20	173-232	7.200
Street Townhouses	21-26	98-128	2.353
Multiple Residential	27,28	96-185	1.879
School	29		3.198
Park	30		1.408
Open Space	31,32		4.938
Stormwater Management	33		1.173
Walkway	34,35		0.046
Trail	36,37		0.497
0.3m Reserve	38,39		0.000
Roads			4.786
Total		367-545	27.479

STAGE 2

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	3,4	10-13	0.567
Future Development	40		0.080
Total		10-13	0.648

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.
MacDonald Tamblyn Lord Surveying Limited — August 18, 2016 DATE

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	February 7,2024
March 15, 2020	July 29, 2024
March 19, 2020	August 15, 2024
August 19, 2021	August 26, 2024
May 24, 2023	April 17, 2025

Date: July 29, 2015 | Drawn By: S.L./E.F. | Dwg. File Name: dp09009zzb.dwg
Scale: 1:1250 metric | Project No.: 09009.40