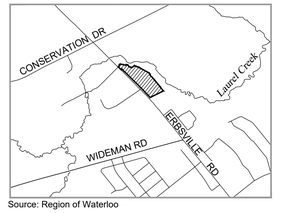


Legal Description

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

Key Plan



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: 59 Stacked Townhouse: 120 Total Units: 179
Minimum lot area	none	none	Gross: 92,679 m² / 9.3 ha Net (Developable Area): 31,392 m² / 3.14 ha
Minimum lot frontage	none	none	332 m
Street Line Setback	6.0 m	6.0 m	6.0 m
Interior Lot Line Setback (Townhouse)(Min)	7.5 m	2.8 m	2.8 m
Side Yard Setback (Stacked Townhouse)(Min)	1.8 m	1.8 m	4.6 m
Rear Yard Setback (Min)	7.5 m	7.5 m	+7.5 m
Building Height (Max)	10.0 m	12.0 m	12.0 m
Density (Max)	150 Bedrooms per hectare	150 Bedrooms per hectare	133 Bedrooms per hectare (417 Bedrooms/ 3.14 ha)
Lot Coverage (Max)	40.0%	40%	27.3%
Landscape Open Space (Min)	30%	30%	43.9%
Parking Spaces (Min)	Townhouse: 1 per dwelling unit Stacked Townhouse: 1 per dwelling unit Total: 238	Townhouse: 1 per dwelling unit Stacked Townhouse: 1 per dwelling unit Total: 238	Townhouse: 1 per dwelling unit Stacked Townhouse: 1 per dwelling unit Total: 238
Visitor Parking Space (Min)	Townhouse: 0.33 per dwelling unit Stacked Townhouse: 0.10 per dwelling unit Total: 38	Townhouse: 0.05 Stacked Townhouse: 0.1 Total: 15	Townhouse: 0.05 Stacked Townhouse: 0.1 Total: 15
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	2.8 m	2.8 m
Building Separation – residential (Min)	2.4 m	2.4 m	3.1 m
Building separation – non-residential (Min)	6.0 m	6.0 m	n/a

Building Coverage 8,581.5m² (27.3%)
Landscaped Area 13,783.2m² (43.9%)
Pavement Area 9,026.9m² (28.8%)
Total 31,392 m² (100%)

NOTES:
- For Conceptual Purposes Only.
- All dimensions are in metres unless otherwise noted.
- Environmental constraints based on Erbsville EA study, September, 2018.
- Adjacent parcel fabric approximate.
- Fire route to be designated by by-law.

Rev. No.	Date	Issued / Revision	By
1.	Oct 19, 2022	For Submission	GC

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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Approval Stamp	**Date** October 19, 2022
	Drawn By GC
	Plan Scale 1:600 (36x24)
	File No. 0977D
Project 720 ERBSVILLE	**Checked By** D.A.
Client	**Other**
File Name MASTER PLAN	**Dwg No.** 1 of 1

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