

DRAFT PLAN OF SUBDIVISION

Legal Description
PART OF LOT 16, CONCESSION NORTH OF SNYDERS ROAD
TOWNSHIP OF WILMOT
REGION OF WATERLOO

Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: April 1, 2021

NICK GOUGOULIAS - PRESIDENT
(SNYDER'S ROAD (BADEN) GP INC.)

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

DATE: MARCH 30, 2021

TREVOR D.A. McNEIL, OLS
(MTE OLS LTD.)

Key Plan

Subject Lands
Additional Lands Owned by Applicant

SCALE: NTS

Additional 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. RESIDENTIAL, SCHOOL, PARK, STORMWATER MANAGEMENT, TRAIL, OPEN SPACE
E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL WATER SUPPLY I. CLAY/SANDY LOAM
J. AS SHOWN K. ALL SERVICES AS REQUIRED L. AS SHOWN

Area Schedule		30T-21601			
Description	Lot/ Block	Stage 1		Stage 2	
		Units* (min/max)	Area (ha)	Units* (min/max)	Area (ha)
Residential	1-24	85-108	3.27		
Multiple Residential	25	72-108	1.30		
Park	26		0.70		
School				1	166-202
Stormwater Management Facility	27		1.10		
Trail	28-29		0.23		
Consolidation (Residential)	30		0.01		
0.3m Reserves	31-35		0.01		
Roads			2.72		
Sub-Total	35	157-216	9.34	1	166-202

Description	Block	Stage 3	
		Units* (min/max)	Area (ha)
Residential	1-26	124-153	4.40
Multiple Residential	27	38-58	1.11
Trail	28-31		0.29
Walkway	32		0.02
0.3m Reserves	33-35		0.01
Roads			2.28
Sub-Total	35	162-211	8.11

Description	Blocks	Total	
		Units* (min/max)	Area (ha)
Residential	50	209-261	7.67
Multiple Residential	2	110-166	2.41
Park	1		0.70
School	1	166-202	2.12
Stormwater Management Facility	1		1.10
Trail	6		0.52
Consolidation (Residential)	1		0.01
Walkway	1		0.02
0.3m Reserves	8		0.02
Roads			5.00
Total	71	485-629	19.57

Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. SITE BOUNDARY AND LEGAL BASE PLAN PREPARED BY MTE OLS LTD.
3. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY MTE AND DATED APRIL 2019.
4. ADJACENT PARCEL FABRIC IS FROM REGION OF WATERLOO OPEN DATA AND IS APPROXIMATE.

5.	Oct.15, 2024	For Re-Submission to Region/Township;	DGS
4.	Jun.17, 2024	For Re-Submission to Region/Township;	DGS
3.	Oct. 26, 2023	For Re-Submission to Region/Township;	DGS
2.	Aug. 24, 2023	For Re-Submission to Region/Township;	DGS
1.	Mar. 31, 2021	For Submission/Draft Plan of Subdivision application;	DGS

Rev. No. Date Issued / Revision By

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON N2B 3X3 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Approval Stamp

Date: October 14, 2024

File No.: 1985A

Plan Scale: 1:1,250 (24x36)

Drawn By: DGS

Project: Snyder's Road Property

Applicant: SNYDER'S ROAD (BADEN) GP INC.
91 Caldari Road, Unit 1
Concord, ON L4K 3Z9
P: 905.893.9997

Checked By: PC/PB

File Name: DRAFT PLAN OF SUBDIVISION

Scale Bar: 0 10 25 50 75 100 125 150m

