

DRAFT PLAN OF SUBDIVISION

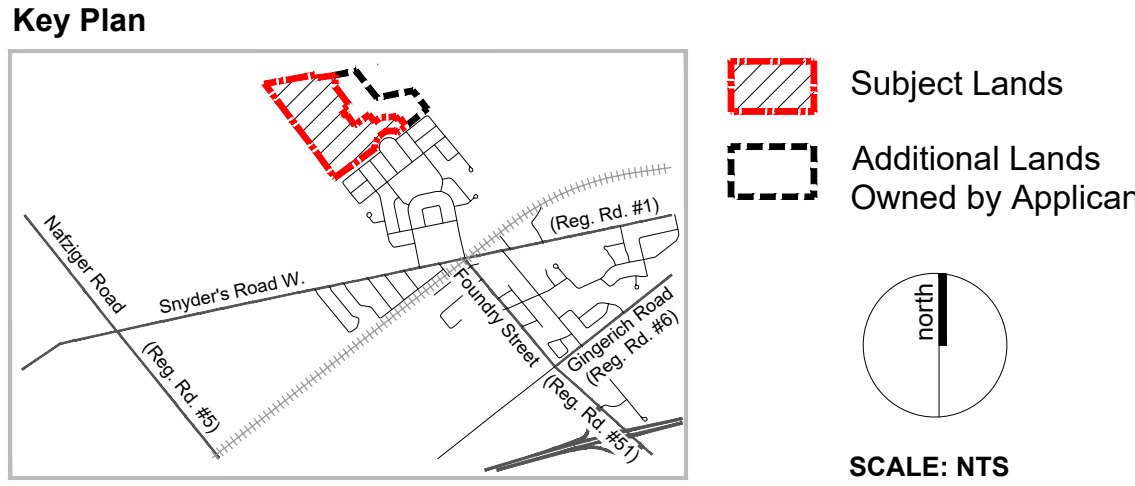
Legal Description
PART OF LOTS 14 AND 15,
CONCESSION NORTH OF SNIDER'S ROAD
TOWNSHIP OF WILMOT
REGION OF WATERLOO

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

Date: March 10, 2021
Peter Armbruster
Vice President Community Development
(Activa Holdings 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: January 13, 2026
Jason Finch, OLS
(Stantec Geomatics Ltd.)



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, MULTIPLE RESIDENTIAL, STORMWATER MANAGEMENT, 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-22602				
Description*	Blocks	Units (min/max)	% of Unit Total	Area (ha)
Residential (Singles, Street Towns, Back to Backs)**	1-15	185-274	62-64	6.781
Multiple Residential (Townhomes)***	16,17	117-157	38-36	3.536
Stormwater Management Facility	18			2.478
Open Space	19			7.447
Hydro Corridor	20			0.721
Trail	21,22			0.112
Trail/Drainage Corridor	23			0.259
Drainage Corridor	24			0.321
Walkway	25			0.045
0.3m Reserves	26-32			0.010
Roads				3.782
Total	32	302-431	100%	25.492

*Blocks shown on Draft Plan are 'Residential' unless otherwise specified.
** Unit yield:
Z2b Zone - Minimum unit yield is based on a lot width of 13.11 m (43 ft) (Blocks 1,3,4,7,12,13,14,15)
- Maximum unit yield is based on a lot width of 10.97 m (36 ft)
Z2c Zone - Minimum unit yield is based on a lot width of 13.11 m (36 ft) (Blocks 2,8,9,10,11)
- Maximum unit yield is based on a lot width of 5.5 m (18 ft)
Z3 Zone - Blocks 5 and 6 assumes Back to Back freehold townhomes for minimum and maximum units based on Concept Plan.
*** For the Multiple Residential blocks the number of units assumes Concept Plans (Cluster Townhomes).
Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. A PORTION OF THE SITE BOUNDARY AND LEGAL BASE PLAN PREPARED BY STANTEC GEOMATICS LTD.
3. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY STANTEC.
4. ADJACENT PARCEL FABRIC IS FROM REGION OF WATERLOO OPEN DATA AND IS APPROXIMATE.
5. WETLAND AND CORE ENVIRONMENTAL FEATURE LIMITS FROM STANTEC, CONFIRMED/SURVEYED AUG. 20, 2020.

6.	Jan. 9, 2026	For re-submission to Region of Waterloo/Township of Wilmot; DGS
5.	Oct. 1, 2025	For re-submission to Region of Waterloo/Township of Wilmot; DGS
4.	Jun. 3, 2024	For re-submission to Region of Waterloo/Township of Wilmot; DGS
3.	May 2, 2023	For re-submission to Region of Waterloo/Township of Wilmot; DGS
2.	Sept. 12, 2022	For submission to Region of Waterloo/Township of Wilmot; DGS
1.	Nov. 19, 2019	For Pre-application meeting with Region of Waterloo; DGS
Rev. No.	Date	Issued / Revision By

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMAN'S CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Approval Stamp	Date	January 9, 2026	
	File No.	8784BB	
	Plan Scale	1:1,500 (24x36)	
	Drawn By	DGS	
Project	Baden Lands	Checked By	PC

Activa Holdings Inc.
55 Columbia Street East
Waterloo, ON. P:519-886-9400

File Name **DRAFT PLAN OF SUBDIVISION**

