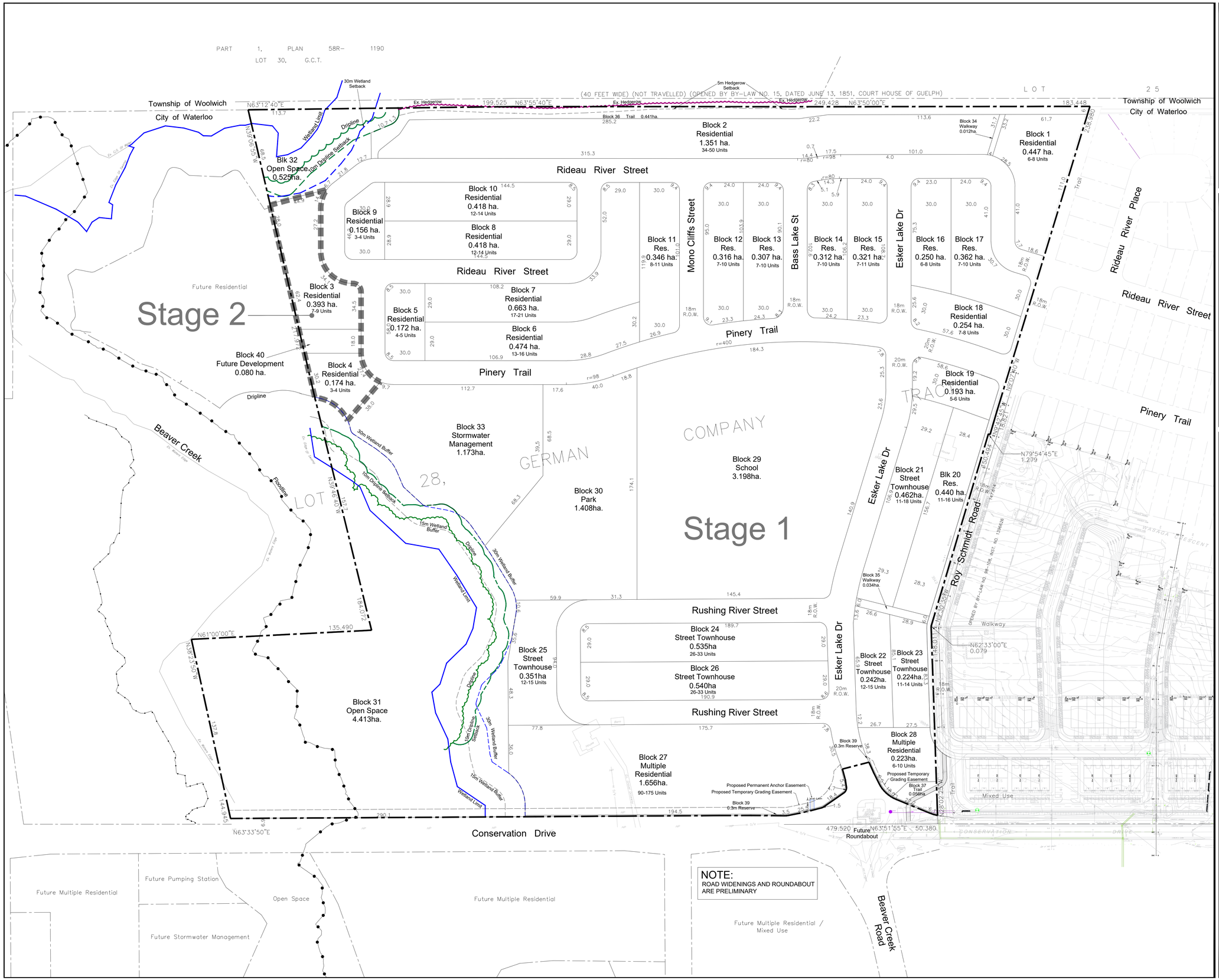
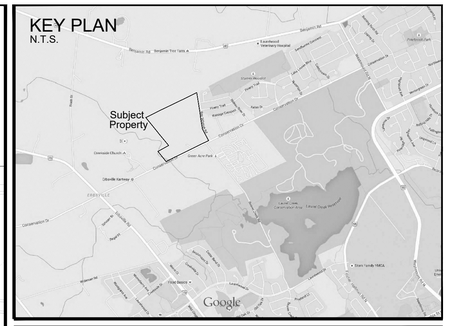


KEY PLAN
N.T.S.



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 I 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.

2112881 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. — August 18, 2016 DATE
MacDonald Tamblyn Lord Surveying Limited

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	