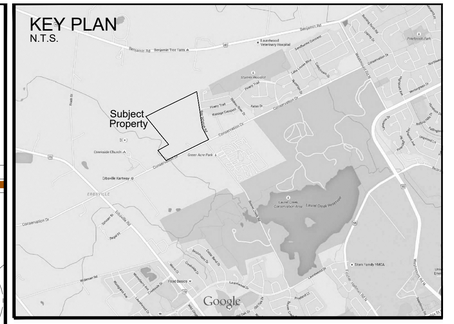
DRAFT PLAN OF SUBDIVISION

Part of Lot 28
German Company Tract
City of Waterloo
Regional Municipality of Waterloo

KEY PLAN
N.T.S.



LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	1-23	182-260	7.98
Street Townhouses	24-104	81	1.73
Multiple Residential	105,106	160-268	2.65
School	107		3.21
Park	108		1.41
Open Space	109,110		5.04
Stormwater Management	111		1.03
Walkway	112,113		0.04
Trail	114		0.09
Road Widening	115		0.29
0.3m Reserve	116,120		0.00
Roads			5.16
Total		423-609	28.63

UNIT BREAKDOWN

Min. Potential Singles	182
13.1m internal lot	*152*
13.75m corner lot	*30*
Max. Potential Singles	260
9.0m internal lot	*230*
12.5m corner lot	*30*
Street Townhouses	81

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.

2115881 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
June 25, 2020
March 10, 2020
March 15, 2020
March 19, 2020
August 19, 2021
December 15, 2021

Date: July 29, 2015 | Drawn By: S.L./ML | Dwg. File Name: dp09009zo.dwg
Scale: 1:1250 metric | Project No.: 09009.40

RBC-3
RBC-2 Zone
S Zone
OS3 Zone
OS1 Zone

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY