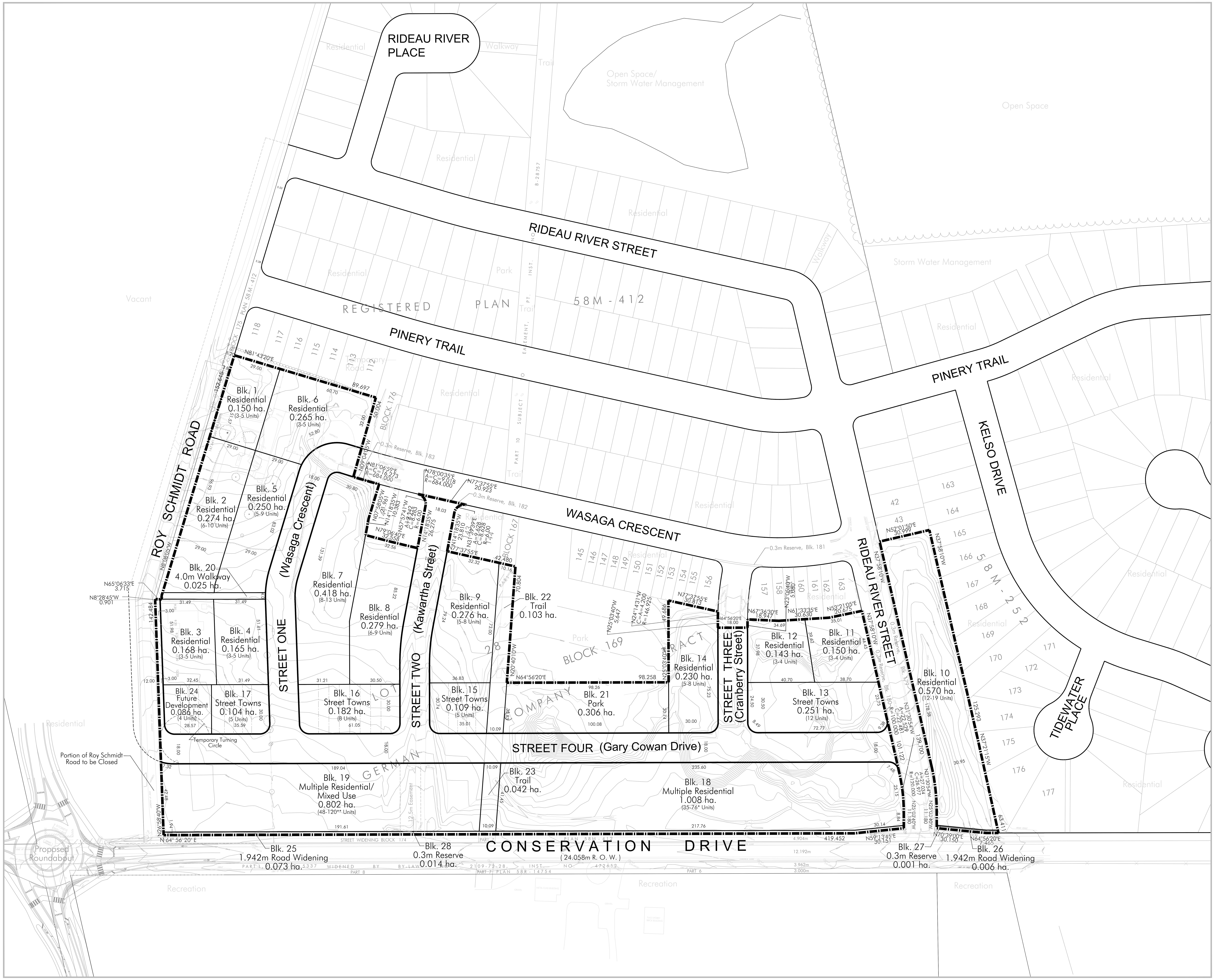


Legal Description

PART OF LOT 28, GERMAN COMPANY TRACT,
(GEOGRAPHIC TOWNSHIP OF WATERLOO),
CITY OF WATERLOO,
REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate

I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: June 27/17

Larry Masseo - Vice President
Planning and Development
Activa Management Corporation

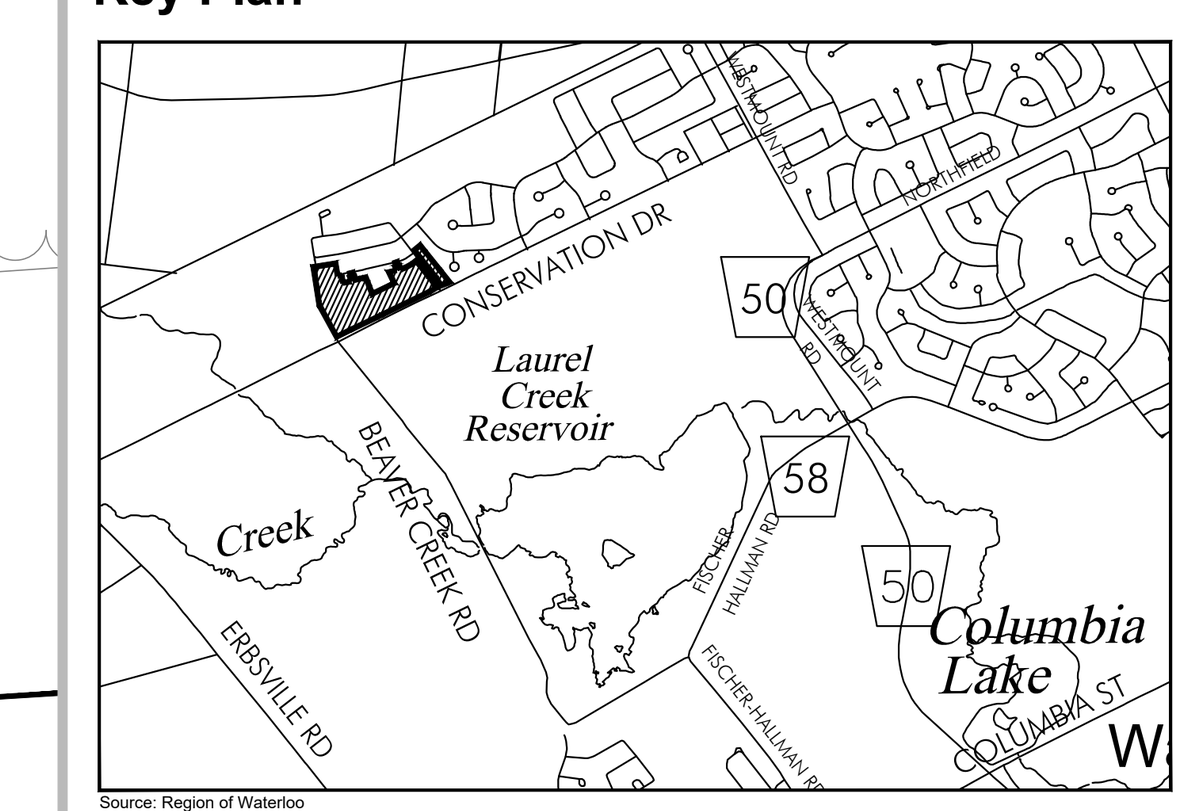
Surveyor's Certificate

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: June 27/17

Brian Campbell - OLS,
Stantec Geomatics Ltd.

Key Plan



Subject Lands

north

Not to Scale

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, Trail, Stormwater Management
E. As Shown
F. As Shown
G. As Shown
H. Municipal Water Supply
I. Sandy Loam
J. As Shown
K. All Services As Required
L. As Shown

Area Schedule — 30T - 17403

DESCRIPTION	STAGE 1 Lots/Blks	Area	Singles (min./max.)	Multiple Residential Towns (min.)	Multiple Residential Multi-unit Bldg (max.)	TOTAL Lots/Blks	Area	Total Units (min./max.)
Residential (1)	1-12,14	3.338	65-104			13	3.338	65-104
Street Towns (2)	13,15-17	0.646		30		4	0.646	30
Multiple Residential (2,3)	18	1.008		35	76*	1	1.008	35-76
Multiple Residential / Mixed Use (2,4)	19	0.802		48	120**	1	0.802	48-120
Walkways	20	0.025				1	0.025	
Park	21	0.306				1	0.306	
Trail	22,23	0.145				2	0.145	
Future Development	24	0.086		4		1	0.086	4
Road Widening	25,26	0.079				2	0.079	
0.3m Reserves	27,28	0.015				2	0.015	
Roads		1.556					1.556	
TOTAL	28	8.006	65-104	117	196	28	8.006	182-334

Notes:
(1) Residential Unit Yield based on 13.7m Lots (min) and 9.0m Lots (max).
(2) Street Towns - minimum lot width 5.5m.
(3) Low Rise Apartments/multi-unit bldg calculated at 150* Bedrooms per Hectare.
(4) Low Rise Apartments/multi-unit bldg calculated at 300** Bedrooms per Hectare.

No.	Date	Issued / Revision	By
15	January 24,2025	Revise Blocks 11-12, 14. Revise Area Schedule.	PL
14	April 16,2024	Revise Blocks 11-13. Revise Area Schedule.	SP
13	June 24,2020	Remove Building Setback Line from Blocks 10, 18 & 19.	LHB
12	November 26,2019	Revise Blocks 11-13. Revise Area Schedule.	LHB
11	November 4,2019	Merge Blocks 18-19 & 20-21. Add Future Devlopment Block. Revise Block Numbering, Unit Yields & Area Schedule.	LHB
10	September 6,2019	Remove Block 26, Infiltration Gallery.	LHB
9	August 20,2019	Revisions per Post Circulation Comments.	LHB
8	April 15,2019	Add Infiltration Gallery Block.	LHB
7	January 30,2019	Edits to Area Schedule and Park Block.	LHB
6	October 10,2018	Remove Street Three Road Stub to Conservation Drive	LHB
5	July 25,2018	Remove Street Two Road Stub to Conservation Drive	LHB
4	May 31,2018	Redesign Park and Revise Area Schedule	LHB
3	January 18,2018	Add Park Blocks. Delete Portion of Street Three. Edits to Area Schedule and Unit Yields	LHB
2	September 21,2017	Edits to Area Schedule	LHB
1	September 11,2017	Edits to Area Schedule and Units Yields	LHB

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp

Date January 24,2025

File No. 8784Y

Plan Scale 1:1,000

Drawn By L.H.B. / P.L.

Checked By P.B. / D.A.

Client
Activa Holdings Inc.
55 Columbia Street East,
Waterloo, Ontario
N2J 4N7
519.886.9400
www.activagroup.ca

north

File Name

DRAFT PLAN OF SUBDIVISION

K:\8784Y_ACTIVA_CONSERVATIONDR\DP\DP JANUARY 24 2025.DWG