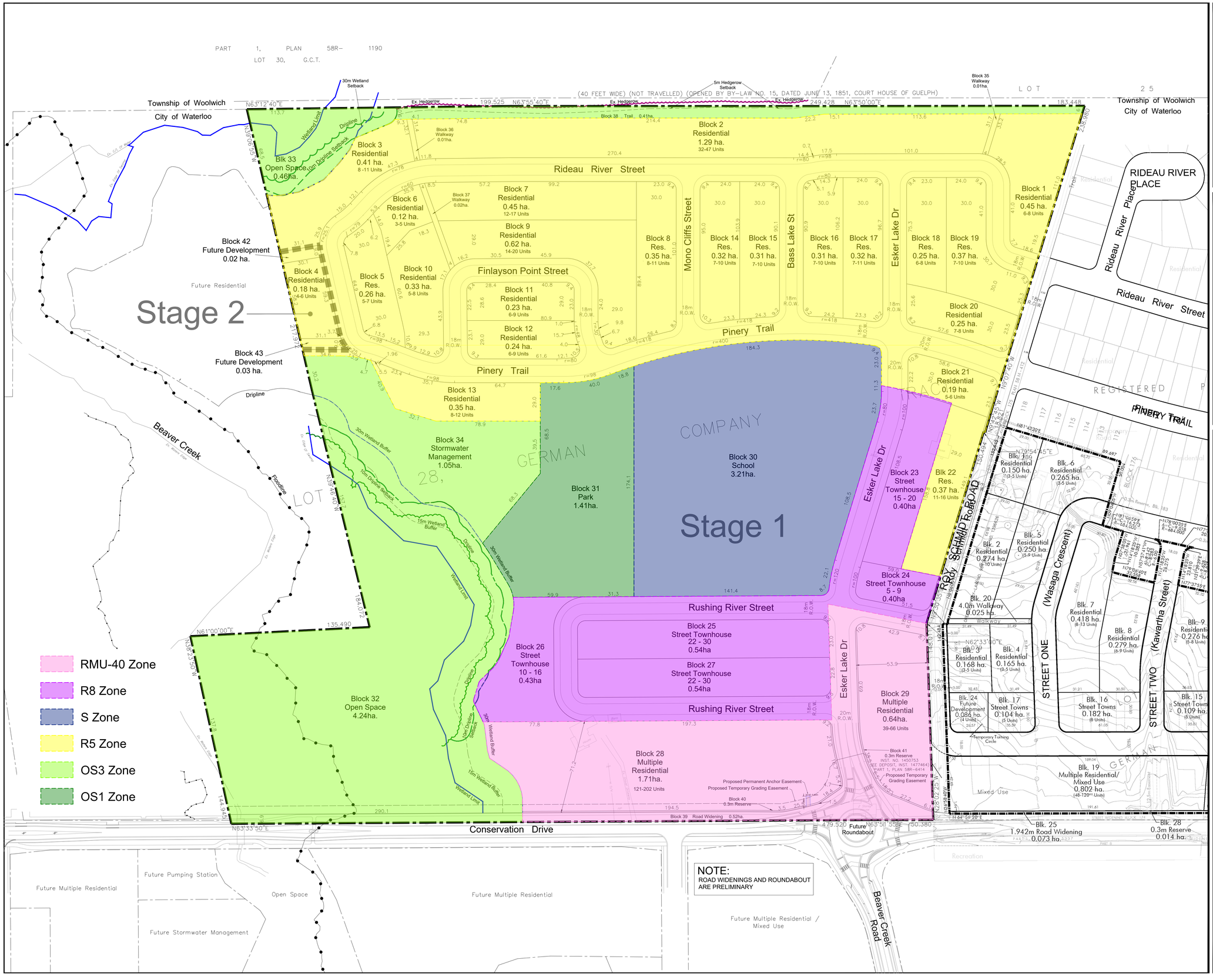
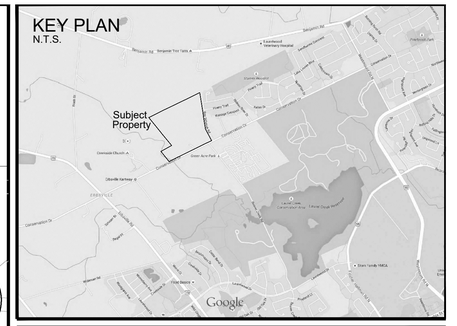


KEY PLAN
N.T.S.



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)	1-3,5-22	184-255	7.82
Street Townhouses	23-27	74-105	2.12
Multiple Residential	28,29	160-268	2.35
School	30		3.21
Park	31		1.41
Open Space	32,33		4.70
Stormwater Management	34		1.05
Walkway	35-37		0.04
Trail	38		0.41
Road Widening	39		0.52
0.3m Reserve	40,41		0.00
Roads			4.69
Total		414-624	28.2

STAGE 2

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	4	4-6	0.18
Future Development	42,43		0.05
Total		4-6	0.23

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.

2112681 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	July 12, 2023
June 25, 2020	November 13, 2023
March 10, 2020	
March 15, 2020	
March 19, 2020	
August 19, 2021	
May 24, 2023	

Date: July 29, 2015	Drawn By: S.L./ML	Dwg. File Name: dp09009zt.dwg
Scale: 1:1250 metric	Project No.: 09009.40	