PART 1, PLAN 58R– 1190
LOT 30, G.C.T.

Township of Woolwich
City of Waterloo

(40 FEET WIDE) (NOT TRAVELLED) (OPENED BY BY–LAW NO. 15, DATED JUNE 13, 1851, COURT HOUSE OF GUELPH)

L O T 2 5

Township of Woolwich
City of Waterloo

Rideau River Place

Rideau River Street

Pinery Trail

Roy Schmidt Road

Beaver Creek Road

Conservation Drive

Rushing River Street

Walkway

Trail

Mixed Use

Future Roundabout

Block 1 Residential 0.45 ha. 6-8 Units

Block 2 Residential 1.36 ha. 34-50 Units

Block 3 Residential 0.12 ha. 2-3 Units

Block 4 Residential 0.26 ha. 5-6 Units

Block 5 Residential 0.18 ha. 3-4 Units

Block 6 Residential 0.17 ha. 4-5 Units

Block 7 Residential 0.47 ha. 13-16 Units

Block 8 Residential 0.66 ha. 17-21 Units

Block 9 Residential 0.42 ha. 12-14 Units

Block 10 Residential 0.16 ha. 3-4 Units

Block 11 Residential 0.42 ha. 12-14 Units

Block 12 Res. 0.35 ha. 8-11 Units

Block 13 Res. 0.32 ha. 7-10 Units

Block 14 Res. 0.31 ha. 7-10 Units

Block 15 Res. 0.31 ha. 7-10 Units

Block 16 Res. 0.32 ha. 7-11 Units

Block 17 Res. 0.25 ha. 6-8 Units

Block 18 Res. 0.36 ha. 7-10 Units

Block 19 Residential 0.24 ha. 7-8 Units

Block 20 Residential 0.20 ha. 5-6 Units

Blk 21 Res. 0.38 ha. 11-16 Units

Block 22 Street Townhouse 15 - 20 0.37ha

Block 23 Street Townhouse 5 - 9 0.16ha

Block 24 Street Townhouse 22 - 30 0.54ha

Block 25 Street Townhouse 10 - 16 0.41ha

Block 26 Street Townhouse 22 - 30 0.55ha

Block 27 Multiple Residential 1.71ha. 121-202 Units

Block 28 Multiple Residential 0.66ha. 39-66 Units

Block 29 School 3.22ha.

Block 30 Park 1.41ha.

Block 31 Open Space 4.31ha.

Block 32 Open Space 0.52ha.

Block 33 Stormwater Management 1.17ha.

Block 34 Walkway 0.01ha.

Block 35 Trail 0.43ha.

Block 36 Road Widening 0.53ha

Block 37 0.3m Reserve

Block 38 0.3m Reserve

Block 39 Future Development 0.02 ha.

Block 40 Future Development 0.06 ha.

Future Residential

Stage 1

Stage 2

Proposed Permanent Anchor Easement

Proposed Temporary Grading Easement

Proposed Temporary Grading Easement

30m Wetland Setback

Wetland Limit

Dripline

10m Dripline Setback

30m Wetland Buffer

15m Wetland Buffer

10m Driveline Setback

Floodline

Beaver Creek

Future Multiple Residential

Future Pumping Station

Open Space

Future Stormwater Management

Future Multiple Residential

Future Multiple Residential / Mixed Use

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY

RBC2 Zone

RBC3 Zone

RBC4 Zone

S Zone

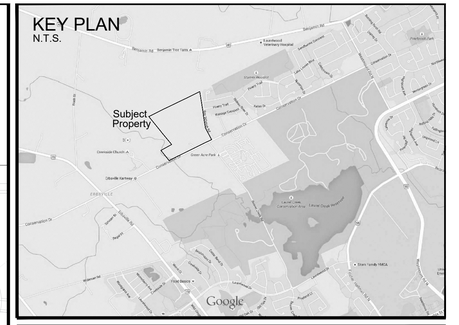
OS3 Zone

OS1 Zone

Future Noise Warning Clauses Required

Site-Specific Permissions for a Minimum Lot Depth of 29 metres

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)	1-2,6-21	173-232	7.14
Street Townhouses	22-26	74-105	2.03
Multiple Residential	27,28	160-268	2.36
School	29		3.20
Park	30		1.41
Open Space	31,32		4.83
Stormwater Management	33		1.18
Walkway	34		0.01
Trail	35		0.43
Road Widening	36		0.53
0.3m Reserve	37,38		0.00
Roads			4.88
Total		404-610	28.0

STAGE 2

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	3-5	10-13	0.56
Future Development	39,40		0.09
Total		10-13	0.65

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 l 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.
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	February 7,2024
March 15, 2020	July 29, 2024
March 19, 2020	August 15, 2024
August 19, 2021	August 26, 2024
May 24, 2023	November 28, 2024

Date: July 29, 2015 | Drawn By: S.L./E.F. | Dwg. File Name: dp09009zw-Zoning.dwg
Scale: 1:1250 metric | Project No.: 09009.40