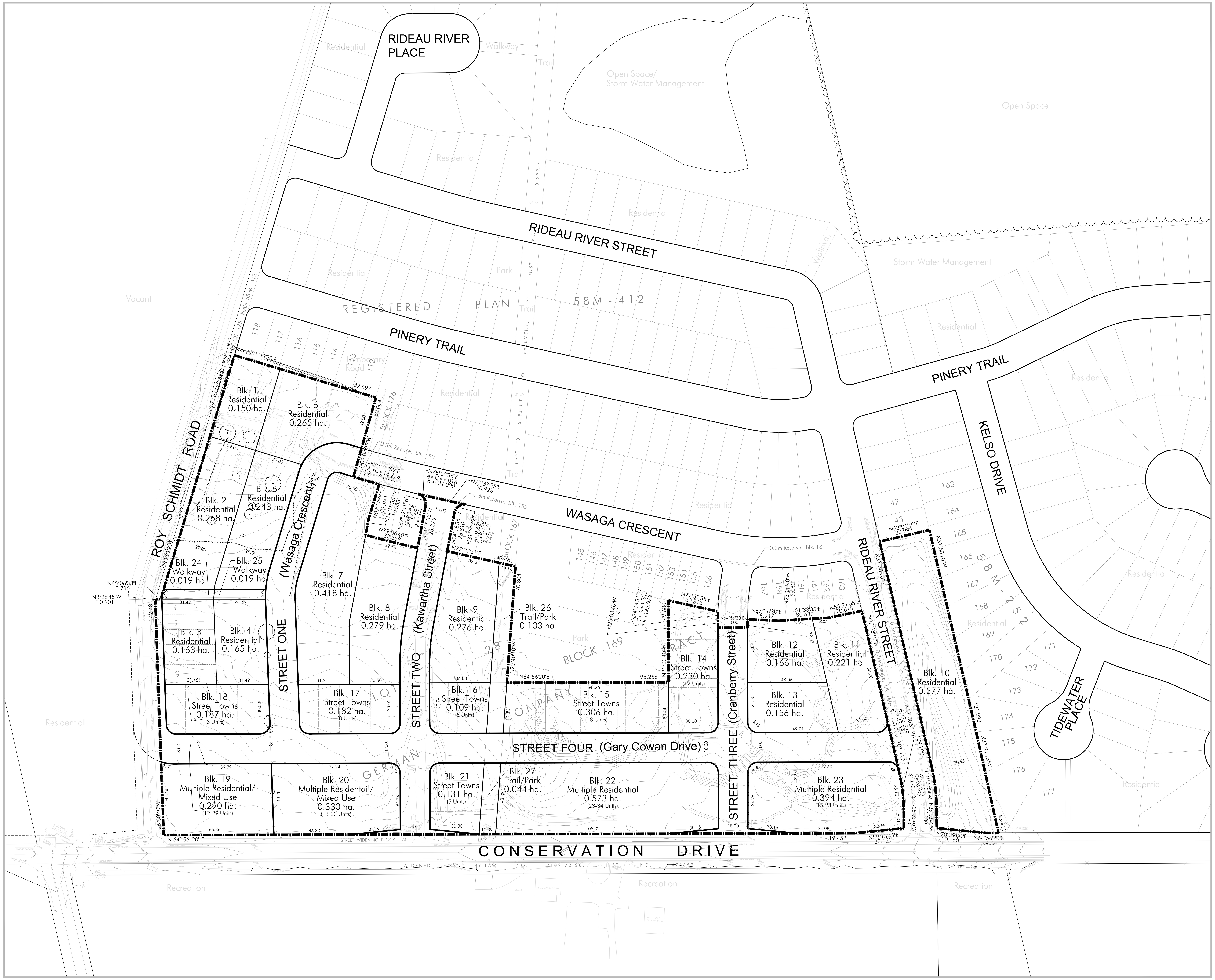


Legal Description

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: Jun 27/17

Larry Masseo - Vice President
Planning and Development
Activa Management Corporation

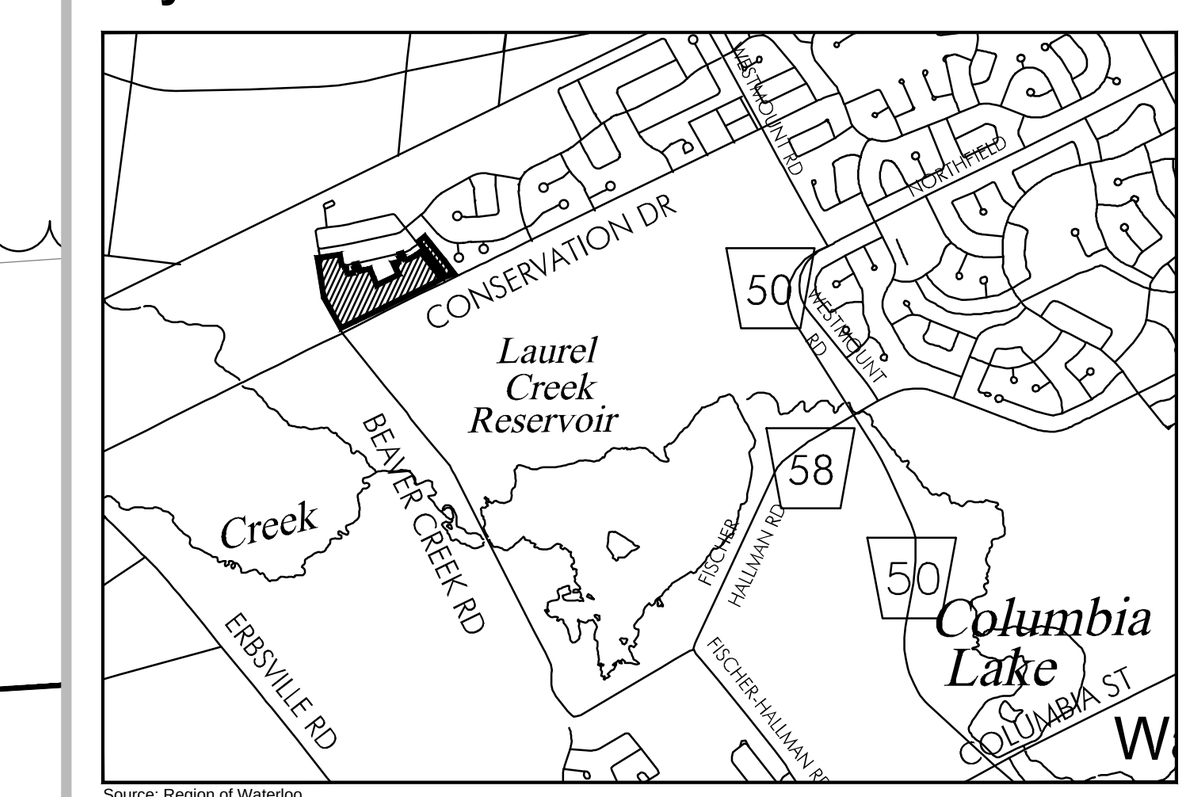
Surveyor's Certificate

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



Source: Region of Waterloo

Subject Lands

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 - ______

Description	STAGE 1					TOTAL		
	Lots/Blks	Area	Singles (min./max.)	Multiple Residential Street Towns (min.)	Multiple Residential Low Rise Apart's (max.)	Lots/Blks	Area	Total Units (min./max.)
Residential (1)	1-13	3.347	63-103			13	3.347	63-103
Street Towns (2)	14-18,21	1.148		56		6	1.148	56-56
Multiple Residential (2,3)	22,23	0.967		38	58	2	0.967	38-58
Multiple Residential / Mixed Use (2,4)	19,20	0.620		25	62	2	0.620	25-62
Walkways	24,25	0.038				2	0.038	
Trail / Park	26,27	0.147				2	0.147	
Roads		1.739					1.739	
TOTAL	27	8.006	63-103	119	120	27	8.006	182-279

Notes:
(1) Residential Unit Yield based on 13.7m Lots (min) and 9.0m Lots (max).
(2) Street Towns - minimum lot width 5.0m.
(3) Low Rise Apartments calculated at 60 Units per Hectare.
(4) Low Rise Apartments calculated at 100 Units per Hectare

No.	Date	Issued / Revision	By
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 September 21,2017

File No. 8784Y

Plan Scale 1:1,000

Drawn By L.H.B.

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 SEPTEMBER 21 2017.DWG