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 Street

Block 2
Residential
1.36 ha.
34-50 Units

Block 1
Residential
0.45 ha.
6-8 Units

Rideau River Place

Block 3
Residential
0.12 ha.
2-3 Units

Block 10
Residential
0.16 ha.
3-4 Units

Block 11
Residential
0.42 ha.
12-14 Units

Block 9
Residential
0.42 ha.
12-14 Units

Block 12
Res.
0.35 ha.
8-11 Units

Mono Cliffs Street

Block 13
Res.
0.32 ha.
7-10 Units

Block 14
Res.
0.31 ha.
7-10 Units

Bass Lake St

Block 15
Res.
0.31 ha.
7-10 Units

Block 16
Res.
0.32 ha.
7-11 Units

Esker Lake Dr

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

Block 39
Future Development
0.02 ha.

Block 40
Future Development
0.06 ha.

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 8
Residential
0.66 ha.
17-21 Units

Block 7
Residential
0.47 ha.
13-16 Units

Pinery Trail

Future Residential

Stage 2

Blk 32
Open Space
0.52ha.

30m Wetland Setback
Wetland Limit
Dripline
10m Dripline Setback
5m Hedgerow Setback
Ex. Hedgerow
Block 32 Trail 0.43ha.
Block 34 Walkway 0.01ha.

Block 33
Stormwater
Management
1.17ha.

Block 29
School
3.22ha.

Block 30
Park
1.41ha.

Block 22
Street
Townhouse
15 - 20
0.37ha

Blk 21
Res.
0.38 ha.
11-16 Units

Roy Schmidt Road

Block 23
Street Townhouse
5 - 9
0.16ha

Walkway

Stage 1

Rushing River Street

Block 24
Street Townhouse
22 - 30
0.54ha

Block 26
Street Townhouse
22 - 30
0.55ha

Block 25
Street
Townhouse
10 - 16
0.41ha

Block 28
Multiple
Residential
0.66ha.
39-66 Units

Block 27
Multiple
Residential
1.71ha.
121-202 Units

Block 38
0.3m Reserve
INST. NO. 1450753
SEE DEPOSIT, INST. 1477464)
PART 1, PLAN 58R–6414

Proposed Temporary Grading Easement
Proposed Permanent Anchor Easement
Block 37
0.3m Reserve

Block 36 Road Widening 0.53ha.

Block 31
Open Space
4.31ha.

Beaver Creek
Floodline
15m Wetland Buffer
30m Wetland Buffer
10m Dripline Setback
Wetland Limit

Conservation Drive

Future Roundabout

Mixed Use

Trail

Walkway

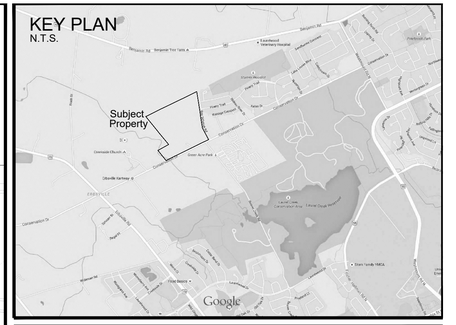
Future Multiple Residential
Future Pumping Station
Open Space
Future Stormwater Management
Future Multiple Residential
Future Multiple Residential / Mixed Use

Beaver Creek Road

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY

Multi-use Trails
Sidewalks
* All Streets, including on-street pedestrian and cycling facilities, to be designed in accordance with the City of Waterloo Standards

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.

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	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.dwg
Scale: 1:1250 metric | Project No.: 09009.40