



DRAFT PLAN OF SUBDIVISION

Part of Lot 28
German Company Tract
City of Waterloo
Regional Municipality of Waterloo

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	1-23	182-260	7.98
Street Townhouses	24-104	81	1.73
Multiple Residential	105,106	160-268	2.65
School	107		3.21
Park	108		1.41
Open Space	109,110		5.04
Stormwater Management	111		1.03
Walkway	112,113		0.04
Trail	114		0.09
Road Widening	115		0.29
0.3m Reserve	116,120		0.00
Roads			5.16
Total		423-609	28.63

UNIT BREAKDOWN			
Min. Potential Singles	182		
13.1m internal lot	152		
13.75m corner lot	30		
Max. Potential Singles	260		
9.0m internal lot	230		
12.5m corner lot	30		
Street Townhouses	81		

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.

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.

August 18, 2016
DATE

RAYMOND J. SIBTHORP, O.L.S.
MacDonald Tamblin Lord Surveying Limited

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
gspgroup.ca

REVISIONS	
April 30, 2020	
June 25, 2020	
March 10, 2020	
March 15, 2020	
March 19, 2020	
August 19, 2021	
December 15, 2021	

Date: July 28, 2015 Drawn By: S.L.M.L. Dwg. File Name: dp090920.dwg
Scale: 1:1250 metric Project No.: 09009.40

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY

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