



DRAFT PLAN OF SUBDIVISION

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

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	1-24	192-279	8.51
Street Townhouses	25-28	76	1.50
Multiple Residential	29,30	163-273	2.73
School	31		2.75
Park	32		1.49
Open Space	33,34		5.15
Stormwater Management	35		0.97
Walkway	36-38		0.04
Trail	39		0.09
Road Widening	40		0.29
0.3m Reserve	41-46		0.00
Roads			5.12
Total		431-628	28.64

UNIT BREAKDOWN

Min. Potential Singles	192
13.1m internal lot	162
13.75m corner lot	30
Max. Potential Singles	279
9.0m internal lot	249
12.5m corner lot	30
Street Townhouses	76

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

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
gspgroup.ca

REVISIONS
June 10, 2019
August 27, 2019
August 29, 2019
September 3, 2019
February 24, 2020
April 30, 2020
June 25, 2020

Date: July 28, 2015 Drawn By: S.L./R.T. Dwg. File Name: dp090902.dwg
Scale: 1:1250 metric Project No.: 09009.40

NOTE:
ROAD WIDENINGS AND ROUNDABOUT ARE PRELIMINARY