

# Original Draft Plan

**Area Schedule (September 21, 2017)** **30T - 17403**

| DESCRIPTION                            | STAGE 1   |              |               | TOTAL                |            |                         |
|--|-----------|--------------|---------------|----------------------|------------|-------------------------|
|  | Lots/Blks | Area         | Singles       | Multiple Residential | Lots/Blks  | Total Units             |
| Residential (1)                        | 1-13      | 3,347        | 63-103        |                      | 13         | 63-103                  |
| Street Towns (2)                       | 14-18, 21 | 1,148        |               | 56                   | 6          | 1,148                   |
| Multiple Residential (2,3)             | 22, 23    | 0,967        |               | 38                   | 58         | 2 0,967                 |
| Multiple Residential / Mixed Use (2,4) | 19, 20    | 0,620        |               | 25                   | 62         | 2 0,620                 |
| Walkways                               | 24, 25    | 0,038        |               |                      | 2          | 0,038                   |
| Trail / Park                           | 26, 27    | 0,147        |               |                      | 2          | 0,147                   |
| Roads                                  |           | 1,739        |               |                      |            | 1,739                   |
| <b>TOTAL</b>                           | <b>27</b> | <b>8,006</b> | <b>63-103</b> | <b>119</b>           | <b>120</b> | <b>27 8,006 182-279</b> |

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

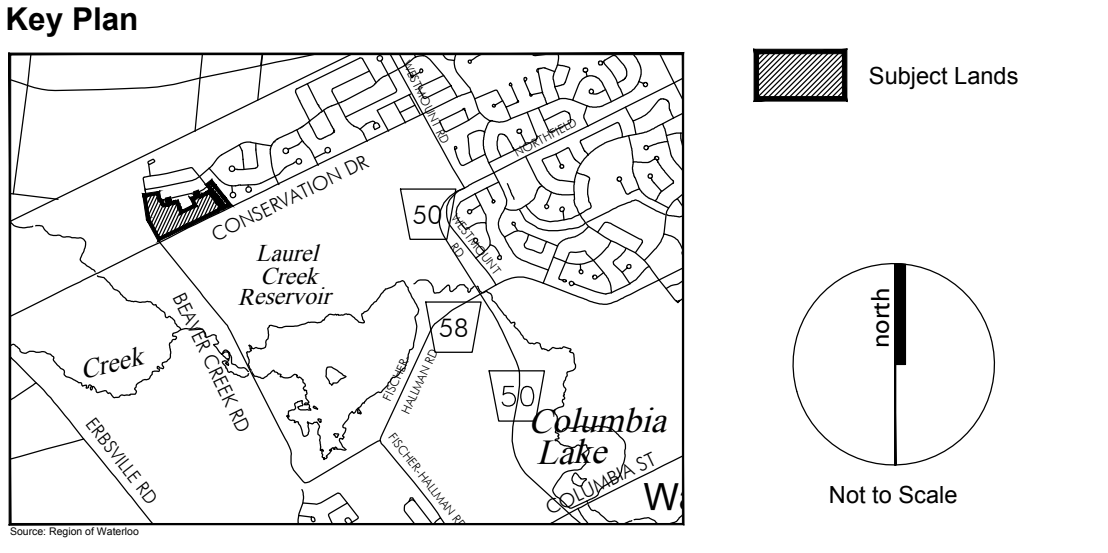
**Legal Description**  
 PART OF LOT 28, GERMAN COMPANY TRACT,  
 (GEOGRAPHIC TOWNSHIP OF WATERLOO),  
 CITY OF WATERLOO,  
 REGIONAL MUNICIPALITY OF WATERLOO

**Owner's Certificate**  
 I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: June 27/17

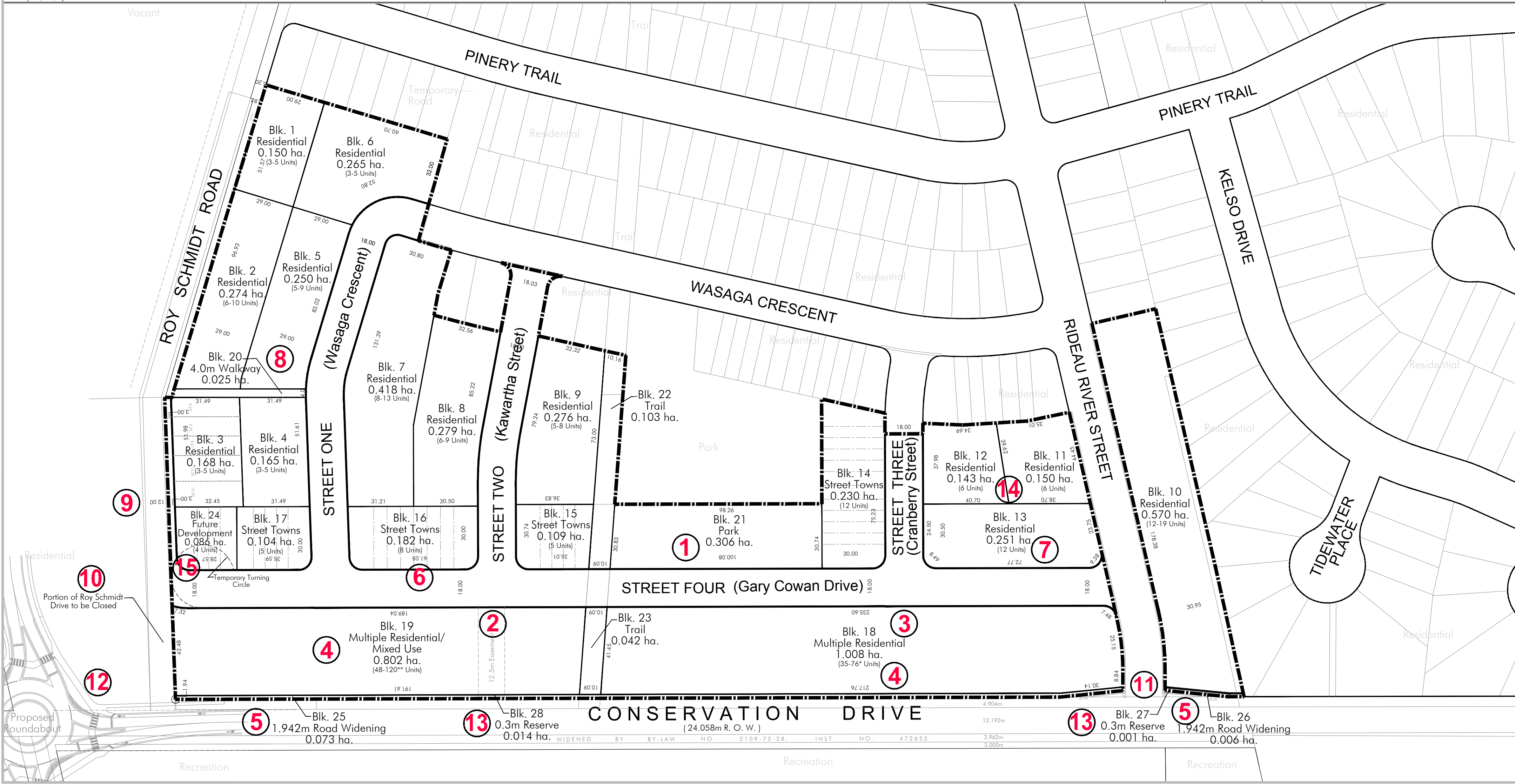
**Surveyor's Certificate**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: June 27/17



**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 | F. As Shown                 | I. Sandy Loam |
| E. As Shown                                  | G. As Shown                 | J. As Shown   |
| H. Municipal Water Supply                    | K. All Services As Required | L. As Shown   |



# Revised Draft Plan

**Area Schedule** **30T - 17403**

| DESCRIPTION                            | STAGE 1   |              |              | TOTAL                |            |                         |
|--|-----------|--------------|--------------|----------------------|------------|-------------------------|
|  | Lots/Blks | Area         | Singles      | Multiple Residential | Lots/Blks  | Total Units             |
| Residential (1)                        | 1-10      | 2,814        | 54-88        |                      | 10         | 2,814                   |
| Street Towns (2)                       | 11-17     | 1,250        |              | 54                   | 7          | 1,250                   |
| Multiple Residential (2,3)             | 18        | 1,008        |              | 35                   | 76*        | 1 1,008                 |
| Multiple Residential / Mixed Use (2,4) | 19        | 0,802        |              | 48                   | 120**      | 1 0,802                 |
| Walkways                               | 20        | 0,025        |              |                      | 1          | 0,025                   |
| Park                                   | 21        | 0,306        |              |                      | 1          | 0,306                   |
| Trail                                  | 22, 23    | 0,145        |              |                      | 2          | 0,145                   |
| Future Development                     | 24        | 0,086        |              | 4                    | 1          | 0,086                   |
| Road Widening                          | 25, 26    | 0,079        |              |                      | 2          | 0,079                   |
| 0.3m Reserves                          | 27, 28    | 0,015        |              |                      | 2          | 0,015                   |
| Roads                                  |           | 1,557        |              |                      |            | 1,557                   |
| <b>TOTAL</b>                           | <b>28</b> | <b>8,006</b> | <b>54-88</b> | <b>141</b>           | <b>196</b> | <b>28 8,006 195-342</b> |

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 or 150\* Bedrooms per Hectare.  
 (4) Low Rise Apartments calculated at 100 Units per Hectare or 300\*\* Bedrooms per Hectare.

1 June 24, 2020 Remove Building Setback Line from Blocks 10, 18 & 19. LHB

No. Date Issued / Revision By

**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

200-540 BIRGEMAN'S CENTRE DR. KITCHENER, ON N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

## 1 Plan Revisions

**Approval Stamp**

Date: June 24 2020

File No.: 8784Y

Plan Scale: 1:1,000

Drawn By: L.H.B.

Checked By: P.B. / D.A.

**Client**

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