DRAFT PLAN OF SUBDIVISION

Legal Description
PART OF LOT 33, CONCESSION 8
TOWNSHIP OF NORTH DUMFRIES
REGIONAL MUNICIPALITY OF WATERLOO

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

DATE: Jan 12 2023

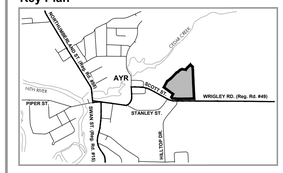
Nitin Jain, President
(2825618 Ontario Inc.)

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: January 13, 2023

Rod Lord, OLS
(J.D. Barnes Limited)

Key Plan



Subject Lands

SCALE: NTS
Source: SLRN, Region of Waterloo

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, MULTIPLE RESIDENTIAL, PARK, TRAIL		
E. AS SHOWN	F. AS SHOWN	G. AS SHOWN
H. MUNICIPAL WATER SUPPLY	I. SANDY/GRAVELLY LOAM	J. AS SHOWN
K. ALL SERVICES AS REQUIRED	L. AS SHOWN	

Area Schedule **30T-20301**

Description	Lots/Blocks	Units (min/max*)	Area (ha)
Residential	1-19	137/151	4.30
Multiple Residential	20,21	65/85	1.78
Park	22		0.58
Trail	23		0.39
Walkway	24-26		0.04
Roads			1.66
Total	26	202-236	8.75

*Blks. 1,3,part of 6,7,15 [min: single detached lots (11m) / max: single detached lots (9m)]
Blks. 2,part of 6, 12,13,14 [min/max: single detached lots (9m)]
Blk. 4,5,8-11 [min: street townhomes lots (6m) / max: street townhomes lots (6m) +1 lot]
Blks. 16,17 [min / max: concept plans]

13/14 MINIMUM/MAXIMUM LOT YIELD PER BLOCK

Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. BASE PLAN INFORMATION PREPARED/PROVIDED BY DRYDEN SMITH & HEAD PLANNING CONSULTANTS LTD., MAY 2022.
3. ADJACENT PARCEL FABRIC IS APPROXIMATE.
4. LOTS/BLOCKS ON THE PLAN ARE RESIDENTIAL UNLESS OTHERWISE LISTED

Rev. No.	Date	Issued / Revision	By
2.	Jan. 27, 2023	Resubmission of Plan to Region/Township;	DGS
1.	Aug. 17, 2022	For review with Region/Township staff;	DGS

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	January 27, 2023
File No.	19129G
Plan Scale	1:750 (24x36)
Drawn By	D.G.S.
Checked By	P.B.

Project Wrigley Road

Applicant
2825618 Ontario Inc.
180 Frobisher Dr. Unit #3
Waterloo, ON. N2V 2A2
P: 647.523.6487

north

File Name DRAFT PLAN

Dwg No. 1 of 1

Scale Bar 0 5 10 25 50m

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