

- Notes**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
 2. BOUNDARY INFORMATION FROM PLAN SBR-20976 PREPARED BY MTE ONTARIO LAND SURVEYORS LTD., NOVEMBER 6, 2020.
 3. TOPOGRAPHICAL BASE INFORMATION PROVIDED BY MTE.
 4. DRIFLINE AND WETLAND INFORMATION PROVIDED BY WSP.
 5. ADJACENT PARCEL FABRIC IS APPROXIMATE.
- DENOTES STAGE LIMITS

CONSOLIDATED DRAFT PLAN OF SUBDIVISION

Legal Description
 PART OF LOTS 13 AND 14, CONCESSION 11 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12 TOWNSHIP OF NORTH DUMFRIES REGIONAL MUNICIPALITY OF WATERLOO

Key Plan

Limits of Hallman Draft Plan
 Limits of Domm Draft Plan

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, WILDLIFE CORRIDOR	F. AS SHOWN	G. AS SHOWN
E. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. LOAM
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

Area Schedule - Hallman Construction Limited 30T-

Description	STAGE 1		STAGE 2	
	Lots/Bkls	Units	Area (ha)	Area (ha)
Residential/Consolidation Block	1-13	83-115	2.809	3.745
Park	14		0.217	
Emergency Access	15	1-2	0.070	1 0.057
Wildlife Corridor	16		0.246	
0.3m Reserve	17-20		0.004	11,12 0.002
Roads			1.121	1.108
Total	20	84-117	4.467	12 83-99 4.912

Description	STAGE 3		STAGE 4	
	Lots/Bkls	Units	Area (ha)	Area (ha)
Residential/Consolidation Block			1-5	37-44
Multiple Residential/Consolidation Block	1	59-185	1.857	
Emergency Access			6	1 0.046
0.3m Reserve			7-9	0.005
Roads			1.121	0.676
Total	1	59-185	1.857	9 38-45 2.751

Description	STAGE 5		TOTAL	
	Lots/Bkls	Units	Area (ha)	Area (ha)
Residential/Consolidation Block	1-4	47-58	2.542	30 249-315 11.120
Multiple Residential/Consolidation Block				1 59-185 1.857
Park				1 0.217
Wildlife Corridor				1 0.246
Emergency Access			3	3-4 0.173
0.3m Reserve	5		0.001	10 0.012
Roads			0.417	3.322
Total	5	47-58	2.960	46 311-504 16.947

Area Schedule - Brian Domm 30T-

Description	STAGE 1		STAGE 2	
	Lots/Bkls	Units	Area (ha)	Area (ha)
Residential/Consolidation Block	1-14	88-104	3.669	1-7 26-30 1.469
Park	15,16		0.886	8 0.074
Emergency Access	17,18	5-6	0.302	
Walkway	19		0.018	
0.3m Reserve	20-22		0.003	
Roads			1.415	0.518
Total	22	93-110	6.293	8 26-30 2.061

Description	STAGE 3		TOTAL	
	Lots/Bkls	Units	Area (ha)	Area (ha)
Residential/Consolidation Block				21 114-134 5.138
Multiple Residential/Consolidation Block	1	0-12	0.126	1 0-12 0.126
Park				3 0.960
Emergency Access			2	5-6 0.302
Walkway				1 0.018
0.3m Reserve				3 0.003
Roads				1.933
Total	1	0-12	0.126	31 119-152 8.480

Total Number of Units Proposed for Entire Plan (Hallman/Domm): 430-656

Hallman Unit Calculations:
 Minimum Unit Yield: 13.716m (45 ft) lots backing onto Open Space
 12.192m (40 ft) lots across from those lots backing onto Open Space
 10.9728m (36 ft) lots for the remainder
 9.0m (30 ft) lots for street townhouse blocks
 Concept Plan used for minimum number of units in multiple blocks
 Maximum Unit Yield: 12.192m (40 ft) lots backing onto Open Space
 10.9728m (36 ft) lots across from those lots backing onto Open Space
 9.0m (30 ft) lots for the remainder
 Concept Plan used for maximum number of units in street townhouse blocks
 100 units/ha used for maximum number of units in multiple blocks

Domm Unit Calculations:
 Minimum Unit Yield: 13.716m (45 ft) lots backing onto Open Space
 12.192m (40 ft) lots across from those lots backing onto Open Space
 10.9728m (36 ft) lots for the remainder
 Concept Plan used for minimum number of units in multiple blocks
 Maximum Unit Yield: 12.192m (40 ft) lots backing onto Open Space
 10.9728m (36 ft) lots across from those lots backing onto Open Space
 9.0m (30 ft) lots for the remainder
 Concept Plan used for maximum number of units in multiple blocks
 100 units/ha used for maximum number of units in multiple blocks

1. Feb. 4, 2021 For Submission to Region of Waterloo; DGS
 Rev. No. Date Issued / Revision By

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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Approval Stamp

Date	February 4, 2021
File No.	0800C
Plan Scale	1:1,250 (36x36)
Drawn By	D.G.S.
Checked By	P.B.

Project Westwood Phase 2

Applicant Hallman Construction Limited/
Brian Domm

File Name DRAFT PLAN **Dwg No.** 1 of 1

Scale Bar 0 5 10 25 50 100m

