MAPLE GROVE ROAD

SPEEDSVILLE ROAD

BRIARDEAN ROAD

POINTER STREET

COMPASS TRAIL

HEROUX DEVTEK DRIVE

EQUESTRIAN WAY

RIDGE ROAD

PRIVATE STORMWATER POND 0.61 ha

BLOCK 28 OPEN SPACE

CREATED WETLAND 0.87ha (2.15ac)

WETLAND 1a

WETLAND 1b

BLOCK 1 HIGH DENSITY DEVELOPMENT 275 UNITS 1.09 ha

BLOCK 2 MEDIUM DENSITY DEVELOPMENT 144 UNITS 2.68 ha

BLOCK 3 STORMWATER POND 1.34ha

BLOCK 4 MEDIUM DENSITY DEVELOPMENT 43 UNITS 1.03 ha

BLOCK 5 PARK 0.51ha

BLOCK 6 FREEHOLD 77m FRONTAGE 0.25 ha

BLOCK 7 FREEHOLD 283m FRONTAGE 1.61 ha 0.63 ha

BLOCK 8 MEDIUM/HIGH DENSITY DEVELOPMENT 84 TOWNHOME UNITS 185 APARTMENT UNITS 269 TOTAL 3.28 ha 0.98 ha

BLOCK 9 HIGH DENSITY DEVELOPMENT 230 UNITS 1.19 ha

BLOCK 10 FREEHOLD 46m FRONTAGE

BLOCK 11 FREEHOLD 76m FRONTAGE

BLOCK 12 FREEHOLD 46m FRONTAGE 0.82 ha

BLOCK 13 FREEHOLD 78m FRONTAGE

BLOCK 14 FREEHOLD 151m FRONTAGE 0.9 ha

BLOCK 15 - FREEHOLD 123m FRONTAGE

BLOCK 16 - FREEHOLD 146m FRONTAGE 0.96 ha

BLOCK 17 FREEHOLD 146m FRONTAGE

BLOCK 18 FREEHOLD 229m FRONTAGE 0.82 ha

BLOCK 19 OPEN SPACE 0.1 ha

BLOCK 20 HIGH DENSITY MIXED USE DEVELOPMENT

BLOCK 21 HIGH DENSITY MIXED USE DEVELOPMENT 3.32 ha

BLOCK 22 0.15 ha

BLOCK 23 FREEHOLD 216m FRONTAGE 0.67 ha

BLOCK 24 (EAST DRAINAGE BRANCH) MEDIUM/HIGH DENSITY DEVELOPMENT 152 UNITS

BLOCK 25 (EAST DRAINAGE BRANCH) MEDIUM/HIGH DENSITY DEVELOPMENT 41 UNITS

BLOCK 26 MEDIUM DENSITY DEVELOPMENT 116 UNITS 4.65 ha

BLOCK 28 OPEN SPACE

BLOCK 190 MEDIUM DENSITY DEVELOPMENT (UNDER CONSTRUCTION)

NOT IN CURRENT APPLICATIONS

BLOCK 246 MEDIUM DENSITY DEVELOPMENT

BLOCK 247 MEDIUM DENSITY DEVELOPMENT (IN SITE PLAN PROCESS)

BLOCK TO BE DEVELOPED UNDER CURRENT ZONING AND OFFICIAL PLAN DESIGNATION THROUGH PHASE 3 ARRISCRAFT REGISTRATION

BLOCK 3 (0.300 RESERVE)

BLOCK 3 MIXED USE DRAFT PLAN 30T-12104 4.01ha (9.91ac)

BLOCK 1 (ROAD WIDENING)

WETLAND 2

WETLAND 3

WETLAND 4a

WETLAND 4b

WETLAND 5

REGISTERED PLAN 58M- 620

PART 16

PART 15

PART 13

PART 12

PART 10

PART 1, PLAN 67R- 3155

P.I.N. 03756-0003(LT)

P.I.N. 03756-0043(LT)

P.I.N. 03756-0005(LT)

P.I.N. 03756-0044(LT)

P.I.N. 03756-0045(LT)

P.I.N. 03756-0046(LT)

P.I.N. 03756-0047(LT)

P.I.N. 03756-0048(LT)

P.I.N. 03756-0049(LT)

P.I.N. 03756-0050(LT)

P.I.N. 03756-0051(LT)

P.I.N. 03756-0052(LT)

P.I.N. 03756-0053(LT)

WIDENED BY BY-LAW # 481, INST. # 530299

PLAN 67R- 2165

PART 1

PART 2

PART 3

PART 4

PLAN 67R- 821

ROW WIDENING

## LEGEND

- RIVER MILL COMMUNITY WEST (PHASE 4)
- RIVER MILL COMMUNITY EAST (PHASE 5)
- POTENTIAL ADDITIONAL AREA FOR PHASE 5 (LANDS CURRENTLY OWNED BY OTHERS)
- LOW/MEDIUM DENSITY FREEHOLD
- MEDIUM DENSITY
- MEDIUM/HIGH DENSITY
- HIGH DENSITY
- HIGH DENSITY MIXED USE
- OPEN SPACE
- STORMWATER MANAGEMENT
- OPEN SPACE LANDS TO BE REGISTERED AND DEDICATED THROUGH PHASE 3 ARRISCRAFT
- LANDS TO BE DEVELOPED APART FROM NEW COMMUNITY (REGISTERED THROUGH PHASE 2)
- LANDS TO BE DEVELOPED APART FROM NEW COMMUNITY (REGISTERED THROUGH PHASE 3 ARRISCRAFT)
- FUTURE PUBLIC RIGHT-OF-WAY (R.O.W.)
- FUTURE TRAIL
- FUTURE TRAIL CONNECTION

## LEGAL DESCRIPTION

## LEGEND

- DRAFT PLAN BOUNDARY
- LOT/BLOCK LINE
- EXISTING PROPERTY LINE
- CREEK 30m BUFFER
- DRIPLINE (2019)
- DRIPLINE 10m BUFFER
- WETLAND BOUNDARY (2019)
- WETLAND 30m BUFFER
- FLOODPLAIN

NOTE:
SEE SUPPORTING ENVIRONMENTAL IMPACT STATEMENT (EIS) REPORT PREPARED BY NRSI FOR DETAILED INFORMATION ON ENVIRONMENTAL BUFFERS AND BOUNDARIES.

## APPROXIMATE UNIT COUNT (PHASE 4 AND 5 ONLY)

| | |
|---|---|
| CONDOMINIUM TOWNHOMES | |
| BUNGALOFT | 116 |
| 2-STOREY | 95 |
| 3-STOREY | 212 |
| 3-STOREY BACK-TO-BACK | 134 |
| FREEHOLD @11m(36ft), 1,618m (5,308ft) | 147 |
| APARTMENT | 690 |
| MIXED USE | 640 |
| **TOTAL** | ~~2,034~~ |

REVISIONS

| REV. | DESCRIPTION | DATE | INIT. |
|---|---|---|---|
| B | SUBMISSION | 26-NOV-2020 | JW |
| A | SUBMISSION | 28-OCT-2020 | JW |

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river mill cambridge

T. JOHNS CONSULTING GROUP
URBAN PLANNING | DESIGN | PROJECT MANAGEMENT
310 LIMERIDGE ROAD WEST, SUITE 6
HAMILTON, ONTARIO, L9C 2V2
P 905-574-1993
F 905-527-9559

PROJECT TITLE

RIVER MILL

CAMBRIDGE, ONTARIO

DRAWING TITLE

OVERALL DEVELOPMENT PLAN

| | |
|---|---|
| DRAWN BY: JW | DESIGNED BY: JW |
| PRINT DATE: 26-NOV-2020 | PROJECT NUMBER: 0706 |
| REVISION: B | DRAWING NUMBER: ODP1-1 |
| SCALE: 1:1250 | |

Plotted by: James Warren, 26-NOV-2020, 10:48AM
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