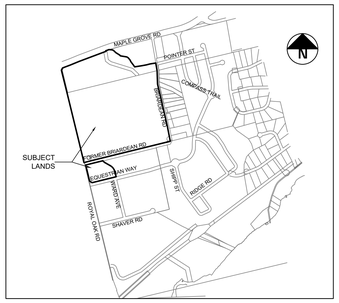

KEY PLAN
1:15,000

LEGAL DESCRIPTION

PART OF LOT 9, 10 & 11, CONCESSION 1
BEASLEY'S LOWER BLOCK
FORMERLY IN THE TOWNSHIP OF WATERLOO,
NOW IN THE
CITY OF CAMBRIDGE
IN THE
REGIONAL MUNICIPALITY OF WATERLOO

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
- 32.95m N 79°09'12" E — EXISTING BEARING AND DISTANCE
- 32.95m N 79°09'12" E — PROPOSED BEARING AND DISTANCE

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

January 21, 2021 — DATE
ROD LORD, O.L.S.
MacDONALD TAMBLYN LORD SURVEYING

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE T. JOHNS CONSULTING GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF CAMBRIDGE FOR APPROVAL.

January 21, 2021 — DATE
BRANDON CAMPBELL
RIVER MILL DEVELOPMENT CORPORATION

LAND USE SCHEDULE

BLOCK	DESCRIPTION	AREA (ha)	PERCENT (%)	# OF UNITS
1	RESIDENTIAL	1.10	2.41	275
2	RESIDENTIAL	2.68	5.87	144
3	S.W.M. POND	1.34	2.94	-
4	RESIDENTIAL	1.02	2.23	43
5	PARK	0.51	1.12	-
6	RESIDENTIAL	0.25	0.55	7
7	RESIDENTIAL	0.63	1.38	26
8	RESIDENTIAL	2.60	5.70	269
9	RESIDENTIAL	1.19	2.62	230
10	RESIDENTIAL	0.18	0.39	4
11	RESIDENTIAL	0.23	0.51	7
12	RESIDENTIAL	0.18	0.40	4
13	RESIDENTIAL	0.23	0.50	7
14	RESIDENTIAL	0.52	1.14	14
15	RESIDENTIAL	0.38	0.83	11
16	RESIDENTIAL	0.48	1.05	13
17	RESIDENTIAL	0.48	1.05	13
18	RESIDENTIAL	0.81	1.77	21
19	OPEN SPACE	1.56	3.42	-
20	MIXED-USE BLOCK FOR ASSEMBLY	1.17	2.56	-
21	MIXED-USE BLOCK FOR ASSEMBLY	1.95	4.27	640
22	MIXED-USE BLOCK FOR ASSEMBLY	0.002	0.00	-
23	MIXED-USE BLOCK FOR ASSEMBLY	0.10	0.22	-
24	OPEN SPACE	3.91	8.57	-
25	RESIDENTIAL	0.67	1.47	20
26	RESIDENTIAL	4.58	10.03	116
27	R.O.W. WIDENING	0.16	0.35	-
28	OPEN SPACE	11.71	25.65	-
29	R.O.W. WIDENING	0.57	1.25	-
	R.O.W.	3.87	8.48	-
	R.O.W. (SOUTH OF BRIARDEAN ROAD)	0.58	1.27	-
	TOTALS (APPROXIMATE)	**45.65**	**100.00**	**1,864**

PLANNING ACT

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT. OF ONTARIO RS0 1990

a SEE PLAN
b) SEE PLAN
c) SEE PLAN AND KEY PLAN
d) SEE PLAN AND LAND USE SCHEDULE
e) SEE PLAN
f) SEE PLAN
g) SEE PLAN
h) MUNICIPAL WATER SUPPLY
i) CLAY LOAM, SILTY SAND
j) SEE PLAN
k) ALL MUNICIPAL SERVICES WILL BE AVAILABLE
l) SEE PLAN

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

H	SUBMISSION	21-JAN-2021	JB
G	SUBMISSION	23-SEP-2020	JW
F	REVIEW	23-SEP-2020	JW
E	REVIEW	18-SEP-2020	JW
D	UPDATED R.O.W. WIDTH	14-SEP-2020	JW
C	REVIEW	03-SEP-2020	JW
B	REVIEW	22-JUL-2020	JW
A	REVIEW	16-JUN-2020	JB
REV.	DESCRIPTION	DATE	INIT.

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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 WEST
(PHASE 4)
CAMBRIDGE, ONTARIO

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

DRAWN BY: JW	DESIGNED BY: JW
PRINT DATE: 21-JAN-2021	PROJECT NUMBER: 0706
REVISION: H	DRAWING NUMBER: DP1-1
SCALE: 1:1250	

Plotted by: James Wooles; 21-JAN-2021 2:49PM

File Location: O:\Dropbox (T. Johns Consulting)\TJCG SERVER\Projects\River Mill\River Mill Phase 5, Cambridge\Drawings\Planning\River Mill West_Phase 4 Draft Plan.dwg