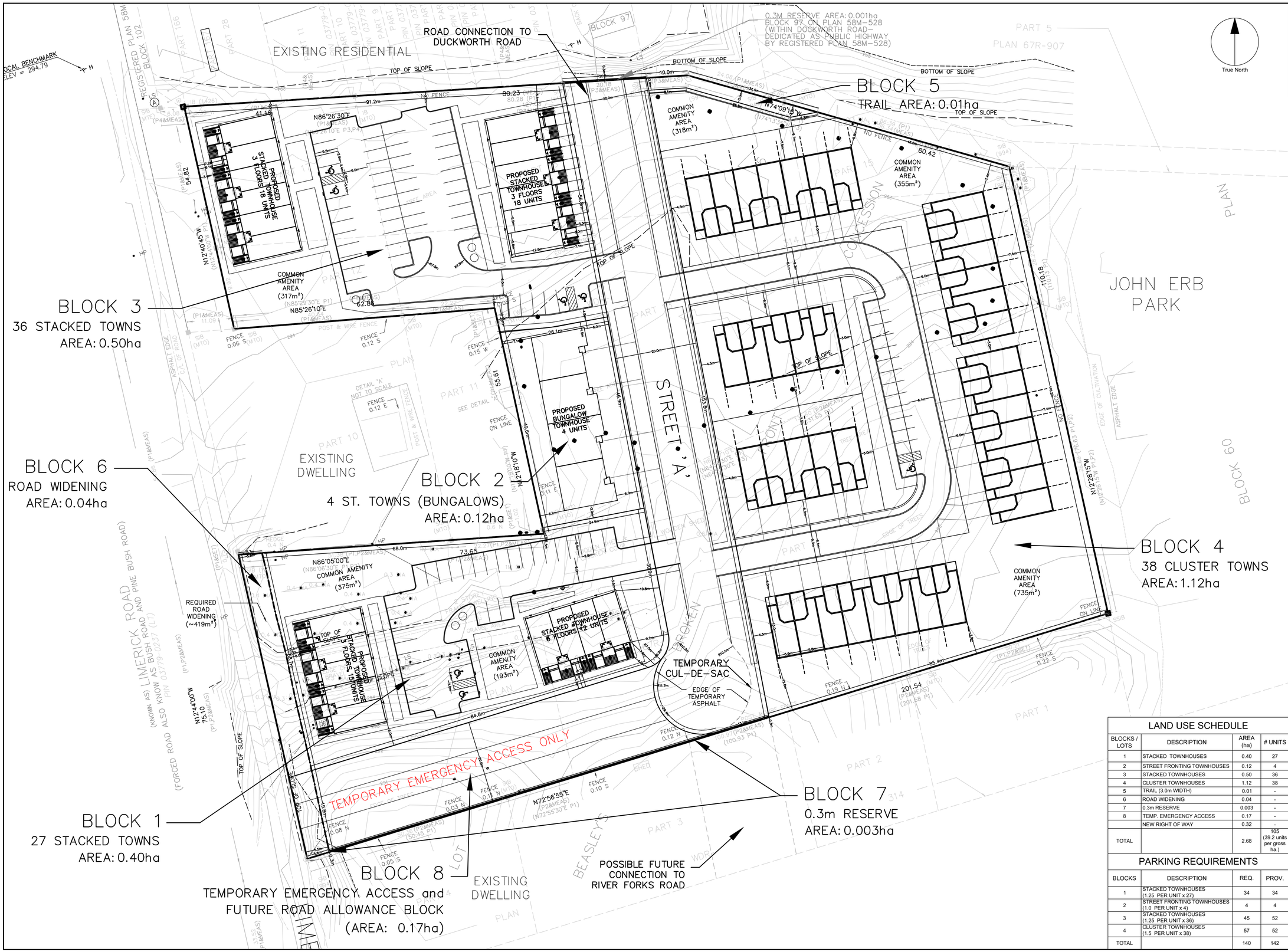

PROPOSED DRAFT PLAN OF SUBDIVISION

2582427 ONTARIO INC. &
MELODY INTERNATIONAL INVESTMENT INC.

PART OF LOT 6 BEASLEY'S BROKEN FRONT CONCESSION
KNOWN AS 240 & 270 LIMERICK ROAD,
CITY OF CAMBRIDGE,
REGION OF WATERLOO

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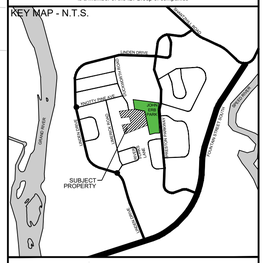
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

KEY MAP - N.T.S.



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) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - FINE SANDY LOAM
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - NONE

FOR REVIEW

SURVEYOR'S CERTIFICATE

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

SIGNED _____
JASON ELLIOT, O.L.S.
J.D. BARNES LIMITED / McDONALD TAMBLYN LORD

DATE _____

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED _____
2582427 ONTARIO INC.
I HAVE AUTHORITY TO BIND THE CORPORATION

DATE _____

THIS DRAFT PLAN IS BASED ON THE TOOGRAPHICAL SURVEY PLAN COMPILED THE 6th DAY OF OCTOBER 2020, PREPARED BY MacDONALD TAMBLYN LORD SURVEYING - DIVISION OF J.D. BARNES LIMITED

3	25.01.2023	ET	PREPARED FOR FIRST SUBMISSION
2	23.09.2021	ET	REVISED FOLLOWING STAFF COMMENTS
1	12.22.2020	ET	PLAN PREPARED FOR PRE-CONSULTATION

DRAWING ISSUE RECORD

APPROVALS

IBI GROUP
Suite 101 - 410 Albert Street
Waterloo ON N2L 3V3 Canada
tel 519 585 2255
ibigroup.com

PROPOSED ZONING: RM4

* NOTE SOME BLOCKS MAY HAVE SITE SPECIFIC ZONE REGULATIONS. PLEASE REFER TO THE ACCOMPANYING ZONE CHANGE APPLICATION.

SCALE 1:400 (m)

PROJECT NO: 126422

DRAWN BY: E.T.	CHECKED BY: V.L.
PROJECT MGR: V.L.	APPROVED BY: V.L.

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

SHEET NUMBER	ISSUE
1	1

LAND USE SCHEDULE

BLOCKS / LOTS	DESCRIPTION	AREA (ha)	# UNITS
1	STACKED TOWNHOUSES	0.40	27
2	STREET FRONTING TOWNHOUSES	0.12	4
3	STACKED TOWNHOUSES	0.50	36
4	CLUSTER TOWNHOUSES	1.12	38
5	TRAIL (3.0m WIDTH)	0.01	-
6	ROAD WIDENING	0.04	-
7	0.3m RESERVE	0.003	-
8	TEMP. EMERGENCY ACCESS	0.17	-
	NEW RIGHT OF WAY	0.32	-
TOTAL		2.68	105 (39.2 units per gross ha.)

PARKING REQUIREMENTS

BLOCKS	DESCRIPTION	REQ.	PROV.
1	STACKED TOWNHOUSES (1.25 PER UNIT x 27)	34	34
2	STREET FRONTING TOWNHOUSES (1.0 PER UNIT x 4)	4	4
3	STACKED TOWNHOUSES (1.25 PER UNIT x 36)	45	52
4	CLUSTER TOWNHOUSES (1.5 PER UNIT x 38)	57	52
TOTAL		140	142

File Location: J:\126422_276Limerick\7.0_Production\7.03_Design\7_Planning\Sheets\126422_DP.dwg Last Saved: February 22, 2023, by emma.tillery Plotted: Thursday, February 23, 2023 9:29:48 AM by Emma Tillery

SCALE CHECK 10mm 1 in