



**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.

December 08, 2023  
 DATE  
 ROD LORD, O.L.S.  
 McDONALD 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.

December 08, 2023  
 DATE  
 RANDON CAMPBELL  
 RIVER MILL DEVELOPMENT CORPORATION

**PLANNING ACT**  
 ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT, OF ONTARIO RSO 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

**LAND USE SCHEDULE**

BLOCK	DESCRIPTION	AREA (ha)	PERCENT (%)	# OF UNITS
1	RESIDENTIAL	1.97	4.23	394
2	STORMWATER MANAGEMENT	1.77	3.84	-
3	NEIGHBOURHOOD PARK	1.98	4.29	-
4	RESIDENTIAL	1.46	3.18	68-79
5	RESIDENTIAL	0.19	0.41	5-8
6	RESIDENTIAL	1.98	4.32	204-396
7	RESIDENTIAL	1.17	2.54	230-234
8	RESIDENTIAL	0.74	1.62	20-33
9	RESIDENTIAL	0.61	1.32	16-28
10	RESIDENTIAL	0.68	1.48	20-35
11	RESIDENTIAL	0.68	1.48	20-35
12	RESIDENTIAL	0.80	1.75	20-35
13	OPEN SPACE	1.56	3.39	-
14	MIXED-USE (BLOCK FOR ASSEMBLY)	1.17	2.54	-
15	MIXED-USE (BLOCK FOR ASSEMBLY)	0.20	0.43	640-664
16	MIXED-USE (BLOCK FOR ASSEMBLY)	1.95	4.23	-
17	MIXED-USE (BLOCK FOR ASSEMBLY)	0.002	0.00	-
18	MIXED-USE (BLOCK FOR ASSEMBLY)	0.046	0.10	-
19	MIXED-USE (BLOCK FOR ASSEMBLY)	0.10	0.22	0-30
20	OPEN SPACE	3.91	8.49	-
21	RESIDENTIAL	0.12	0.26	4-6
22	SCHOOL	2.33	4.92	-
23	RESIDENTIAL	2.84	6.02	65-68
24	SCHOOL (BLOCK FOR ASSEMBLY)	0.08	0.17	-
25	R.O.W. WIDENING	0.15	0.35	-
26	OPEN SPACE	12.45	27.29	-
27	R.O.W. WIDENING	0.024	0.05	-
28	R.O.W. WIDENING	0.56	1.22	-
29	R.O.W. WIDENING	0.01	0.02	-
30	R.O.W. WIDENING	3.87	8.39	-
	R.O.W. (FORMER BRIARDEAN ROAD)	0.084	0.18	-
	R.O.W. (SOUTH OF FORMER BRIARDEAN ROAD)	0.58	1.26	-
	<b>TOTALS (APPROXIMATE)</b>	<b>46.97</b>	<b>100.00</b>	<b>1,706-2,045</b>

**LAND USE SUMMARY**

DESCRIPTION	AREA (ha)	PERCENT (%)	# OF UNITS
RESIDENTIAL / MIXED-USE	16.71	35.28	-
LOW / MEDIUM DENSITY (SINGLE / SEMI-DETACHED, TOWNHOUSES) (BLOCKS 5, 8-12, 21)	3.82	8.29	105-180
MEDIUM DENSITY (TOWNHOUSES) (BLOCKS 4, 23)	4.30	9.34	133-147
HIGH DENSITY (APARTMENTS, TOWNHOUSES) (BLOCKS 1, 6, 7)	5.12	11.12	828-1024
HIGH DENSITY MIXED-USE (APARTMENTS, TOWNHOUSES) (BLOCKS 14-19)	3.47	7.53	640-694
OPEN SPACE	24.08	52.27	-
NEIGHBOURHOOD PARK (BLOCK 3)	1.98	4.29	-
OPEN SPACE (NATURAL AREA INCLUDING TRAILS) (BLOCKS 13, 20, 26)	17.92	38.91	-
SCHOOL BLOCK (BLOCKS 22, 24)	2.41	5.23	-
STORMWATER MANAGEMENT (BLOCK 2)	1.77	3.84	-
RIGHT-OF-WAY	5.28	11.45	-
R.O.W. WIDENING (BLOCKS 25, 27, 18, 29, 30)	0.75	1.61	-
R.O.W.	4.53	9.84	-
<b>TOTALS (APPROXIMATE)</b>	<b>46.97</b>	<b>100.00</b>	<b>1,706-2,045</b>

**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 REGIONAL MUNICIPALITY OF WATERLOO

**LEGEND**

- DRAFT PLAN BOUNDARY
- LOT/BLOCK LINE
- EXISTING PROPERTY LINE
- CREEK 30m BUFFER
- DRIFLINE (2019)
- DRIFLINE 10m BUFFER
- WETLAND BOUNDARY (2019)
- WETLAND 30m BUFFER
- FLOODPLAIN
- EXISTING BEARING AND DISTANCE
- PROPOSED BEARING AND DISTANCE

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

**REVISIONS**

NO.	DESCRIPTION	DATE	INT.
M	FOR SUBMISSION	6-DEC-2023	JL
L	FOR SUBMISSION	27-NOV-2023	JL
K	FOR DISCUSSION	7-NOV-2023	JL
J	FOR DISCUSSION	3-NOV-2023	JL
I	FOR DISCUSSION	08-OCT-2023	JL
H	SUBMISSION	21-JAN-2023	JL
G	SUBMISSION	23-SEP-2020	JL
F	REVIEW	23-SEP-2020	JL
E	REVIEW	18-SEP-2020	JL
D	UPDATED R.O.W. WIDTH	14-SEP-2020	JL
C	REVIEW	03-SEP-2020	JL
B	REVIEW	20-JUN-2020	JL
A	REVIEW	16-JUN-2020	JL

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**river mill cambridge**

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**RIVER MILL WEST (PHASE 4)**

**CAMBRIDGE, ONTARIO**

**DRAFT PLAN OF SUBDIVISION**

**DRAWN BY: JW** **DESIGNED BY: JW**  
**PRINT DATE: 06-DEC-2023** **PROJECT NUMBER: 0706**  
**REVISION: M** **DRAWING NUMBER:**  
**SCALE: 1:1250**

**DP1-1**