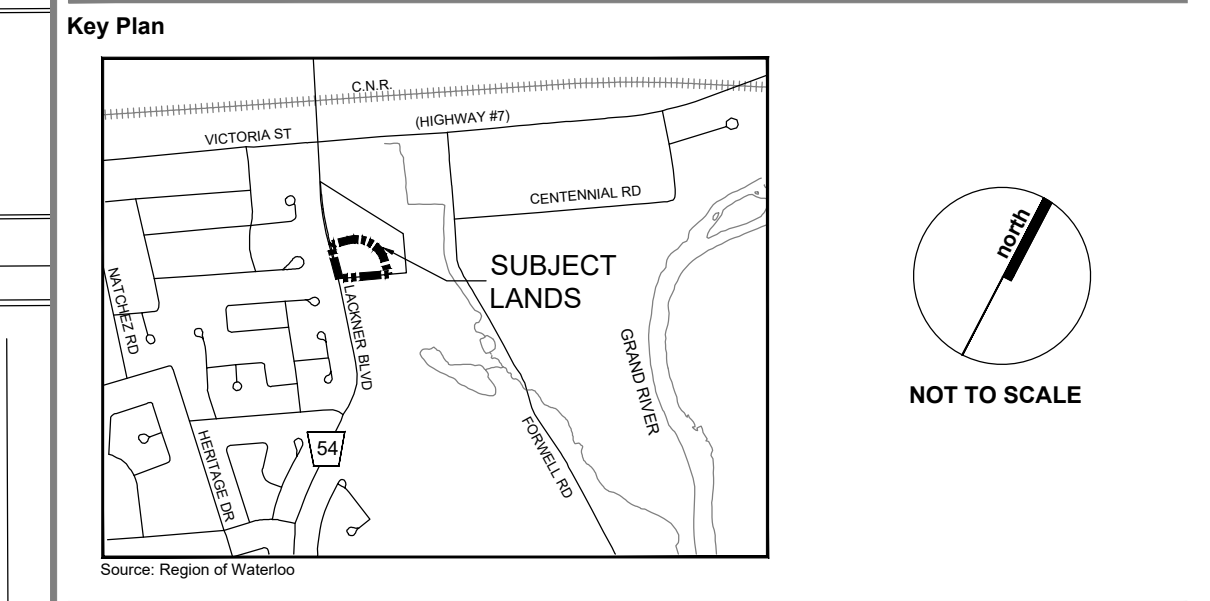


Legal Description
PLAN OF SEVERANCE
 BLOCK 1, PLAN 58M-654,
 CITY OF KITCHENER,
 REGIONAL MUNICIPALITY OF WATERLOO



Legend

Description	Part(s)	Area
Lands to be Retained	1	0.779 ha.±
Lands to be Retained subject to rights of access and servicing easements in favour of Part 3	2	0.076 ha.±
Lands to be Conveyed	3,4	0.584 ha.±
Lands to be Conveyed subject to rights of access and servicing easements in favour of Part 1	5	0.055 ha.±
Lands to be Conveyed subject to servicing and drainage easements in favour of Part 1	6,7	0.040 ha.±
Total	7	1.534 ha.±

Draft Approved
 Plan of Subdivision
 30T-91005

Proposed Multiple
 Residential

Rev.	Date	Issued / Revision	By

Notes:

- Driveways and Aisles to be Defined by 0.15m Raised Curbing or Sidewalks as Shown.
- V - Denotes Visitor Parking
- Parking calculations per City of Kitchener Zoning By-law 2019-051 (Under Appeal)
- Parking Requirements includes Visitor Parking Spaces
- Apartment Buildings to have internal Garbage Collection.
- Apartment Buildings to have internal Bicycle Storage Facilities.
- Retaining Wall Spot Elevations from MTE Engineering, City Approved Lot Grading Plan, January 28, 2020. File: 0296-114.

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3450 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp	Date
	August 31, 2023
Drawn By	L.H.B.
Plan Scale	1:400
File No.	19129C
Checked By	PB
Other	

Project	North Arrow
Kolb Creek Land Corp. 75 Otterbein Road Kitchener, Ontario	

File Name	Dwg No.
Severance Plan	1 of 1