



Legal Description
 LOT 5 AND LOT 7, REGISTRAR'S COMPILED PLAN 1519 AND
 BLOCK 59 AND BLOCK 60, PLAN 58M-422
 CITY OF KITCHENER
 REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate
 I CERTIFY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO
 SUBMIT THIS PLAN FOR APPROVAL
 DATE: April 14, 2023
 Damian Jaworski - COO
 Evaya Developments Inc.

Surveyor's Certificate
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR
 RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN
 DATE: April 14, 2023
 J. Patrick Haramis - OLS
 JD Barnes Limited

**Additional 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. Residential	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Gravelly Loam
J. Not Shown	K. All Services As Required	L. As Shown

Area Schedule

	UNITS	AREA (ha)
UNITS (Residential - Single Detached)	26	2.729
COMMON ELEMENT AREA (Private Road, Emergency Access, Snow Storage, Landscaped)	--	0.581
ROAD WIDENING	--	0.005
TOTAL	26	3.315

Notes
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
 2. SURVEY INFORMATION FROM PLAN 58R-???, PREPARED BY JD BARNES LIMITED
 (???, 2023).
 3. TOPOGRAPHICAL BASE PLAN INFORMATION FROM MTE, 2022 AND 2023.
 4. ADJACENT PARCEL FABRIC IS APPROXIMATE.
 5. LOT WIDTHS/DIMENSIONS TAKEN AT 6.0m SETBACK.
 6. GARBAGE/RECYCLING WILL BE BY PICKED UP BY PRIVATE CONTRACTOR.

Rev. No.	Date	Issued / Revision	DGS
1.	April 14, 2023	For Submission of VLC to City;	DGS

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON N2B 3X7 | P: 519-576-3650 | F: 519-576-0121 | WWW.MHBCPLAN.COM

Approval Stamp

Date	April 14, 2023
Drawn By	DGS
Plan Scale	1:500
File No.	21221A
Checked By	CW

Project
Hidden Valley VLC
 Hidden Valley Road
 Kitchener, Ontario

Client
Evaya Developments Inc.
 76 Evenstone Avenue
 Kitchener, ON N2R 1N9

File Name
**DRAFT PLAN OF VACANT LAND
 CONDOMINIUM**

Scale
 0 1 5 10 25m

K:\21221A-Hidden Valley Road Kitchener\DP\Draft Plan Vacant Land Condominium April14 2023.dwg