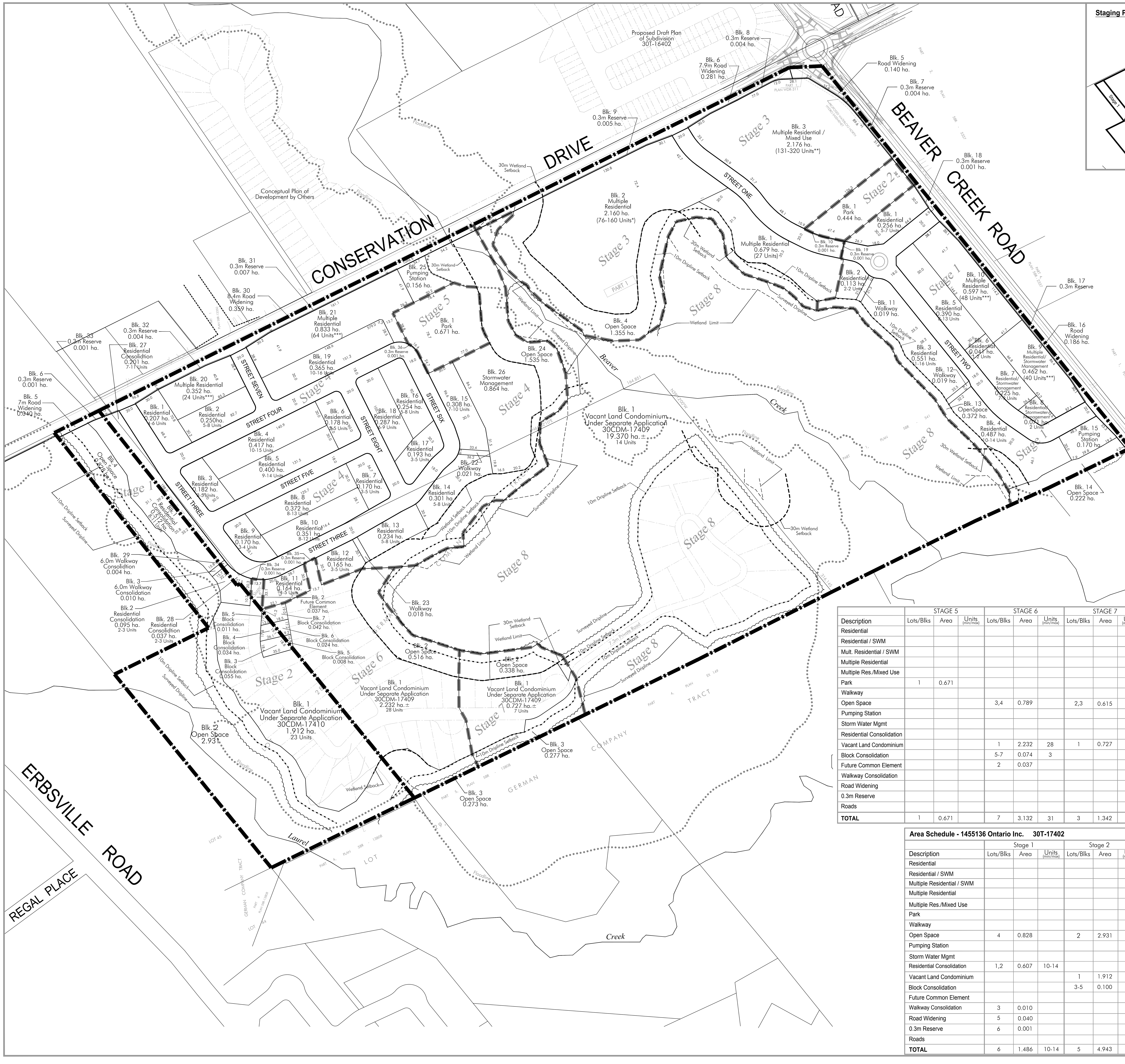
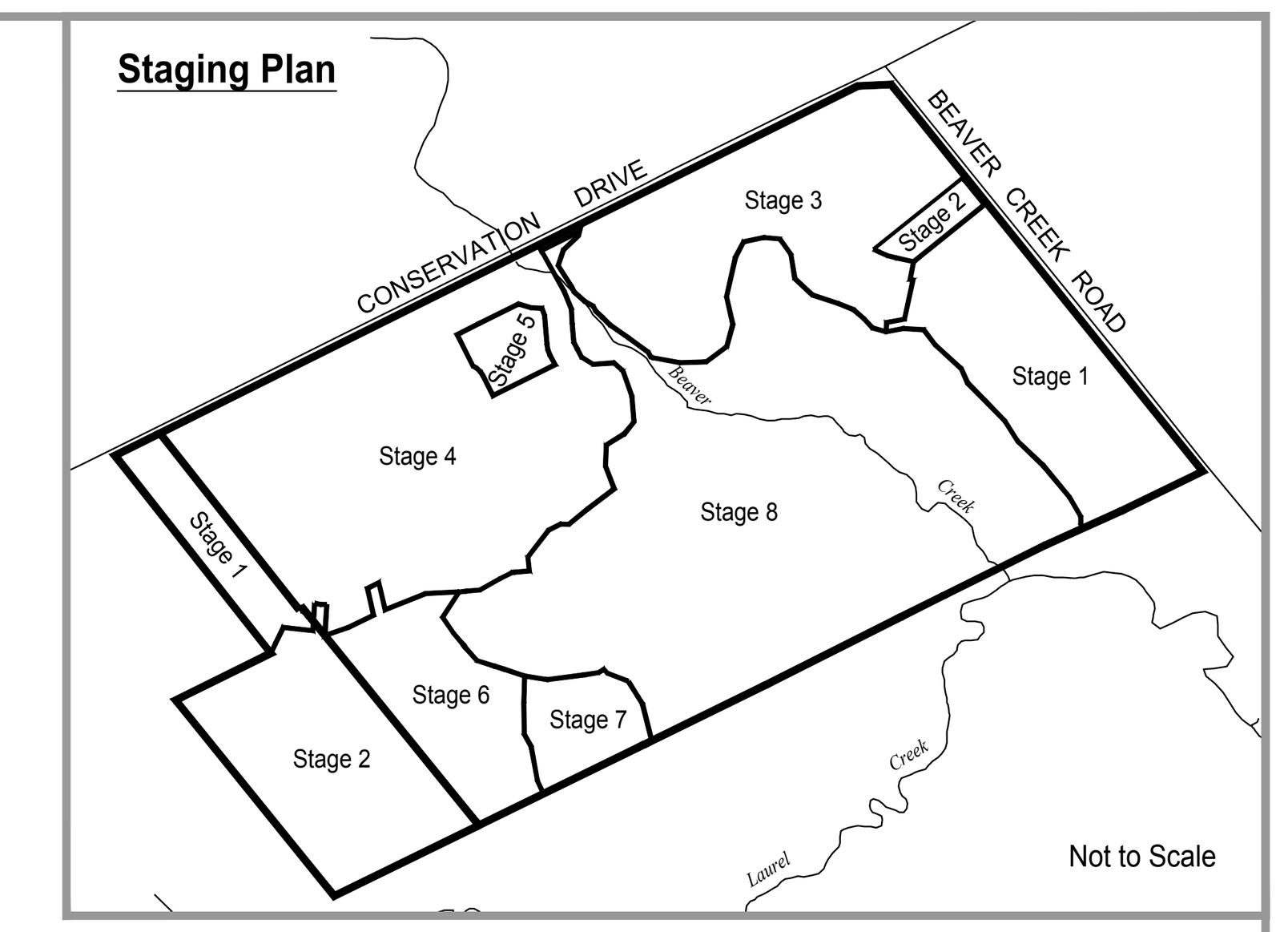
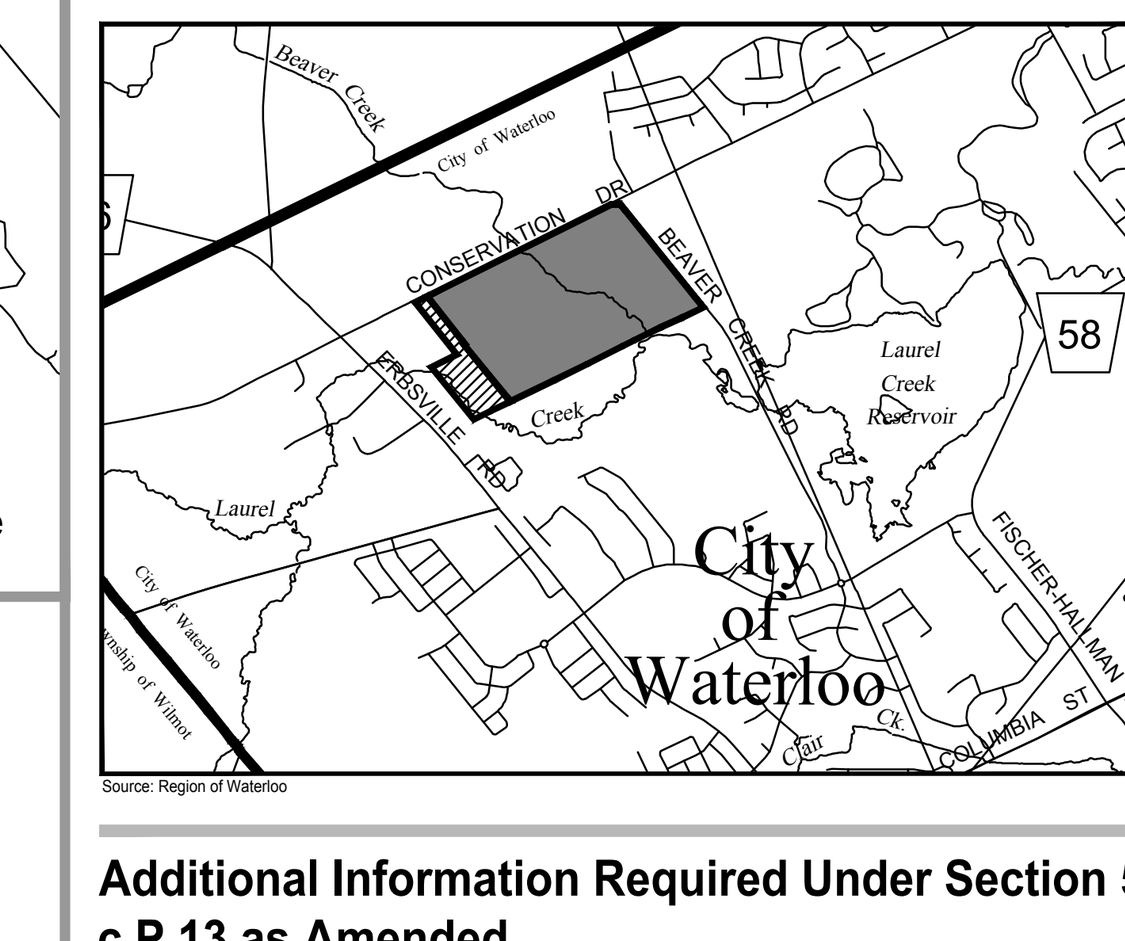




Legal Description

PART OF LOT 28, GERMAN COMPANY TRACT,
(GEOGRAPHIC TOWNSHIP OF WATERLOO),
CITY OF WATERLOO,
REGIONAL MUNICIPALITY OF WATERLOO

Key Plan



1017081 Ontario Limited & Gabriella Groff

1455136 Ontario Inc

north

Not to Scale

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, Park, Open Space, Stormwater Management
E. As Shown
F. As Shown
G. As Shown
H. Municipal Water Supply
I. Sandy Loam
J. As Shown
K. All Services As Required
L. As Shown

Area Schedule 30T - 17401

	STAGE 1			STAGE 2		
Description	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)
Residential	1-6	1.838	37-54			
Residential / SWM	7,8	0.296	9-11			
Mult. Residential / SWM	9	0.462	40			
Multiple Residential	10	0.597	48			
Multiple Res./Mixed Use						
Park				1	0.444	
Walkway	11,12	0.038				
Open Space	13,14	0.594				
Pumping Station	15	0.170				
Storm Water Mgmt						
Residential Consolidation						
Walkway Consolidation						
Road Widening	16	0.186				
0.3m Reserve	17-19	0.010				
Roads		0.886				
TOTAL	19	5.077	134-153	1	0.444	

	STAGE 3			STAGE 4		
Description	Lots/Blks	Area	Units	Lots/Blks	Area	Units (min/max)
Residential				1-19	4.919	104-161
Residential / SWM						
Multiple Residential	1,2	2.839	103-187	20,21	1.185	88
Mult. Residential / SWM						
Multiple Res./Mixed Use	3	2.176	131-320			
Walkway				22,23	0.039	
Open Space	4	1.355		24	1.565	
Pumping Station				25	0.156	
Storm Water Mgmt				26	0.864	9-14
Residential Consolidation				27,28	0.238	
Walkway Consolidation				29	0.004	
Road Widening	5,6	0.421		30	0.359	
0.3m Reserve	7-10	0.014		31-36	0.008	
Roads		0.463			2.649	
TOTAL	10	7.268	234-507	36	11.986	201-263

	STAGE 5			STAGE 6			STAGE 7			STAGE 8			TOTAL		
Description	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)
Residential													25	6.757	141-215
Residential / SWM													2	0.296	9-11
Mult. Residential / SWM													1	0.462	40
Multiple Residential													5	4.621	239-323
Multiple Res./Mixed Use													1	2.176	131-320
Park	1	0.671											2	1.115	
Walkway													4	0.077	
Open Space				3,4	0.789		2,3	0.615					8	4.918	
Pumping Station													2	0.326	
Storm Water Mgmt													1	0.864	
Residential Consolidation													2	0.238	9-14
Vacant Land Condominium				1	2.232	28	1	0.727	7	1	19.370	14	3	22.329	49
Block Consolidation				5-7	0.074	3							3	0.074	3
Future Common Element				2	0.037								1	0.037	
Walkway Consolidation													1	0.004	
Road Widening													4	0.966	
0.3m Reserve													13	0.032	
Roads														3.998	
TOTAL	1	0.671		7	3.132	31	3	1.342	7	1	4.164	14	78	49.290	621-975

Area Schedule - 1455136 Ontario Inc. 30T-17402

	Stage 1			Stage 2			TOTAL			1017081 Ontario Limited, Gabriella Groff & 1455136 Ontario Inc.		
Description	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)	Lots/Blks	Area	Units (min/max)
Residential										25	6.757	141-215
Residential / SWM										2	0.296	9-11
Multiple Residential / SWM										1	0.462	40
Multiple Residential										5	4.621	239-323
Multiple Res./Mixed Use										1	2.176	131-320
Park										2	1.115	
Walkway										4	0.077	
Open Space	4	0.828		2	2.931		2	3.759		10	8.677	
Pumping Station										2	0.326	
Storm Water Mgmt										1	0.864	
Residential Consolidation	1,2	0.607	10-14				2	0.607	10-14	4	0.845	19-28
Vacant Land Condominium				1	1.912	23	1	1.912	23	4	9.035	72
Block Consolidation				3-5	0.100	3	3	0.100	3	6	0.174	6
Future Common Element										1	0.037	
Walkway Consolidation	3	0.010					1	0.010		2	0.014	
Road Widening	5	0.040					1	0.040		5	1.006	
0.3m Reserve	6	0.001					1	0.001		14	0.033	
Roads											3.998	
TOTAL	6	1.486	10-14	5	4.943	26	11	6.429	36-40	89	55.719	657-1,015

Date	Issued / Revision	By
July 14,2020	Input Stormwater Management Block in Stage 1. Stage 8 Expanded. Revise Area Schedule.	LHB
June 15,2020	Input Conceptual & Proposed Developments North of Conservation Drive.	LHB
May 28,2020	Walkway Added in Stage 4. Revise Private Road in Stage 7.	LHB
April 15,2020	Kartway Block Consolidations added to Plan. Area Schedules Edits.	LHB
April 9,2020	Plan Revised per City and Regional Comments.	LHB
October 24,2019	Updated Contours, Wetland Limits, Driplines,Topographic Features and Plan Revisions.	LHB
August 28,2019	Frontages and Additional Dimensioning Added to All Blocks.	LHB
July 31,2019	Revise Road Widening at Beaver Creek Road & Conservation Drive. Revise Area Schedule.	LHB
Mar. 11,2019	Revise Walkway-Stage 1, Pumping Station-Stage 3, Park-Stage 4, Adjust Limits of Plan & Revise Area Schedule.	LHB
Feb. 26,2019	Revise Stages 3 & 4 Lotting, Park and SWM Areas. Revise Area Schedule.	LHB
Dec. 20,2018	Revise Stage 4 Park, Add Residential Unit Yields per Block, Revise Area Schedule.	LHB
Nov. 14,2018	Edits to Street One, Stage 2 & Stage 5 Lotting, Stage 3 SWM Pond, Parks & Area Schedule.	LHB
Oct. 24,2018	Streets 1 & 2, Park and Multiple Blocks Redesigned. Area Schedule Revised.	LHB
Oct. 18,2018	Stages 3 & 4 Redesigned. Area Schedule Revised.	LHB
Oct. 10,2018	West Area Revised to Align Main Access with Church Access	LHB

- Boundary information provided by MacDonald Tamblyn Surveying Ltd., February 5,2008, Plan 58R-16404.
- Topographic information provided by MTE Engineering, September-October 2019. Contour Interval - 0.5m.
*- BCM District Plan, Low Density Residential 2 calculated at 35-60 Units per Hectare
**- BCM District Plan, Mixed Use Medium Density Residential calculated at 60-100 Units per Hectare
***- Multiple Block Unit Yield based on Conceptual Site Plan prepared by MHBC Planning.
VLC - denotes Vacant Land Condominium.
- Floodline mapping obtained from North Waterloo Scoped Subwatershed Study, November 2012 and GRCA Developement Resource On-Line Mapping, January 23,2017.
- Single Family Residential Lots based on: min. @ 13.7m, max. @ 9.0m wide lots.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp

Date July 14,2020

File No. 14148A

Plan Scale 1:2,000

Drawn By L.H.B.

Checked By P.B. / T.H.

Project 1017081 Ontario Limited, Gabriella Groff & 1455136 Ontario Inc.
Conservation Drive
Waterloo, Ontario

north

File Name DRAFT PLAN CONSOLIDATION

K:\14148A-NORTHGATE-WATERLOO\DRAFT PLAN\DRAFT PLAN CONSILIDATION JULY 14 2020.DWG