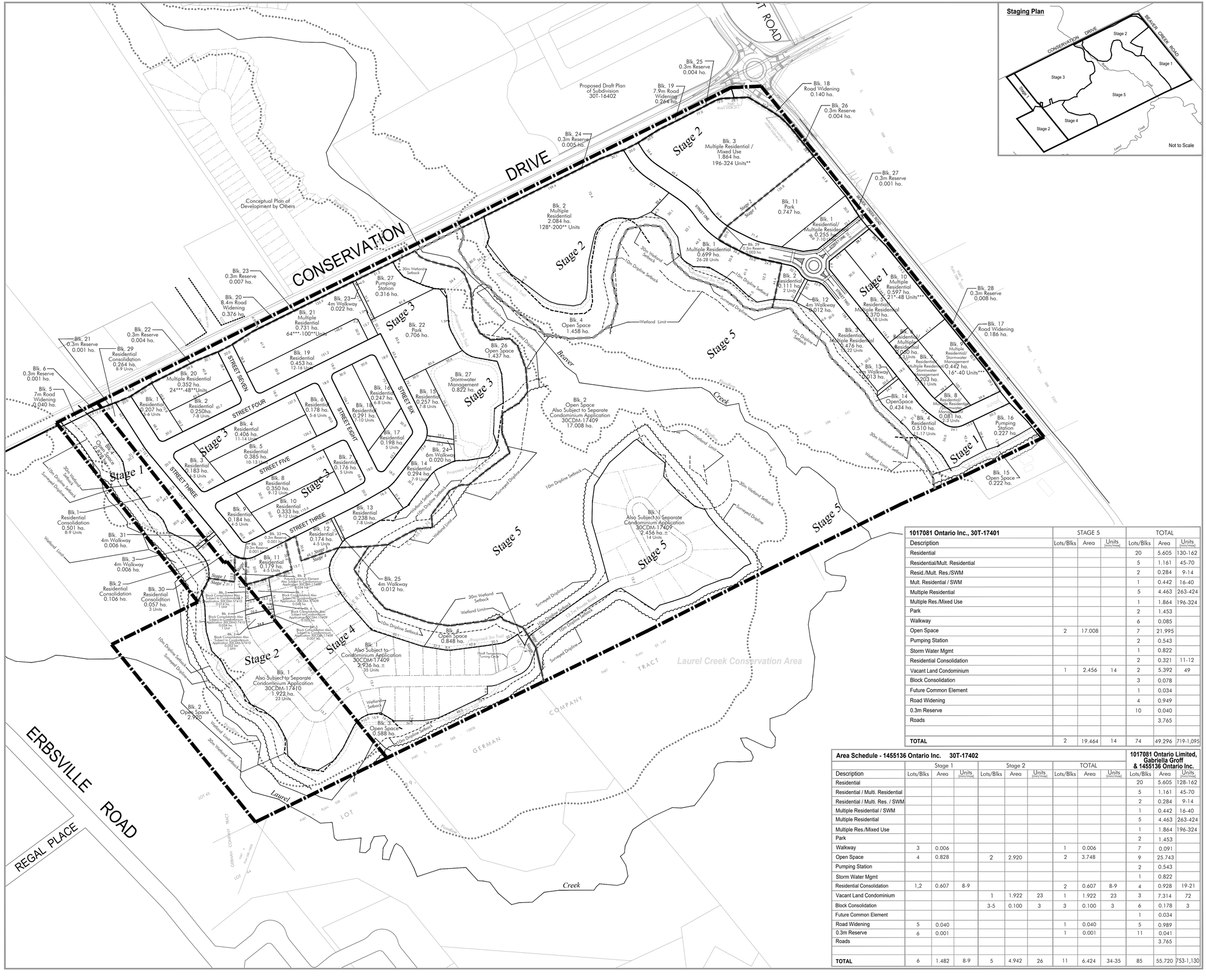
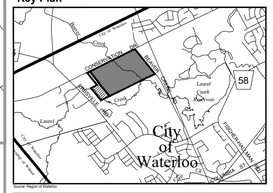


Staging Plan

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 - 1017081 Ontario Inc. **30T - 17401**

Description	STAGE 1 Lots/Blks	STAGE 1 Area	STAGE 1 Units (min/max)	STAGE 2 Lots/Blks	STAGE 2 Area	STAGE 2 Units (min/max)
Residential	2	0.622	2			
Residential/Mult. Res.	1,3-6	1.161	45-70			
Resid./Mult. Res./SWM	7,8	0.284	9-14			
Mult. Residential / SWM	9	0.442	16-40			
Multiple Residential	10	0.597	21-48	1,2	2.783	154-228
Multiple Res./Mixed Use				3	1.864	196-324
Park	11	0.747				
Walkway	12,13	0.025				
Open Space	14,15	0.656		4	1.458	
Pumping Station	16	0.227				
Storm Water Mgmt						
Residential Consolidation						
Walkway Consolidation						
Road Widening	17-20	0.949				
0.3m Reserve	21-28	0.037				
Roads		0.996			0.315	
TOTAL	28	6.743	93-174	4	6.420	350-552

Description	STAGE 3 Lots/Blks	STAGE 3 Area	STAGE 3 Units (min/max)	STAGE 4 Lots/Blks	STAGE 4 Area	STAGE 4 Units (min/max)
Residential	1-19	4.983	128-160			
Multiple Residential	20,21	1.083	88-148			
Park	22	0.706				
Walkway	23-25,31	0.060				
Open Space	26	1.437		3,4	1.436	
Pumping Station	27	0.316				
Storm Water Mgmt	28	0.822				
Residential Consolidation	29,30	0.321	11-12			
Vacant Land Condominium				1	2.936	35
Block Consolidation				5-7	0.078	
Future Common Element				2	0.034	
Road Widening						
0.3m Reserve	32,33	0.003				
Roads		2.454				
TOTAL	33	12.185	227-320	7	4.484	35

1017081 Ontario Inc., 30T-17401	STAGE 5 Lots/Blks	STAGE 5 Area	STAGE 5 Units (min/max)	TOTAL Lots/Blks	TOTAL Area	TOTAL Units (min/max)
Residential				20	5.605	130-162
Residential/Mult. Residential				5	1.161	45-70
Resid./Mult. Res./SWM				2	0.284	9-14
Mult. Residential / SWM				1	0.442	16-40
Multiple Residential				5	4.463	263-424
Multiple Res./Mixed Use				1	1.864	196-324
Park				2	1.453	
Walkway				6	0.085	
Open Space	2	17.008		7	21.995	
Pumping Station				2	0.543	
Storm Water Mgmt				1	0.822	
Residential Consolidation				2	0.321	11-12
Vacant Land Condominium	1	2.456	14	2	5.392	49
Block Consolidation				3	0.078	
Future Common Element				1	0.034	
Road Widening				4	0.949	
0.3m Reserve				10	0.040	
Roads					3.765	
TOTAL	2	19.464	14	74	49.296	719-1,095

Area Schedule - 1455136 Ontario Inc. **30T-17402**

1017081 Ontario Limited, Gabriella Groff & 1455136 Ontario Inc.

Description	Stage 1 Lots/Blks	Stage 1 Area	Stage 1 Units (max/max)	Stage 2 Lots/Blks	Stage 2 Area	Stage 2 Units (max/max)	TOTAL Lots/Blks	TOTAL Area	TOTAL Units (min/max)
Residential							20	5.605	128-162
Residential / Multi. Residential							5	1.161	45-70
Residential / Multi. Res. / SWM							2	0.284	9-14
Multiple Residential / SWM							1	0.442	16-40
Multiple Residential							5	4.463	263-424
Multiple Res./Mixed Use							1	1.864	196-324
Park							2	1.453	
Walkway	3	0.006					7	0.091	
Open Space	4	0.828		2	2.920		9	25.743	
Pumping Station							2	0.543	
Storm Water Mgmt							1	0.822	
Residential Consolidation	1,2	0.607	8-9				4	0.928	19-21
Vacant Land Condominium				1	1.922	23	3	7.314	72
Block Consolidation				3-5	0.100	3	6	0.178	3
Future Common Element							1	0.034	
Road Widening	5	0.040					5	0.989	
0.3m Reserve	6	0.001					11	0.041	
Roads								3.765	
TOTAL	6	1.482	8-9	5	4.942	26	11	6.424	34-35	85	55.720	753-1,130

- 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 or Max. of 150 Bedrooms per Hectare.
- **: BCM District Plan, Mixed Use Medium Density Residential calculated at 60-100 Units per Hectare or Max. of 300 Bedrooms 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. @ 12.2m, max. @ 9.0m wide lots. Street Towns @ 5.5m wide minimum.

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Approval Stamp

Consolidated Plan
July 29,2021

Date July 29,2021

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 CONSOLIDATION JULY 29 2021.DWG

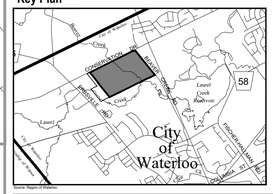


Staging Plan

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

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**

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Road Widening	17-20	0.949				
0.3m Reserve	21-28	0.037				
Roads		0.996			0.315	
TOTAL	28	6.743	93-174	4	6.420	350-552

Description	STAGE 3 Lots/Blks	Area	Units (min/max)	STAGE 4 Lots/Blks	Area	Units (min/max)
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Multiple Residential	20,21	1.083	88-148			
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Block Consolidation				5-7	0.078	
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Roads		2.454				
TOTAL	33	12.185	227-320	7	4.484	35

DRAFT PLAN OF SUBDIVISION
30T-17401

Description	STAGE 5 Lots/Blks	Area	Units (min/max)	TOTAL Lots/Blks	Area	Units (min/max)
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Residential/Mult. Residential				5	1.161	45-70
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Open Space	2	17.008		7	21.995	
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Residential Consolidation				2	0.321	11-12
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Block Consolidation				3	0.078	
Future Common Element				1	0.034	
Road Widening				4	0.949	
0.3m Reserve				10	0.040	
Roads					3.765	
TOTAL	2	19.464	14	74	49.296	719-1,095

- 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 or Max. of 150 Bedrooms per Hectare.
- **: BCM District Plan, Mixed Use Medium Density Residential calculated at 60-100 Units per Hectare or Max. of 300 Bedrooms 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. @ 12.2m, max. @ 9.0m wide lots. Street Towns @ 5.5m wide minimum.

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Approval Stamp

Northgate Draft Plan
July 29,2021

Date July 29,2021

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
Conservation Drive
Waterloo, Ontario

north

File Name **DRAFT PLAN OF SUBDIVISION**

K:\14148A-NORTHGATE-WATERLOO\DRAFT PLAN\DRAFT PLAN - NORTHGATE - JULY 29 2021.DWG

Draft Plan of Subdivision
Application by Others
30T-17401

CONSERVATION DRIVE

ERBSVILLE ROAD

REGAL PLACE

Blk. 6
0.3m Reserve
0.001 ha.

Blk. 5
7m Road
Widening
0.040 ha.

Blk. 4
Open Space
0.828 ha.

Stage 1

Blk.1
Residential
Consolidation
0.501 ha.
8-9 Units

Blk. 3
4m Walkway
0.006 ha.

Blk.2
Residential
Consolidation
0.106 ha.

Stage 2

Blk. 1
Also Subject to Separate
Condominium Application
30CDM-17410
1.922 ha.
23 Units

Blk. 2
Open Space
2.920

Blk. 5
Block Consolidation Also
Subject to Condominium
Application 30CDM-17410
0.014 ha.
1 Unit

Blk. 4
Block Consolidation Also
Subject to Condominium
Application 30CDM-17410
0.034 ha.
1 Unit

Blk. 3
Block Consolidation Also
Subject to Condominium
Application 30CDM-17410
0.052 ha.
1 Unit

Vacant Land
Condominium under
Separate Application by
Others
30CDM-17409

STREET FOUR
STREET FIVE
STREET THREE
STREET SEVEN
STREET EIGHT
STREET SIX

Proposed Residential
Proposed Stormwater Management
Proposed Open Space
Residential Consolidation Block
Walkway Block
Proposed Trail
Approximate Limits of Subdivision
Approximate Limits of Sudivision
Wetland Limit
Floodline
10m Dripline Setback
Surveyed Dripline
30m Wetland Setback
Wetland Setback
6.0m Servicing Easement
Proposed 3m Trail

Laurel Creek

TRACT
COMPANY
GERMAN
LOT 45
LOT 29
PART 5, PLAN 58R - 13808
PART 4, PLAN 58R - 13808

N64°08'20"E 56.257
N37°42'00"W 82.1
N37°41'30"W 87.1
N63°47'40"E 116.189
N38°10'20"W 219.129
N64°35'00"E 179.234
N64°08'20"E 47.93
N38°32'10"W 250.253
310.448

Legend

1455136 Ontario Inc

north

Not to Scale

Legal Description

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

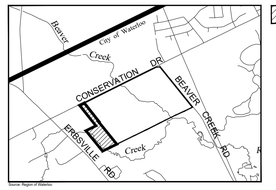
Surveyor's Certificate

I HEREBY 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: June 29, 2017

Trevor McNeil, B.Sc., O.L.S., O.L.I.P.
MTE Ontario Land Surveyors Ltd.

Key Plan



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 - 17402**

Description	STAGE 1 Lots/Blks	STAGE 1 Area	STAGE 1 Units (density/ha)	STAGE 2 Lots/Blks	STAGE 2 Area	STAGE 2 Units (density/ha)
Residential Consolidation	1,2	0.607	9			
Walkway	3	0.006				
Open Space	4	0.828		2	2.920	
Vacant Land Condominium				1	1.922	23
Block Consolidation				3-5	0.100	3
Road Widening	5	0.040				
0.3m Reserve	6	0.001				
TOTAL	6	1.482	9	5	4.942	26

Description	TOTAL Lots/Blks	TOTAL Area	TOTAL Units (density/ha)
Residential Consolidation	2	0.607	9
Walkway	1	0.006	
Open Space	2	3.748	
Vacant Land Condominium	1	1.922	26
Road Widening	1	0.040	
Block Consolidation	3	0.100	
0.3m Reserve	1	0.001	
TOTAL	11	6.424	35

Notes:
- Boundary information based on previous survey by Guenther Rueb Surveying Limited (Job # 89-32(2).
- Topographic information provided by Stantec Consulting. Contour Interval - 0.5m.
- 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. @ 10.97m, max. @ 9.0m/5.5m wide lots.

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Approval Stamp

Kartway Draft Plan
July 29,2021

Date July 29,2021

File No. 14148A

Plan Scale 1:1,000

Drawn By L.H.B.

Checked By P.B. / T.H.

Project
1455136 Ontario Inc.
Conservation Drive
Waterloo, Ontario

north

File Name **DRAFT PLAN OF SUBDIVISION**

K:\14148A-NORTHGATE-WATERLOO\DRAFT PLAN ERBSVILLE KARTWAY\DRAFT PLAN - KARTWAY - JULY 29 2021.DWG

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

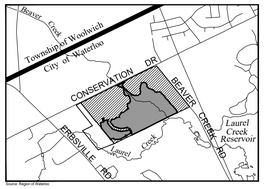
Surveyor's Certificate

I HEREBY 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: JUNE 22, 2017

Trevor McNeil, B.Sc., O.L.S., O.L.I.P.
MTE Ontario Land Surveyors Ltd.

Key Plan



Subject Lands
Additional Lands Owned by Applicant

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, Common Element		
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

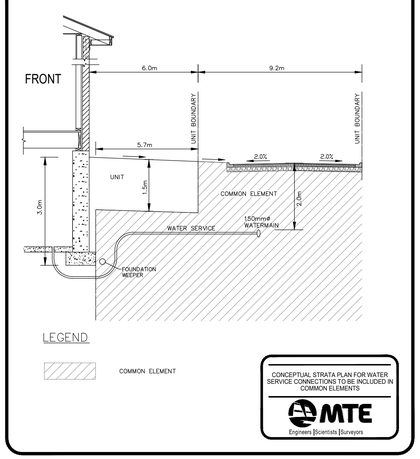
Area Schedule

30CDM - 17409

Description	Stage 1			Stage 2		
	Units	Area	Units (min/max)	Units	Area	Units (min/max)
Residential	1-35	2.288	35	1-14	1.665	14
Common Element		0.634			17.799	
TOTAL	35	2.922	35	14	19.464	14

Description	Total		
	Units	Area	Units (min/max)
Residential	49	3.953	49
Common Element		18.433	
TOTAL	49	22.386	49

Notes:
- Boundary information provided by MacDonald Tamblyn Surveying Ltd., February 5,2008, Plan 58R-16404.
- Topographic information provided by Stantec Consulting, Contour Interval - 0.5m.
- Floodline mapping obtained from North Waterloo Scoped Subwatershed Study, November 2012 and GRCA Developement Resource On-Line Mapping, January 23,2017.



MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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Approval Stamp

Northgate Condo Plan
July 29,2021

Date July 29,2021

File No. 14148A

Plan Scale 1:1,000

Drawn By L.H.B.

Checked By P.B. / T.H.

Project
1017081 Ontario Limited and Gabriella Groff
Conservation Drive
Waterloo, Ontario

north

File Name
DRAFT PLAN OF VACANT LAND CONDOMINIUM

K:\14148A-NORTHGATE-WATERLOO\DRAFT PLAN\DRAFT PLAN CONDO - NORTHGATE - JULY 29 2021.DWG

Draft Plan of Subdivision
Applieation by Others
30T-17401

Lands Owned by Applicant Under Separate Draft Plan Application 30T-17402

Stage 1

CONSERVATION DRIVE

ERBSVILLE ROAD

STREET FOUR

STREET FIVE

STREET THREE

STREET SEVEN

STREET EIGHT

STREET SIX

Residential

Open Space

Proposed Trail

Proposed 3m Trail

Common Element

Floodline

Wetland Limit

Wetland Setback

30m Wetland Setback

10m Dripline Setback Surveyed Dripline

Approximate Limits of Draft Plan of Condominium

Vacant Land Condominium Under Separate Application by Others 30CDM-17409

3.6m Servicing Easement

Laurel Creek

COMPANY TRACT

GERMAN

LOT 45

PART 4, PLAN 58R - 13808

PART 5, PLAN 58R - 13808

N64°08'20"E 56.257

N37°42'00"W 62.1

N37°41'30"W 37.1

N63°47'40"E 116.199

N38°10'20"W 278.940

N64°35'00"E 279.129

179.234

310.448

Legal Description

PART OF LOT 28, GERMAN COMPANY TRACT,
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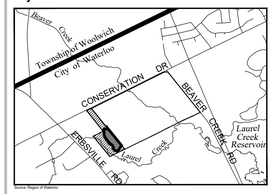
Surveyor's Certificate

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DATE: June 29, 2017

Trevor McNeil, B.Sc., O.L.S., O.L.I.P.
MTE Ontario Land Surveyors Ltd.

Key Plan



Subject Lands

Additional Lands Owned by Applicant

Not to Scale

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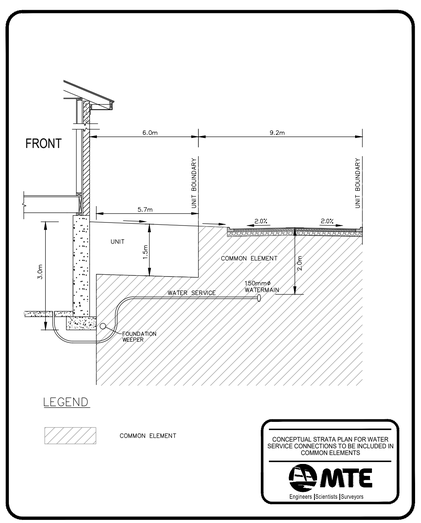
A. As Shown	B. As Shown	C. As Shown
D. Residential, Common Element		
E. As Shown	F. As Shown	
G. As Shown	H. Municipal Water Supply	I. Sandy Loam
J. As Shown	K. All Services As Required	L. As Shown

Area Schedule

30CDM - 17410

Description	Units	Area	Units (min/max)
Residential	1-26	1.758	26
Common Element		0.376	
TOTAL	26	2.134	26

Note: Lot Consolidation Block will be consolidated with 30CDM-17409 to create complete units.



Notes:

- Boundary information based on previous survey by Guenther Rueb Surveying Limited (Job # 89-32(2).
- Topographic information provided by Stantec Consulting. Contour Interval - 0.5m.
- Floodline mapping obtained from North Waterloo Scoped Subwatershed Study, November 2012 and GRCA Developement Resource On-Line Mapping, January 23,2017.

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Approval Stamp

Kartway Condo Plan
July 29,2021

Date	July 29,2021
File No.	14148A
Plan Scale	1:1,000
Drawn By	L.H.B.
Checked By	P.B. / T.H.

Project

1455136 Ontario Inc.
Conservation Drive
Waterloo, Ontario

north

File Name

DRAFT PLAN OF VACANT LAND CONDOMINIUM

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