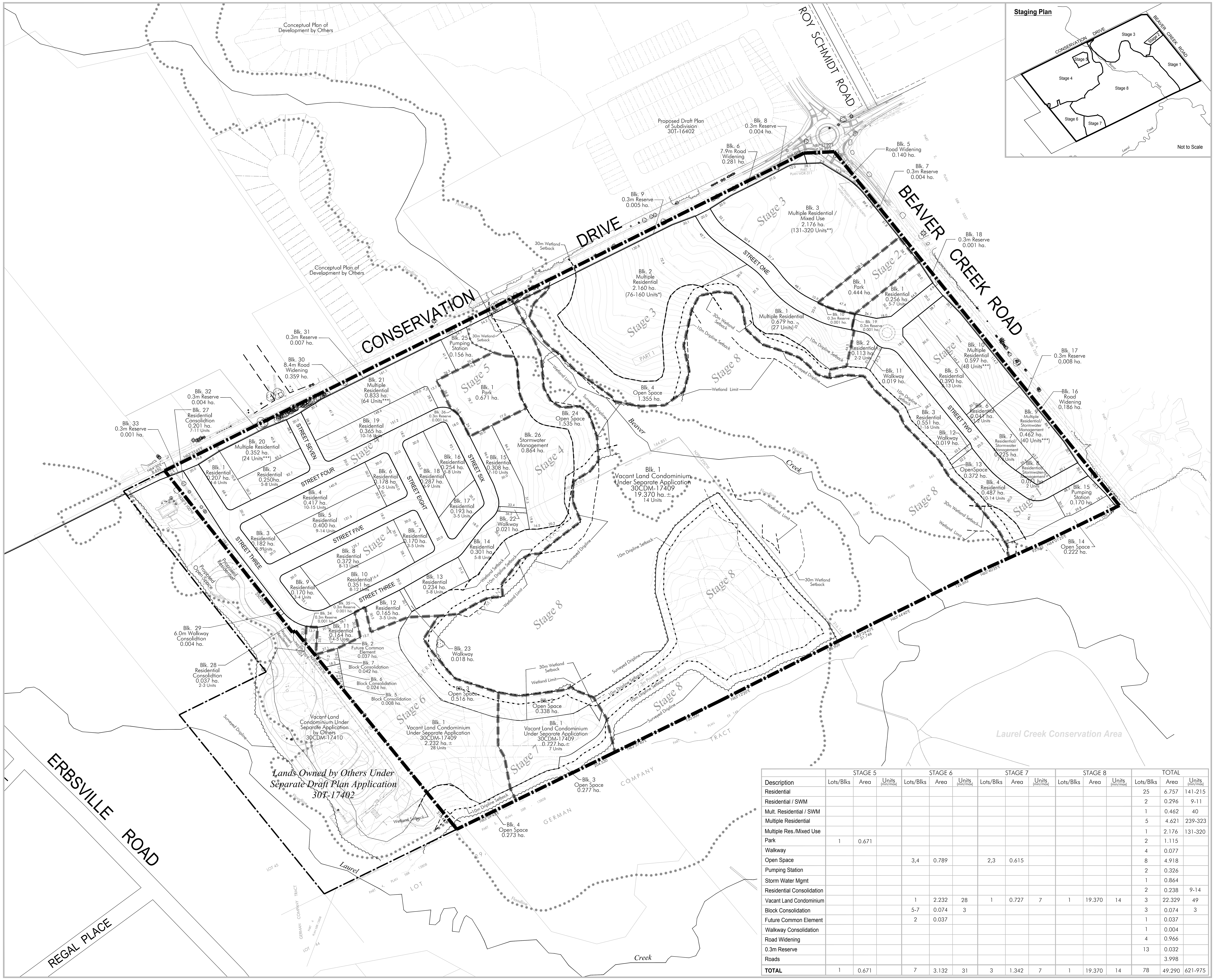


Legal Description

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

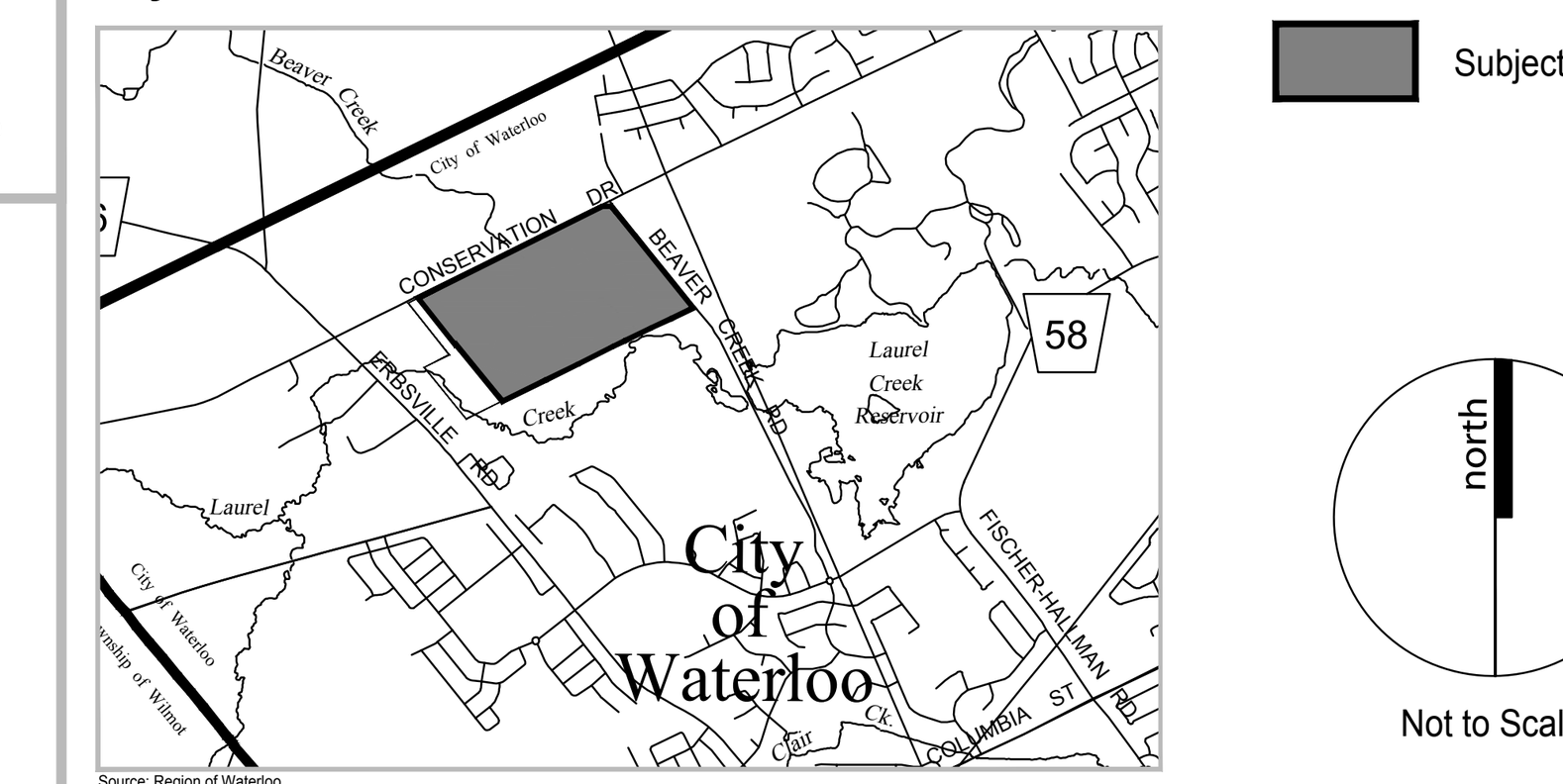
Surveyor's Certificate

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

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

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	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	

Description	STAGE 3 Lots/Blks	STAGE 3 Area	STAGE 3 Units	STAGE 4 Lots/Blks	STAGE 4 Area	STAGE 4 Units (min/max)
Residential				1-19	4.919	104-161
Residential / SWM						
Mult. Residential / SWM						
Multiple Residential	1,2	2.839	103-187	20,21	1.185	88
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

Description	STAGE 5 Lots/Blks	STAGE 5 Area	STAGE 5 Units (min/max)	STAGE 6 Lots/Blks	STAGE 6 Area	STAGE 6 Units (min/max)	STAGE 7 Lots/Blks	STAGE 7 Area	STAGE 7 Units (min/max)	STAGE 8 Lots/Blks	STAGE 8 Area	STAGE 8 Units (min/max)	TOTAL Lots/Blks	TOTAL Area	TOTAL 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	19.370	14	78	49.290	621-975

No.	Date	Issued / Revision	By
14	July 14,2020	Input Stormwater Management Block in Stage 1. Stage 8 Expanded. Revise Area Schedule.	LHB
13	June 15,2020	Input Conceptual & Proposed Developments North of Conservation Drive.	LHB
12	May 28,2020	Walkway Added in Stage 4. Revise Private Road in Stage 7.	LHB
11	April 9,2020	Plan Revised per City and Regional Comments.	LHB
10	October 24,2019	Updated Contours, Wetland Limits, Driplines,Topographic Features and Plan Revisions.	LHB
9	August 28,2019	Frontages and Additional Dimensioning Added to All Blocks.	LHB
8	July 31,2019	Revise Road Widening at Beaver Creek Road & Conservation Drive. Revise Area Schedule.	LHB
7	Mar. 11,2019	Revise Walkway-Stage 1, Pumping Station-Stage 3, Park-Stage 4, Adjust Limits of Plan & Revise Area Schedule.	LHB
6	Feb. 26,2019	Revise Stages 3 & 4 Lotting, Park and SWM Areas. Revise Area Schedule.	LHB
5	Dec. 20,2018	Revise Stage 4 Park, Add Residential Unit Yields per Block, Revise Area Schedule.	LHB
4	Nov. 14,2018	Edits to Street One, Stage 2 & Stage 5 Lotting, Stage 3 SWM Pond, Parks & Area Schedule.	LHB
3	Oct. 24,2018	Streets 1 & 2, Park and Multiple Blocks Redesigned. Area Schedule Revised.	LHB
2	Oct. 18,2018	Stages 3 & 4 Redesigned. Area Schedule Revised.	LHB
1	Oct. 10,2018	West Area Revised to Align Main Access with Church Access	LHB

Notes:
- 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.
- Single Family Residential Lots based on: min. @ 13.7m wide lots, max. @ 9.0m wide lots.
  - * Beaver Creek Meadows District Plan, Low Density Residential 2 calculated at 35-60 Units per Hectare
  - ** Minimum Units based on Beaver Creek Meadows District Plan - Mixed Use Medium Density Residential calculated at 60 Units per Hectare. Maximum Units based on City of Waterloo Official Plan Density of 300 Bedrooms per Hectare Split at 32% Two Bedroom Units and 68% One Bedroom Units.
  - *** 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.

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 and Gabriella Groff
Conservation Drive
Waterloo, Ontario

north

File Name **DRAFT PLAN OF SUBDIVISION**

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