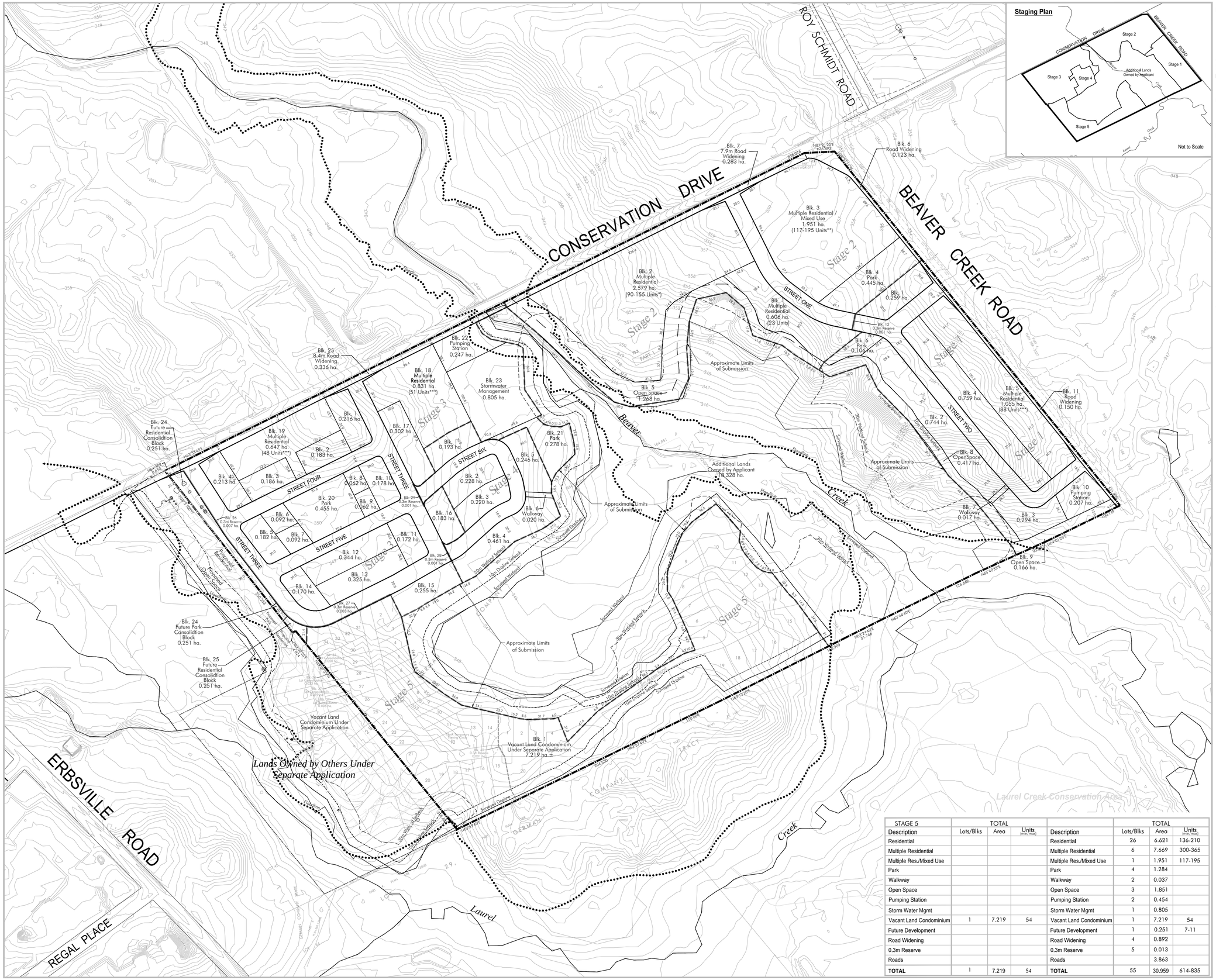


Staging Plan

Legal Description

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

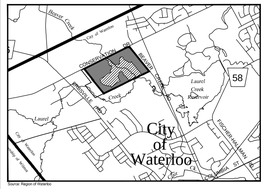
Surveyor's Certificate

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, 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 - _____

	STAGE 1			STAGE 2		
Description	Lots/Blks	Area	Units (num/max)	Lots/Blks	Area	Units (num/max)
Residential	1-4	2.056	45-67			
Multiple Residential	5	1.055	88	1,2	3.185	113-178
Multiple Res./Mixed Use				3	1.951	117-195
Park	6	0.106		4	0.445	
Walkway	7	0.017				
Open Space	8, 9	0.583		5	1.268	
Pumping Station	10	0.207				
Storm Water Mgmt						
Future Development						
Road Widening	11	0.150		6, 7	0.406	
0.3m Reserve	12	0.001				
Roads		0.878			0.461	
TOTAL	12	5.053	133-155	7	7.716	230-373

	STAGE 3			STAGE 4		
Description	Lots/Blks	Area	Units (num/max)	Lots/Blks	Area	Units (num/max)
Residential	1-17	3.217	64-100	1-5	1.348	27-43
Multiple Residential	18,19	1.478	99			
Park	20,21	0.733				
Walkway				6	0.020	
Open Space						
Pumping Station	22	0.247				
Storm Water Mgmt	23	0.805				
Future Residential Consolidation Block	24	0.251	7-11			
Road Widening	25	0.336				
0.3m Reserve	26-29	0.012				
Roads		1.992			0.532	
TOTAL	29	9.071	170-210	6	1.900	27-43

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.
*- 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.

STAGE 5	TOTAL				TOTAL		
Description	Lots/Blks	Area	Units (num/max)	Description	Lots/Blks	Area	Units (num/max)
Residential				Residential	26	6.621	136-210
Multiple Residential				Multiple Residential	6	7.669	300-365
Multiple Res./Mixed Use				Multiple Res./Mixed Use	1	1.951	117-195
Park				Park	4	1.284	
Walkway				Walkway	2	0.037	
Open Space				Open Space	3	1.851	
Pumping Station				Pumping Station	2	0.454	
Storm Water Mgmt				Storm Water Mgmt	1	0.805	
Vacant Land Condominium	1	7.219	54	Vacant Land Condominium	1	7.219	54
Future Development				Future Development	1	0.251	7-11
Road Widening				Road Widening	4	0.892	
0.3m Reserve				0.3m Reserve	5	0.013	
Roads				Roads		3.863	
TOTAL	1	7.219	54	**TOTAL**	55	30.959	614-835

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 4,2017

File No. 14148A

Plan Scale 1:1,250

Drawn By L.H.B. / G.M.C.

Checked By P.B. / D.A.

north

Project

Northgate Land Corporation
Conservation Drive
Waterloo, Ontario

File Name

DRAFT PLAN OF SUBDIVISION

K:\14148A-NORTHGATE-WATERLOO\DRAFT PLAN\DRAFT PLAN JULY 4 2017.DWG