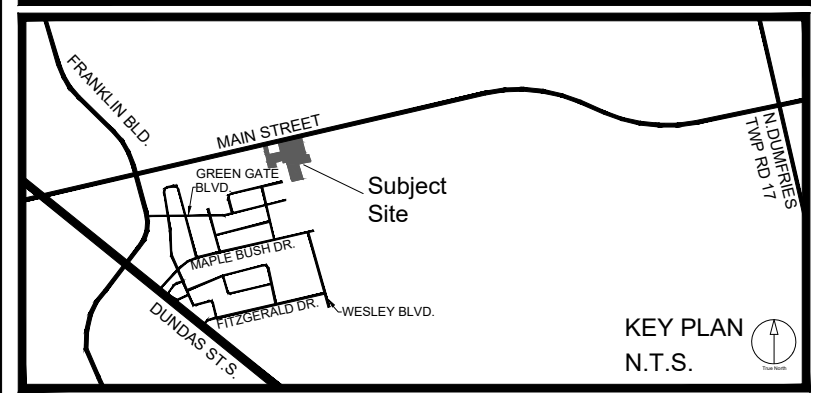


PROPOSED DRAFT PLAN OF SUBDIVISION "UPPER GREENGATE"

PART OF LOTS 3 AND 4, CONCESSION 10, (GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES) CITY OF CAMBRIDGE REGIONAL MUNICIPALITY OF WATERLOO



- 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) AS LISTED BELOW
 - e) AS SHOWN
 - f) AS SHOWN
 - g) AS SHOWN
 - h) MUNICIPAL WATER
 - i) MIX SILT TILL/SANDY SILT
 - j) AS SHOWN
 - k) MUNICIPAL SANITARY AND STORM SEWERS
 - l) AS SHOWN

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

BRIAN CAMPBELL
 ONTARIO LAND SURVEYOR
 STANTEC GEOMATICS LTD.
 DATE: September 17, 2020

OWNER'S CERTIFICATE
 I AUTHORIZE IBI GROUP TO PREPARE & SUBMIT THIS PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF WATERLOO FOR APPROVAL.

SIGNED: [Signature]
 LVH DEVELOPMENTS (CW) INC.
 I have the power to bind the corporation
 DATE: September 17, 2020

SIGNED: [Signature]
 GREENGATE VILLAGE LIMITED
 I have the power to bind the corporation
 DATE: September 17, 2020

LAND USE SCHEDULE

BLOCK #	LAND USE / FRONTAGE	AREA (ha)	# LOTS / UNITS
LOT 1	SINGLE FAMILY RES	0.05	1
LOT 2	SINGLE FAMILY RES	0.05	1
LOT 3	SINGLE FAMILY RES	0.05	1
BLK. 4	STREET FACING TOWNHOUSES	0.13	6
BLK. 5	STREET FACING TOWNHOUSES	0.12	6
BLK. 6	STREET FACING TOWNHOUSES	0.13	6
BLK. 7	STREET FACING TOWNHOUSES	0.15	6
BLK. 8	APARTMENT BLOCK	0.88	132
BLK. 9	STREET FACING TOWNHOUSES	0.13	6
BLK. 10	STREET FACING TOWNHOUSES	0.14	7
BLK. 11	STREET FACING TOWNHOUSES	0.09	4
BLK. 12	STREET FACING TOWNHOUSES	0.11	5
BLK. 13	CLUSTER TOWNHOUSES	0.43	22
BLK. 14	FUTURE DEVELOPMENT	0.06	-
BLK. 15	FUTURE DEVELOPMENT	0.06	-
BLK. 16	FUTURE DEVELOPMENT	0.01	-
BLK. 17	FUTURE DEVELOPMENT	0.02	-
BLK. 18	FUTURE DEVELOPMENT	0.02	-
BLK. 19	FUTURE DEVELOPMENT	0.03	-
BLK. 20	FUTURE DEVELOPMENT	0.008	-
BLK. 21	FUTURE DEVELOPMENT	0.02	-
BLK. 22	FUTURE DEVELOPMENT	0.02	-
BLK. 23	FUTURE DEVELOPMENT	0.02	-
BLK. 24	FUTURE DEVELOPMENT	0.02	-
BLK. 25	FUTURE DEVELOPMENT	0.03	-
BLK. 26	FUTURE DEVELOPMENT	0.01	-
BLK. 27	FUTURE DEVELOPMENT	0.09	-
BLK. 28	FUTURE DEVELOPMENT	0.11	-
BLK. 29	ROAD WIDENING	0.08	-
TOTAL	ROADS (+/- 530m)	0.902	-
TOTAL		3.97	203

REVISIONS

DATE	DESCRIPTION	BY:
NOV.2019	REMOVAL OF LANDS FROM OWNERSHIP	E.T.
MAY 2020	REMOVAL OF LANDS FROM DRAFT PLAN	E.T.

COPYRIGHT
 This drawing has been prepared solely for the intended use. No reproduction or distribution for any purpose other than authorized by IBI Group is permitted. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
 is a member of the IBI Group of companies

IBI GROUP
 Suite 101 - 410 Albert Street
 Waterloo ON N2L 3V3 Canada
 tel 519 585 2255
 ibigroup.com

DATE: AUGUST, 2020
 DRAWN BY: E.T.
 FILE NAME: 122926_DP
 PROJECT NO.: 122926

SCALE: 1 : 750 (AS PLOTTED ON 24 x 36 PAPER SIZE)
 DRAWING NO.: DP1

REGISTERED SUBDIVISION No. 58M-578

PROPOSED DRAFT PLAN APPLICATION 30T-13101

LOT 1, 2 and 3 TO BE ZONED 'R6'
 BLOCKS 4 - 7, 9 - 13 TO BE ZONED 'RM4'
 BLOCK 8 TO BE ZONED 'RM3'
 BLOCK 14 IS TO BE ZONED 'RM4' AND COMBINED WITH BLOCK 13
 BLOCKS 16 - 18, 20, 22, 23 ARE TO BE ZONED 'R6' AND DEVELOPED WITH R.P. 58M-578
 BLOCKS 19 & 21 ARE TO BE ZONED 'R6' AND DEVELOPED AS A SINGLE LOT.
 BLOCKS 24 - 26 ARE TO BE ZONED 'R6' AND DEVELOPED WITH THE ADJOINING LANDS TO THE SOUTH.
 BLOCKS 27 AND 28 ARE TO BE ZONED 'RM4' AND DEVELOPED WITH PROPOSED DRAFT PLAN 30T-13101, MOFFAT CREEK SUBDIVISION.