

Rev. No.	Date	Issued / Revision	By
5.	Sept. 21, 2017	Revs. to Stage 1 Limit. Revise roundabout design.	DGS
4.	Aug. 10, 2017	Add Priority Lots as blocks on the Draft Plan.	DGS
3.	Aug. 1, 2017	Revs. to various lot depths. Revise Area Schedule.	LHB
2.	May 16, 2017	Revs. as per comments from City of Cambridge Parks Dept.	DGS
1.	Mar. 24, 2016	For Submittal to City	DGS

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, MULTIPLE RESIDENTIAL, MIXED USE, SCHOOL, PARK, OPEN SPACE, STORMWATER MANAGEMENT	F. AS SHOWN	G. AS SHOWN
E. AS SHOWN	I. LOAM	J. AS SHOWN
H. MUNICIPAL WATER SUPPLY	L. AS SHOWN	
K. ALL SERVICES AS REQUIRED		

Notes

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
- BOUNDARY INFORMATION FROM PLAN OF SURVEY PREPARED BY MacDONALD TAMBLYN LORD SURVEYING LTD., APRIL, 2010.
- TOPOGRAPHICAL BASE INFORMATION PROVIDED BY MTE.
- DRIPLINE INFORMATION PROVIDED BY ECOPLANS.
- ADJACENT PARCEL FABRIC IS APPROXIMATE.

--- DENOTES STAGE LIMITS

DRAFT PLAN OF SUBDIVISION

Legal Description
 PART OF LOTS 12, 13 AND 14, CONCESSION 11,
 PART OF LOT 17 CONCESSION 12,
 PART OF ROAD ALLOWANCE BETWEEN LOTS 12 AND 13, CONCESSION 11,
 PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 11 AND 12 AND,
 PART OF SUBDIVISION LOT 1, CONCESSION 12, WEST OF THE GRAND RIVER,
 CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL

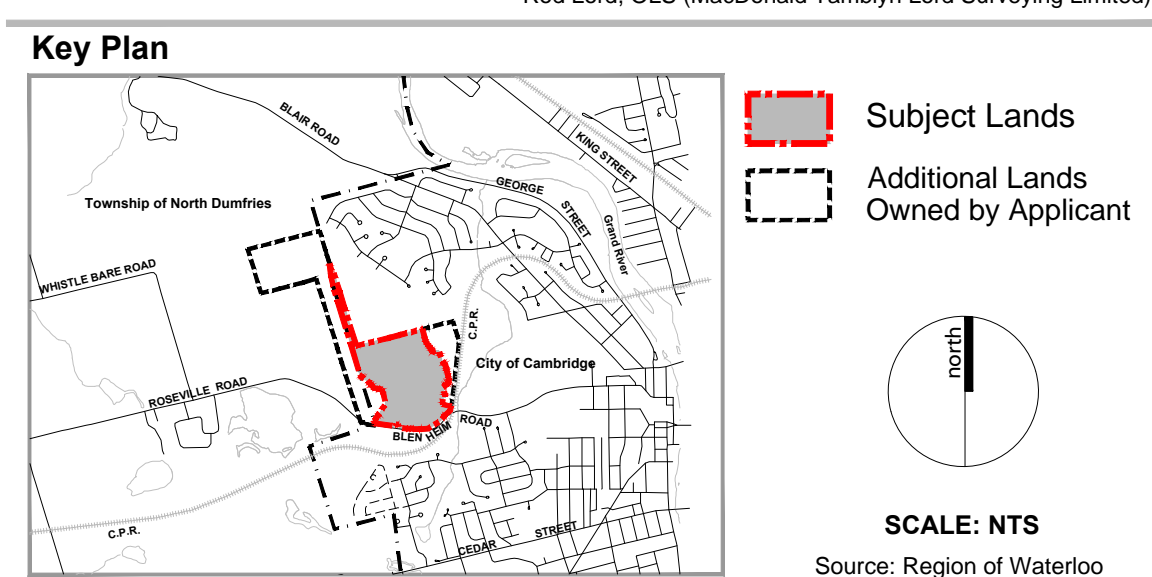
DATE: March 31, 2016

Paul Grespan, President (Hallman Construction Limited)

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: Feb. 12, 2016

Rod Lord, OLS (MacDonald Tamblin Lord Surveying Limited)



Area Schedule 30T-16104

Description	STAGE 1			STAGE 2		
	Lots/Blocks	Units	Area (ha)	Lots/Blocks	Units	Area (ha)
Residential	1-16	37-50	2,277			
Multiple Residential/Consolidation Block	17-21	249-329	3,371			
Multiple Residential/Mixed Use/Consolidation Block	22	60-80	0,805			
Mixed Use						
School/Residential				1	48-63	1,594
School/Park				2		1,231
Park	23		2,000			
Open Space	24-26		3,608			
Storm Water Management	27,28		0,916			
Walkway/Service Corridor	29		0,018			
Future Development						
0.3m Reserve	30-40		0,027			
Roads			3,996			
Total	40	346-459	17,018	2	48-63	2,825

Description	STAGE 3			STAGE 4		
	Lots/Blocks	Units	Area (ha)	Lots/Blocks	Units	Area (ha)
Residential	1-17	58-80	2,594	1-17	86-120	3,689
Multiple Residential/Consolidation Block	18	226-301	3,017	18		0,019
Multiple Residential/Mixed Use/Consolidation Block				19	18-24	0,245
Mixed Use						
School						
Park						
Open Space	19		0,583			
Storm Water Management						
Walkway/Service Corridor	20-22		0,069	20		0,030
Future Development				21	3-4	0,126
0.3m Reserve				22,23		0,002
Roads			0,956			1,695
Total	22	284-381	7,219	23	107-148	5,806

Description	STAGE 5			STAGE 6		
	Lots/Blocks	Units	Area (ha)	Lots/Blocks	Units	Area (ha)
Residential/Consolidation Block				1-12	8-10	0,737
Multiple Residential/Consolidation Block				13		0,079
Multiple Residential/Mixed Use						
Mixed Use	1	74-99	1,953			
School						
Park						
Open Space				14		0,142
Storm Water Management						
Walkway/Service Corridor						
Future Development				15,16		0,165
0.3m Reserve				17,18		0,014
Roads						1,521
Total	1	74-99	1,953	18	8-10	2,658

Description	TOTAL		
	Blocks	Units	Area (ha)
Residential	62	189-260	9,297
Multiple Residential/Consolidation Block	8	475-630	6,486
Multiple Residential/Mixed Use/Consolidation Block	2	78-104	1,050
Mixed Use	1	74-99	1,953
School/Residential	1	48-63	1,594
School/Park	1	1,231	
Park	1	2,000	
Open Space	5	4,333	
Storm Water Management	2	0,916	
Walkway	4	0,099	
Walkway/Service Corridor	1	0,018	
Future Development	3	3-4	0,291
0.3m Reserve	15	0,043	
Roads		8,168	
Total	106	867-1160	37,478

*Unit numbers shown are minimum/maximum. Minimum unit yield is based on either 12m or 13.76m wide lots and maximum unit yield is based on an average 9m wide lots. For Multiple Residential blocks - Townhouses, 40 units/ha was assumed and for Multiple Residential Blocks - Apartments, 75-100 units/ha was assumed.

200-540 BINGEMANS CENTRE DR. MITCHENER, ON. N2B 3X9 | P: 519.576.3630 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp Date September 21, 2017

File No. 0800A

Plan Scale 1:2,000 (30"x30")

Drawn By D.G.S.

Project Cambridge West Checked By P.B./D.C.

Applicant Hallman Construction Limited
 c/o Paul Grespan,
 675 Riverbend Drive
 Kitchener, ON. N2K 3S3
 P: 519.571.8800 F: 519.742.1841

File Name DRAFT PLAN Dwg No. 1 of 1

Scale Bar
 0 25 50 100 150 200m

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