

Revision No.	Date	Issued / Revision	By
1.	March 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	E. AS SHOWN	F. AS SHOWN
G. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. LOAM
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

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

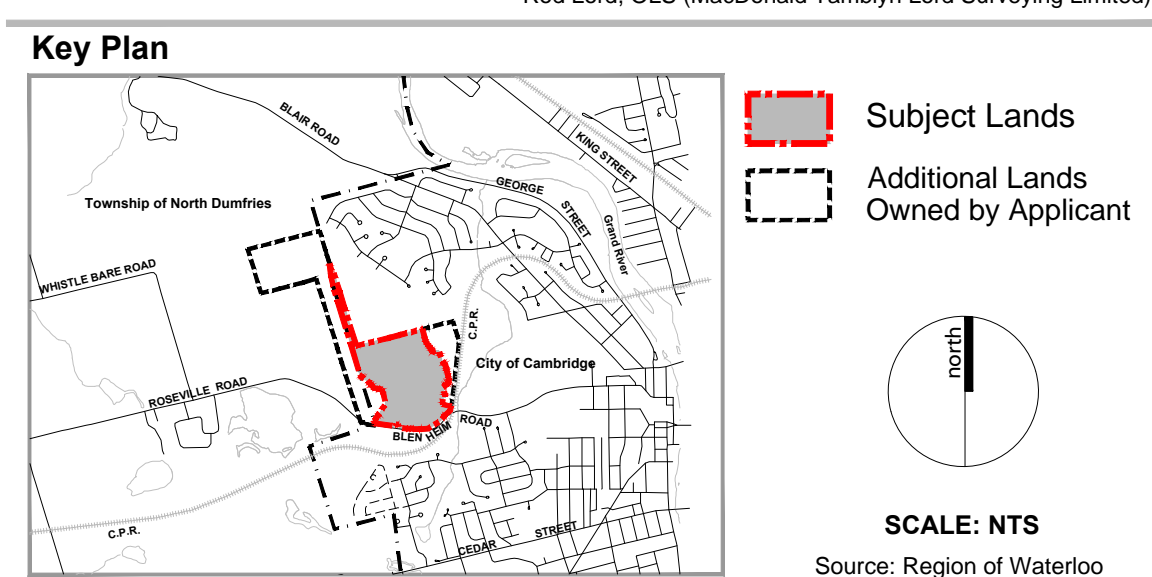
DATE: MAR 31, 2016

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**

Description	STAGE 1			STAGE 2		
	Blocks	Units	Area (ha)	Blocks	Units	Area (ha)
Multiple Residential	12-14	146-166	2,913	9	82-102	3,926
Multiple Residential/Mixed Use	15	59-79	0,798	10	18-24	0,240
Mixed Use						
School						
Park	16		0,500			
Open Space	17,18		3,293			
Storm Water Management	19,20		0,916			
Walkway/Service Corridor	21		0,015			
Future Development				11	2-3	0,126
0.3m Reserve	22-32		0,028	12,13		0,002
Roads			3,962			1,617
Total	32	248-294	14,970	13	102-129	5,930

Description	STAGE 3			STAGE 4		
	Blocks	Units	Area (ha)	Blocks	Units	Area (ha)
Residential	1-6	72-89	3,473			
Multiple Residential	7	93	2,331			
Multiple Residential/Mixed Use				1		1,986
Mixed Use						
School						
Park	8		1,109			
Open Space	9		1,091			
Storm Water Management						
Walkway/Service Corridor	10		0,019			
Future Development						
0.3m Reserve			1,138			
Roads						
Total	10	165-182	9,161	1		1,986

Description	STAGE 5			STAGE 6		
	Blocks	Units	Area (ha)	Blocks	Units	Area (ha)
Residential				1-4	4-5	0,479
Multiple Residential						
Multiple Residential/Mixed Use						
Mixed Use						
School	1		2,773			
Park				5,6		0,426
Open Space				7		0,142
Storm Water Management						
Walkway/Service Corridor						
Future Development				8		0,076
0.3m Reserve				9,10		0,014
Roads						1,521
Total	1		2,773	10	4-5	2,658

Description	TOTAL		
	Blocks	Units	Area (ha)
Residential	29	201-245	10,423
Multiple Residential	5	239-259	5,263
Multiple Residential/Mixed Use	2	77-103	1,038
Mixed Use	1		1,986
School	1		2,773
Park	4		2,035
Open Space	4		4,526
Storm Water Management	2		0,916
Walkway/Service Corridor	2		0,034
Future Development	2	2-3	0,202
0.3m Reserve	15		0,044
Roads			8,238
Total	67	519-610	37,478

*Unit numbers shown are minimum/maximum. Minimum unit yield is based on 13.76m wide lots and maximum unit yield is based on an average 11m wide lots. For Multiple Residential blocks - Townhouses, 40 units/ha was assumed and for Multiple Residential Blocks - Apartments, 75-100 units/ha was assumed.

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	March 24, 2016
File No.	0800A
Plan Scale	1:2,000 (30"x30")
Drawn By	D.G.S
Checked By	P.B./D.C.
Project	Cambridge West
Applicant	Hallman Construction Limited 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