

July 22, 2020

Laura Dewar, Senior Development Planner  
City of Waterloo Planning Approvals Division  
100 Regina Street South  
PO Box 337, Station Waterloo  
Waterloo, ON N2J 4A8

via email

Dear Ms. Dewar:

**RE: Northgate Land Corporation and Erbsville Kartway  
Zone Change Applications Z-17-14 and Z-17-15  
Draft Plan of Subdivision 30T-17401 ('Northgate Lands')  
Draft Plan of Subdivision 30T-17402 ('Kartway Lands')  
Draft Plans of Condominium (Vacant Land) 30CDM-17409 and 30CDM-17410  
Southwest Corner of Beaver Creek Road and Conservation Drive  
OUR FILE 14148A**

On behalf of Northgate Land Corporation and Erbsville Kartway, and in consideration of Regional and Agency comments received for the above noted Draft Plan of Subdivision and Zoning By-law Amendment applications, we are pleased to submit the following for your review and consideration:

1. Ten (10) copies of the Planning Response Report prepared by MHBC Planning, dated July 2020;
2. Ten (10) copies of the Urban Design Guidelines prepared by MHBC Planning, dated July 2020;
3. One (1) copy of the Revised Environmental Noise Assessment prepared by MTE, dated July 17, 2020;
4. Five (5) copies of the Hydrogeological Assessment prepared by MTE, dated July 17, 2020;
5. Five (5) copies of the Revised Preliminary Stormwater Management Report prepared by MTE, dated July 17, 2020;
6. Five (5) copies of the Revised Functional Servicing Report prepared by MTE, dated July 17, 2020;
7. Five (5) copies of the Revised Environmental Impact Study prepared by NRSI, dated July 2020;

8. Five (5) copies of the Revised Transportation Network Study prepared by Paradigm Transportation Solutions, dated July 2020;
9. Ten (10) copies of the Revised Draft Plan (Northgate) prepared by MHBC Planning dated July 14, 2020;
10. Ten (10) copies of the Revised Draft Plan (Erbsville Kartway) prepared by MHBC Planning, dated May 28, 2020;
11. Ten (10) copies of the Revised Draft Plan of Vacant Land Condominium (Northgate) prepared by MHBC Planning, dated July 14, 2020;
12. Ten (10) copies of the Revised Draft Plan of Vacant Land Condominium (Erbsville Kartway) prepared by MHBC Planning, dated May 28, 2020;
13. Ten (10) copies of the Original and Revised Draft Plan Comparison prepared by MHBC Planning, dated July 14, 2020;
14. Ten (10) copies of the Consolidated Draft Plan prepared by MHBC Planning, dated July 14, 2020;
15. Digital copies of the above documents.

We thank you in advance for your consideration of the resubmitted reports and plans. Should you have any questions regarding the resubmission, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Trevor Hawkins, M.PL, MCIP, RPP  
Associate

cc. *Paul Britton, MHBC*  
*Paul Grespan*  
*Rob Howe*  
*Jeff Martens and Valentina Lazic, MTE*  
*Elaine Gosnell and Dave Stephenson, NRSI*  
*Matt Brouwer and Jim Mallett, Paradigm Transportation Solutions*  
*Shilling Yip, Region of Waterloo*