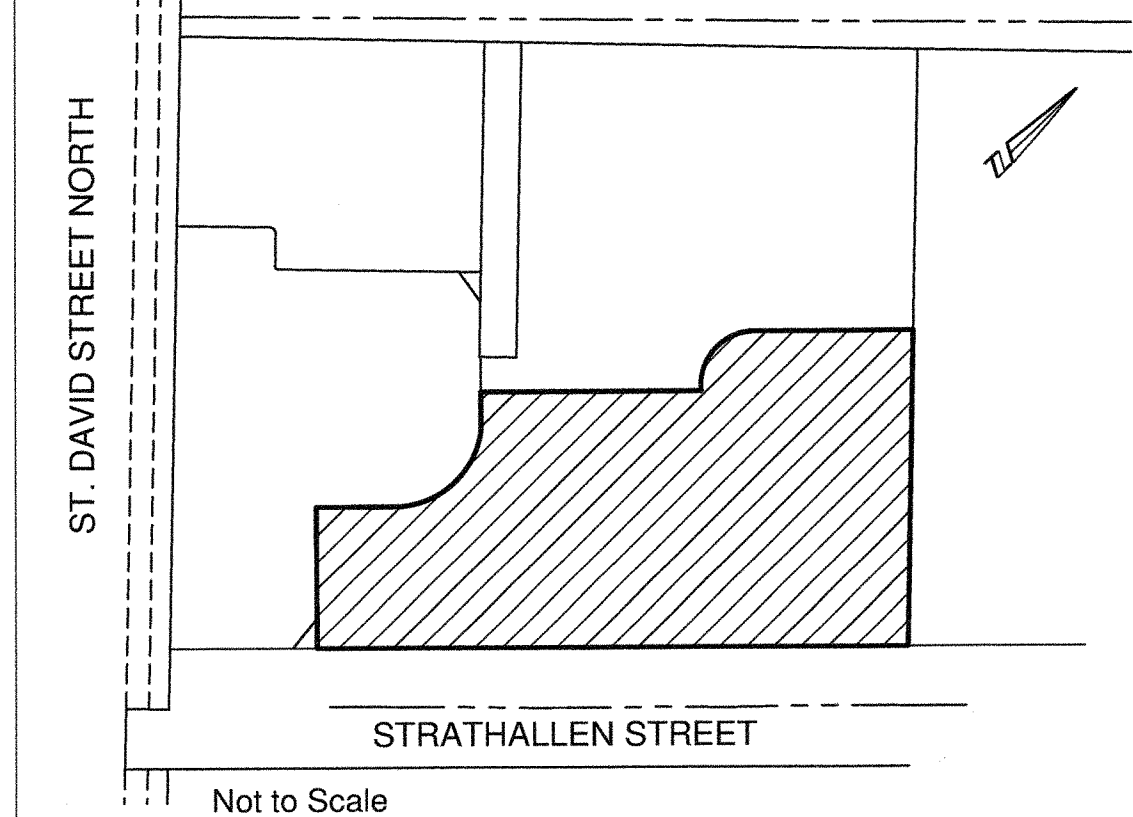


**DRAFT PLAN OF CONDOMINIUM PART
PART OF PARK LOT 3
REGISTERED PLAN 132
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON**

SCALE 1 : 250
VAN HARTEN SURVEYING INC.

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

KEY MAP



Not to Scale

OWNER'S CERTIFICATE

IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 51 OF THE PLANNING ACT, I HEREBY AUTHORIZE VAN HARTEN SURVEYING INC. TO SUBMIT THIS PLAN FOR APPROVAL.

OWNER: ASDIN HOSPITALITY LTD.

DATE: June 14, 2023

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: June 1, 2023

James M. Laws
JAMES M. LAWS, O.L.S.

SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.

- (a) BOUNDARIES AS SHOWN
- (b) WIDTHS OF ROADS AS SHOWN
- (c) KEY PLAN AS SHOWN
- (d) PURPOSE OF SITE 5 STOREY CONDOMINIUM
- (e) EXISTING USES OF ADJOINING LANDS AS SHOWN
- (f) DIMENSIONS OF UNITS AS SHOWN
- (g) NATURAL FEATURES N/A
- (h) MUNICIPAL WATER AVAILABLE
- (i) GRAVEL AND LOAM
- (j) CONTOURS ARE N/A
- (k) ALL MUNICIPAL SERVICES AVAILABLE
- (l) SUBJECT TO AND TOGETHER WITH EASEMENTS AS IN INSTRUMENT NO. M5118413, WC266963, WC267192, WC192308, WC266958 AND WC268974.

ADDITIONAL INFORMATION

ZONING: C2 (HIGHWAY COMMERCIAL)
SITE AREA: 4067m²
NUMBER OF COMMERCIAL UNITS: 5
NUMBER OF RESIDENTIAL UNITS: 45
NUMBER OF PARKING ON SITE: 45
BARRIER FREE VISITOR PARKING: 3
ADJACENT VISITOR PARKING AGREEMENT: 7

LEGEND

ELEV. DENOTES ELEVATOR
ELEV. MECH. DENOTES ELEVATOR MECHANICAL ROOM
I.T. ROOM DENOTES TECH ROOM
GAR. DENOTES GARBAGE ROOM

UNIT BOUNDARY DEFINITIONS

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

- Ⓐ DENOTES THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
- Ⓑ DENOTES THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE FLOOR/CORE SLAB
- Ⓒ DENOTES THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE CEILING/CORE SLAB
- Ⓓ DENOTES INTERIOR FACE OF GLASS
- Ⓔ DENOTES DIMENSIONS OUTLINED ON PLAN
- Ⓕ DENOTES FRONT FACE OF UNFINISHED CONCRETE CURB/WALL AND PROJECTIONS THEREOF
- Ⓖ DENOTES UNFINISHED UPPER SURFACE OF THE ASPHALT/ CONCRETE PARKING UNIT

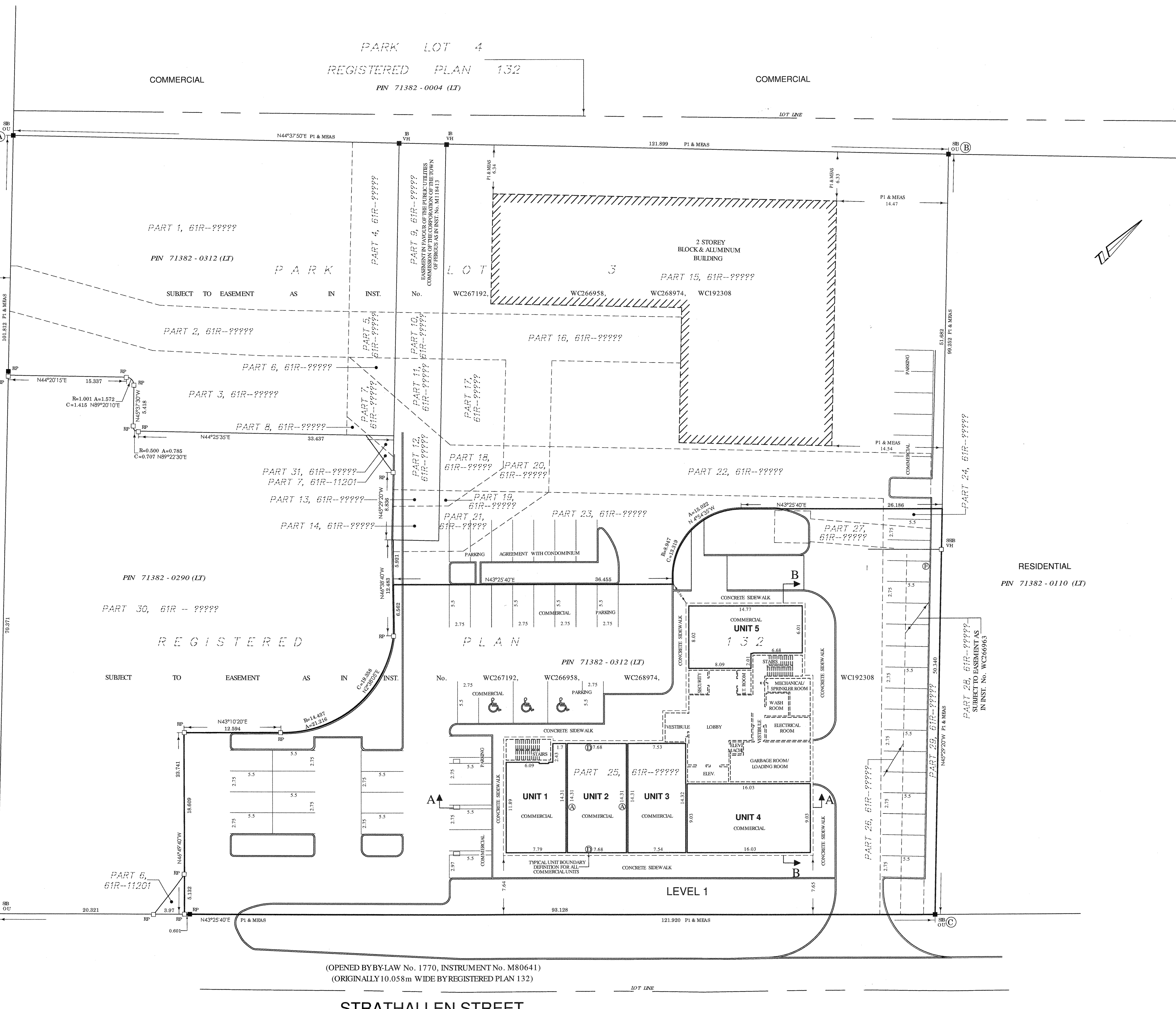
NOTES:
IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.
STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS



Kitchener Ph: 519-742-8371	Orangeville Ph: 519-821-2763	Orangeville Ph: 519-940-4110
DRAWN BY: C.E.W.	CHECKED BY: J.L.	
Apr 11, 2023 4:52:40 PM G:\FERGUS\132\ST DAVID CONDO\ACAD\DRAW\CONDO PLAN (ST DAVID) [238]16-20\UTM 2010 rev1.dwg		PROJECT NO. 28816-20

ST. DAVID STREET NORTH
(STREET WIDTH IS AN IRREGULAR WIDTH)
(TRANSFERRED TO THE TOWN OF FERGUS BY ORDER IN COUNCIL OC-3784/69, AS IN INST. M-89291, P-1942-50)

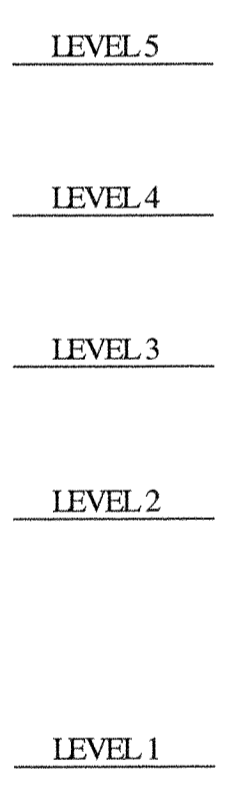
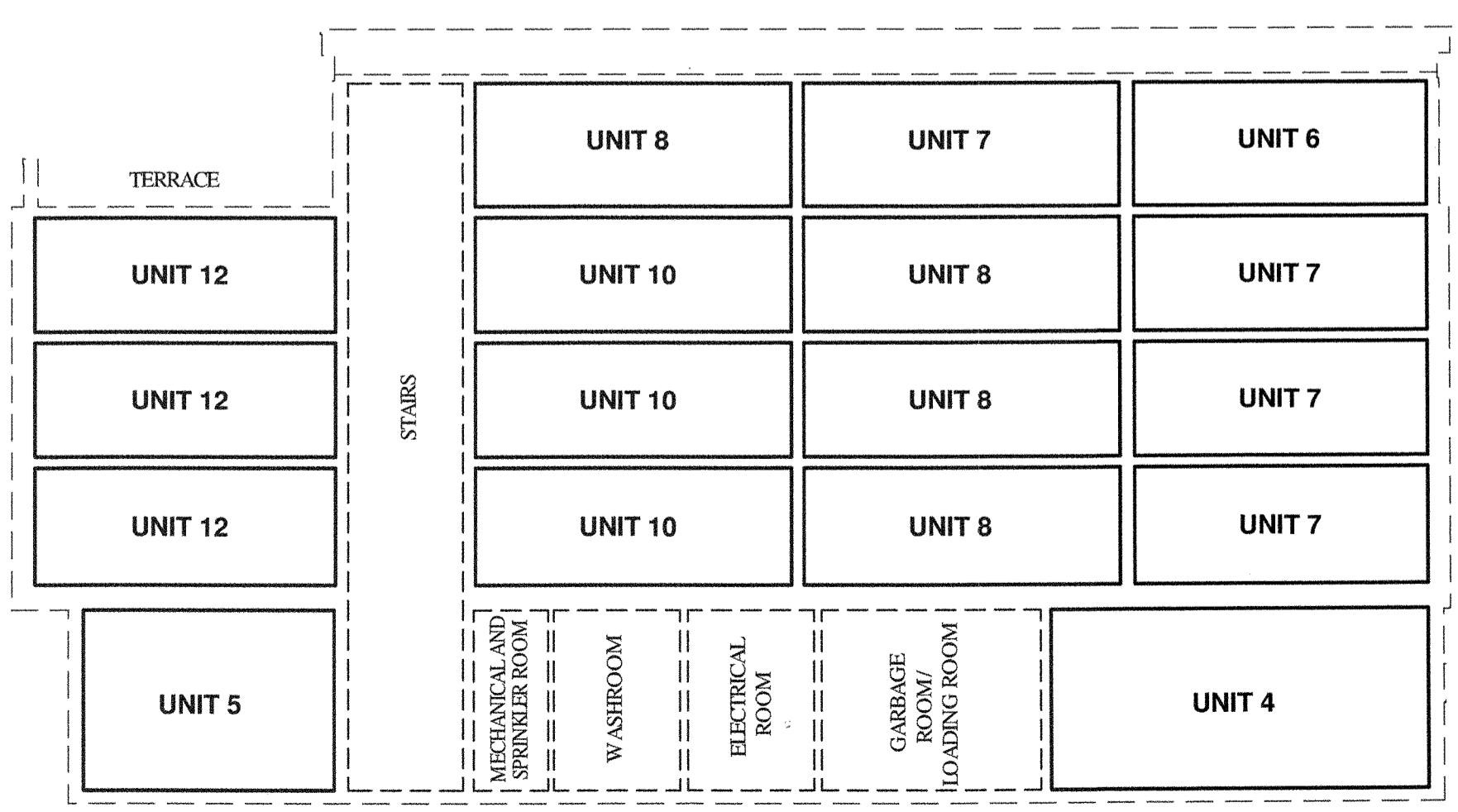
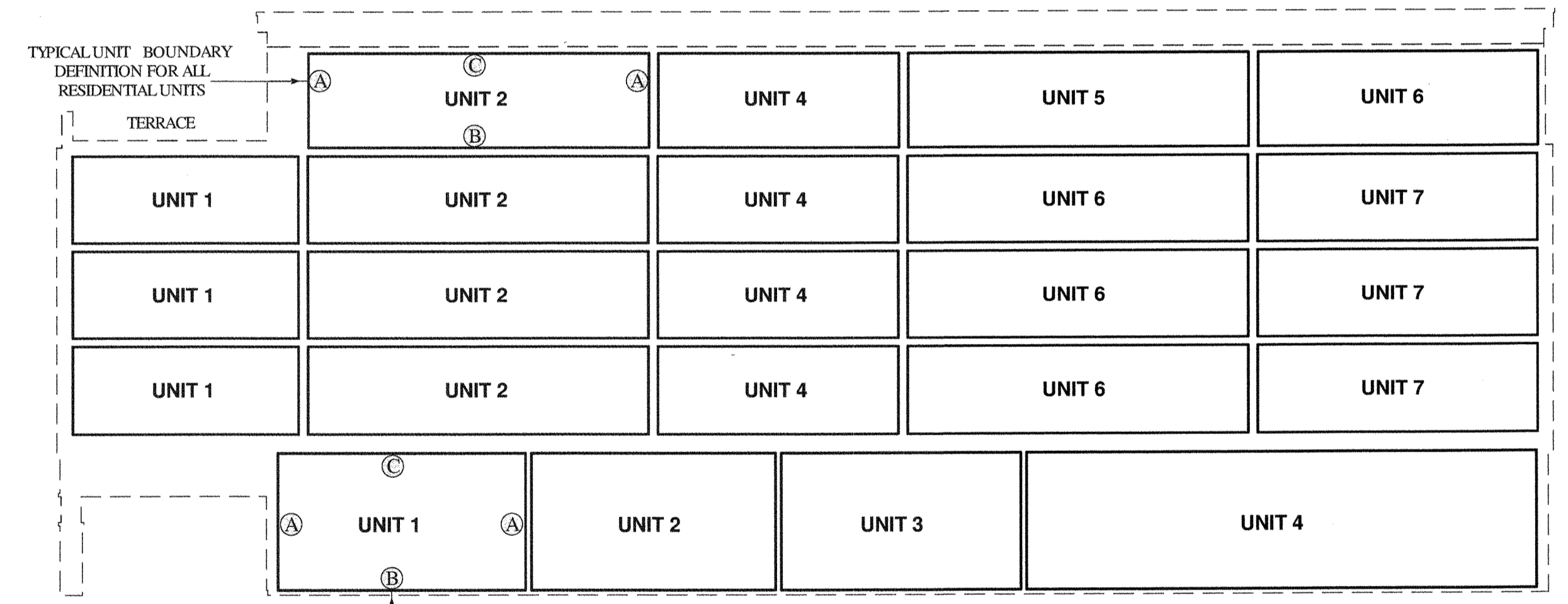
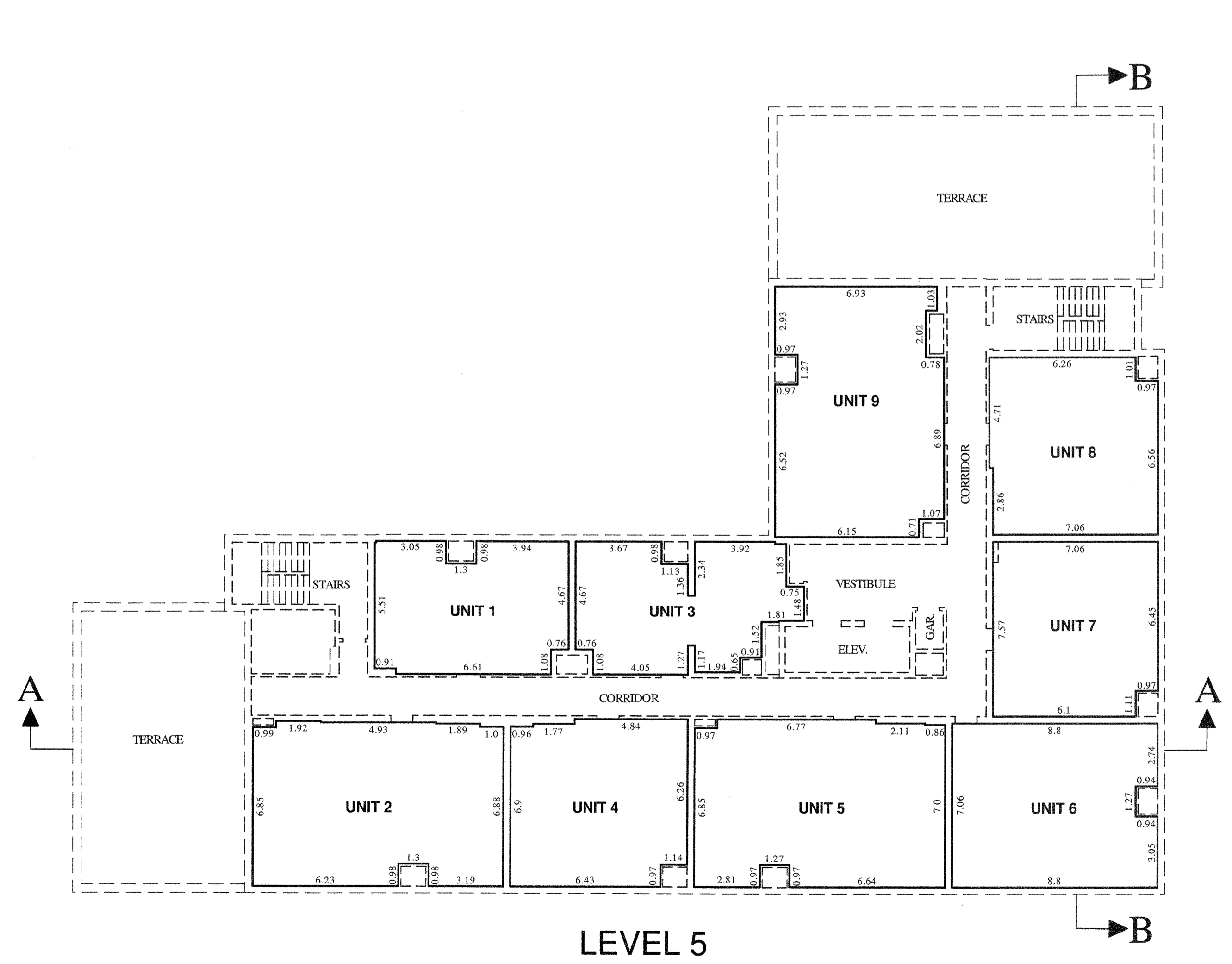
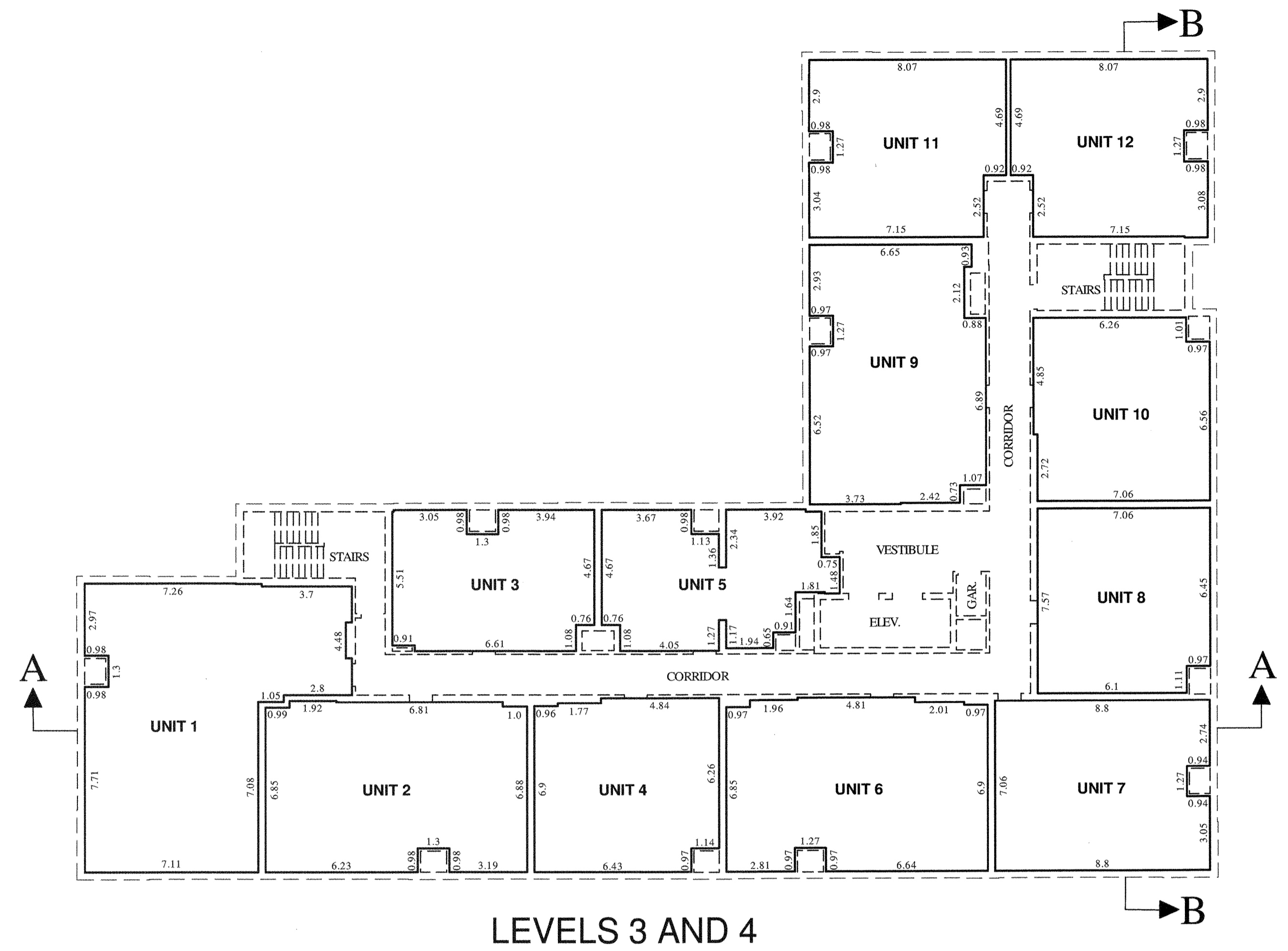
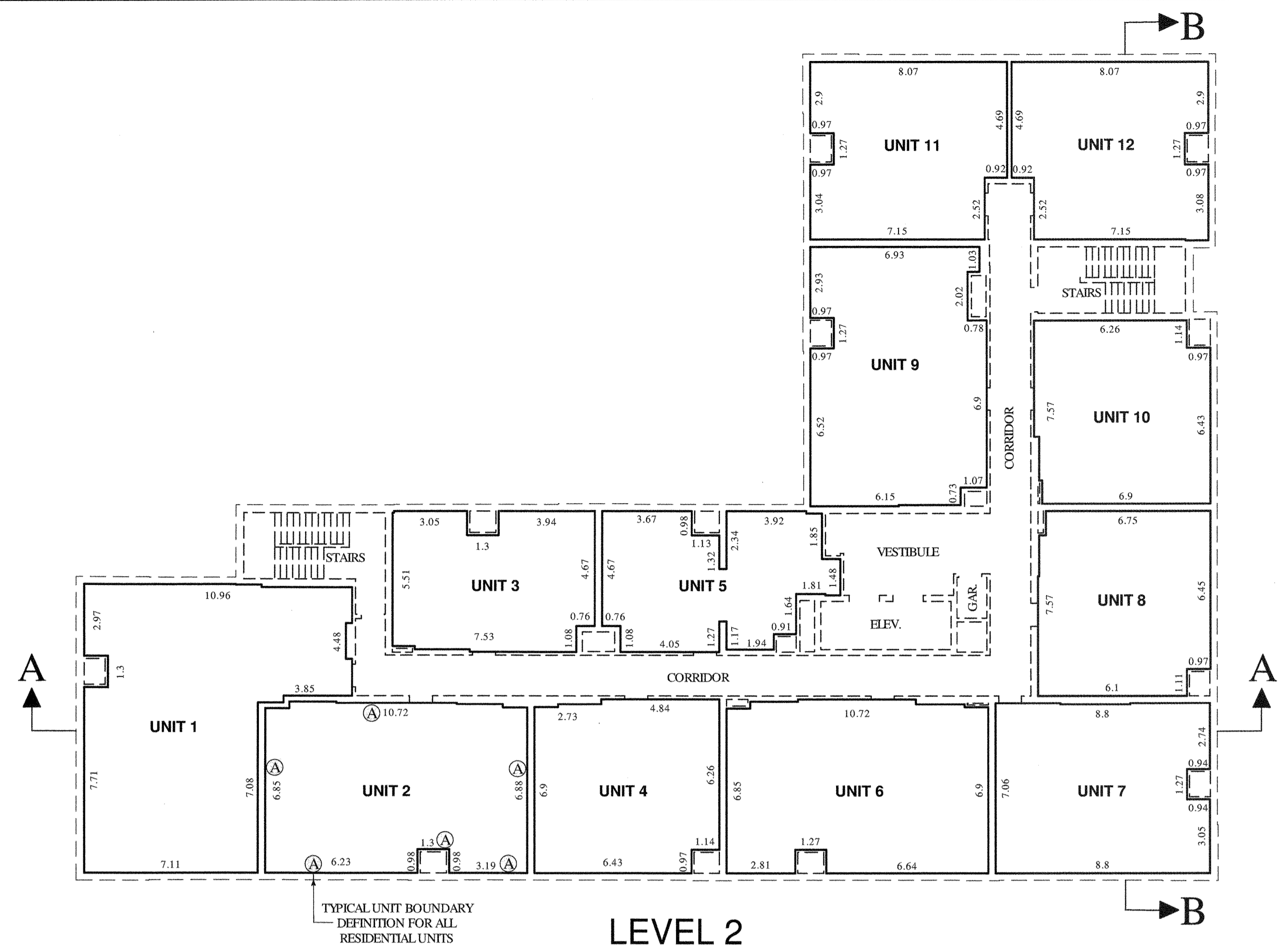
PIN 71382 - 0001 (LT)
WIDENED BY INST. M-21512 (P-1942-44)
WIDENED BY INST. M-20421 (P-1942-42)



(OPENED BY BY-LAW No. 1770, INSTRUMENT No. M80641)
(ORIGINALLY 10.058m WIDE BY REGISTERED PLAN 132)

STRATHALLEN STREET
(ESTABLISHED BY BY-LAW 1770, INSTRUMENT M-80641)
(STREET WIDTH 20.12m)
PIN 71382 - 0002 (LT)

LOT LINE



LEGEND
 ELEV. DENOTES ELEVATOR
 ELEV. MECH. DENOTES ELEVATOR MECHANICAL ROOM
 I.T. ROOM DENOTES TECH ROOM
 GAR. DENOTES GARAGE ROOM

SCALE 1 : 150
 VAN HARTEN SURVEYING INC.

UNIT BOUNDARY DEFINITIONS
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STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS