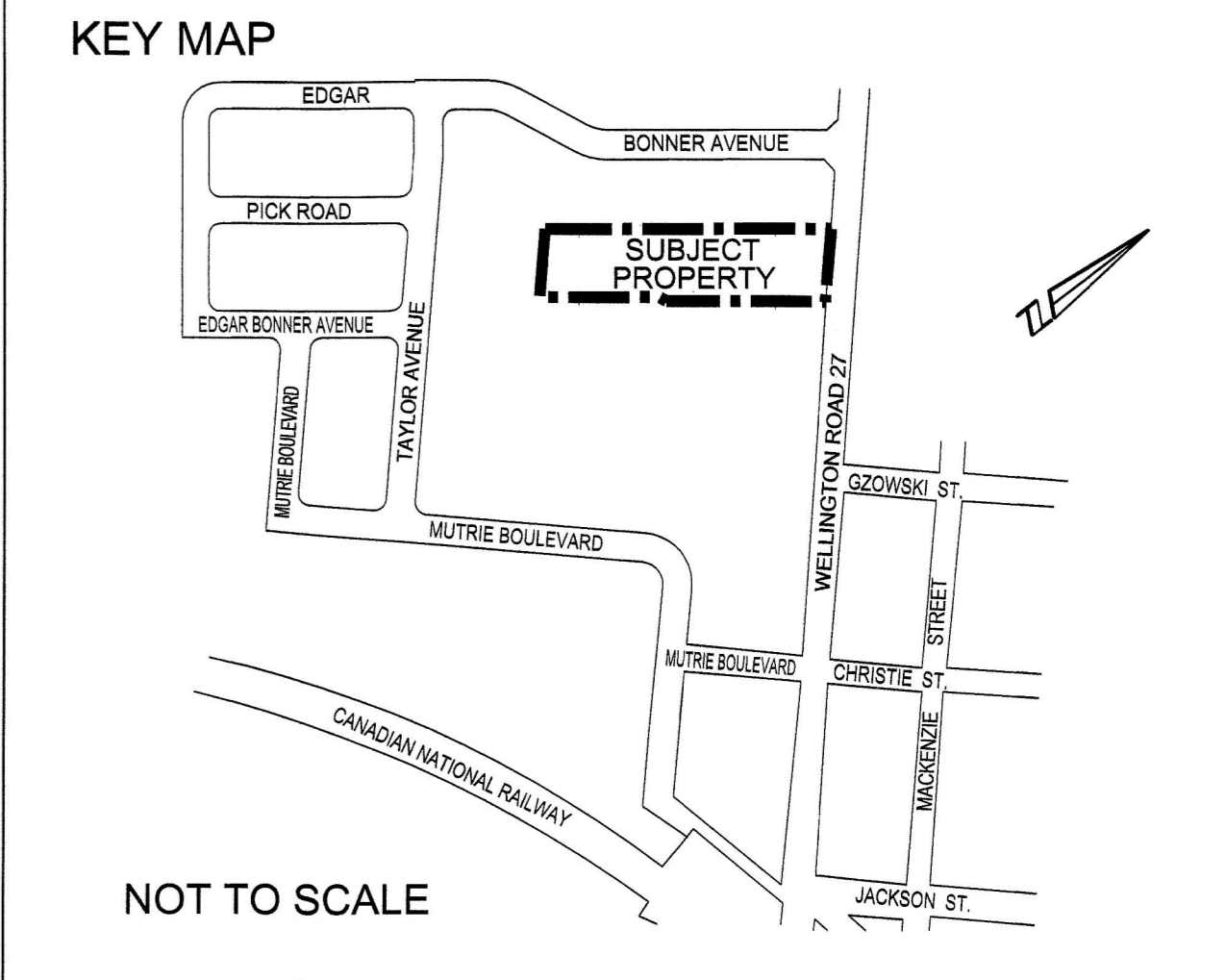


ASTRID J. CLOS
 PLANNING CONSULTANTS

423 Woolwich Street, Suite 201
 Guelph, Ontario N1H 3X3
 Email: astrid.clos@ajcplanning.ca
 Phone: (519) 836-7526 (836-PLAN)

**5150 WELLINGTON ROAD 27
 VACANT LAND DRAFT PLAN OF
 CONDOMINIUM
 23CD-19001**

DATE: JANUARY 21, 2022 SCALE: 1:500
 PROJECT No. 1814 DRAWN BY: A.R.N.



LEGAL DESCRIPTION
 PART OF LOT 7, CONCESSION 4
 TOWNSHIP OF GUELPH/ERAMOSA (ROCKWOOD)
 COUNTY OF WELLINGTON

- NOTES**
1. ALL UNDERGROUND SERVICES INCLUDING WATER SUPPLY PIPES REGARDLESS OF LOCATION TO THE EXTENT THE SAME LIE OUTSIDE OF BUILDINGS ARE TO BE COMMON ELEMENTS OF THIS PROPOSED VACANT LAND CONDOMINIUM PLAN.
 2. THE LOWER VERTICAL UNIT BOUNDARY OF THAT PART OF A UNIT THAT COMPRISES AN OUTSIDE YARD AREA UNDER WHICH ANY COMMON ELEMENTS WATERLINES SERVICING THE HOMES ARE SITUATE SHALL BE 0.5 OF A METRE BELOW THE UPPER SURFACE OF SUCH YARD AREA. IN ADDITION, THE CONCRETE BASEMENT WALL OF THE HOME APPURTENANT TO ANY SUCH YARD AREAS WILL BE COMMON ELEMENTS TO THE INTERIOR SURFACE OF SUCH BASEMENT CONCRETE WALL.

LAND USE SCHEDULE

DESCRIPTION	UNITS	DWELLINGS	AREA (hectares)
TOWNHOUSE COMMON ELEMENT (ROAD, COMMON AMENITY AREA, VISITOR PARKING, SNOW STORAGE AREA, SIDEWALK)	50	50	1.02 ha
	50	50	1.45ha

ADDITIONAL INFORMATION
 (UNDER SECTION 51(17) OF THE PLANNING ACT)
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN OF CONDOMINIUM

- h) municipal water
- i) silty sand
- k) municipal sewer

OWNER'S CERTIFICATE
 I AUTHORIZE ASTRID J. CLOS, PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM.

CHARLIE KUIJEN
 NORTH ROCKWOOD DEVELOPMENTS INC.
 FEBRUARY 4, 2019
 DATE

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

JAMIE LAWS, O.L.S.
 VAN HARTEN SURVEYING
 FEBRUARY 4, 2019
 DATE

Subject to the conditions set forth in our letter dated December 9, 2022, this Draft Plan of Condominium No. 23CD-19001 is approved under ss. 51 of the Planning Act and ss. 9 of the Condominium Act, 1998. This 9th day of December, 2022.

SARAH WILHELM, M.C.I.P., R.P.P.
 MANAGER OF POLICY PLANNING