

**5150 WELLINGTON ROAD 27  
 VACANT LAND DRAFT PLAN OF  
 CONDOMINIUM**

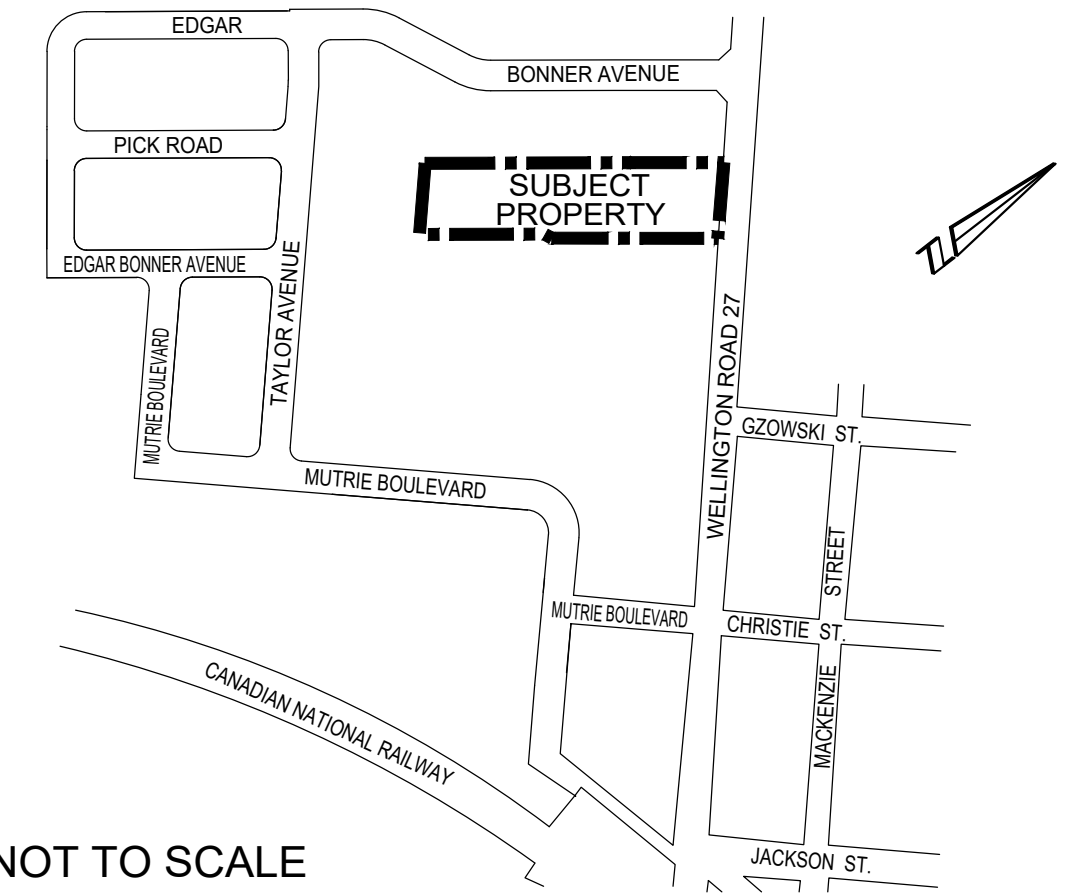
DATE: DECEMBER 6, 2019

SCALE 1:500

PROJECT No. 1916

DRAWN BY: A.R.N.

**KEY MAP**



NOT TO SCALE

**LEGAL DESCRIPTION**

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

**NOTES**

- 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.
- 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)	51	51	1.02 ha
	51	51	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 KUIKEN  
 NORTH ROCKWOOD DEVELOPMENTS INC.

FEBRUARY 4, 2019  
 DATE



**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

