

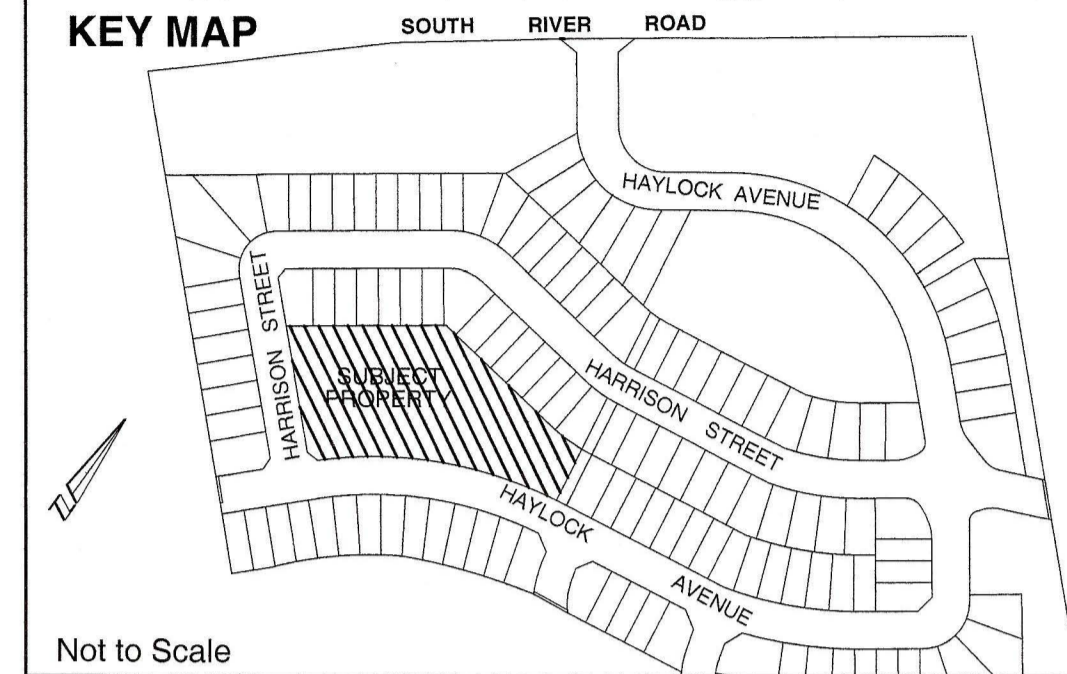
Subject to the conditions set forth in our letter dated MARCH 15, 2022 this Draft Plan of Condominium No. 23CD-21002 is approved under ss. 51 of the Planning Act and ss. 9 of the Condominium Act, 1998. This 15th day of MARCH 2022

Aldo L. Salis, RPP, O.C.P.
Director of Planning and Development
County of Wellington

**DRAFT PLAN OF CONDOMINIUM
ALL OF BLOCK 142,
REGISTERED PLAN 61M-243
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.



Not to Scale

OWNER'S CERTIFICATE

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

OWNER: HAYLOCK FARM LTD.

DATE: NOVEMBER 26, 2021

TERRY ELLERY, PRESIDENT
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: NOVEMBER 26, 2021

JAMES 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 RESIDENTIAL 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 AS SHOWN
- (k) ALL MUNICIPAL SERVICES AVAILABLE
- (l) NO REGISTERED EASEMENTS

ADDITIONAL INFORMATION

- ZONING: R3.58.12 ZONE
- SITE AREA: 8,848 sq.m.
- NUMBER OF UNITS RESIDENTIAL UNITS: 31
- V VISITOR PARKING
- P FRONT PORCH
- A1 EXCLUSIVE USE FRONT YARD, PORCH, STEPS, AND DRIVEWAY
- B1 EXCLUSIVE USE BACK PATIO, AND OR BACK DECK

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

- A DENOTES UNIT SIDE SURFACE OF THE VERTICAL STUDS ON ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS AND PROJECTIONS THEREOF
- B DENOTES THE FACE AND PLANE OF CONCRETE WALL
- C DENOTES UNIT SIDE SURFACE AND PLANE OF THE JOISTS ON THE CEILING OF THE UPPERMOST FLOOR AND PROJECTIONS THEREOF.
- D DENOTES UNIT SIDE SURFACE OF THE UNFINISHED CONCRETE FLOOR AND PROJECTIONS THEREOF
- E DENOTES UNIT SIDE SURFACE OF THE WOOD FLOOR JOISTS IN THE CEILING.
- F DENOTES THE UNFINISHED UNIT SIDE SURFACE OF THE GARAGE DOOR FRAME AND THE UNFINISHED UNIT SIDE SURFACE OF THE GARAGE DOOR IN A CLOSED POSITION AND PROJECTIONS THEREOF.

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.

EXCLUSIVE USE BOUNDARY DEFINITIONS

- ① DENOTES FACE OR PRODUCTION OF EXTERIOR WALL
- ② DENOTES PROJECTION OF CENTRELINE BETWEEN UNITS
- ③ DENOTES DIMENSIONS OUTLINED ON THE PLAN
- ④ DENOTES FACE OF CURB OR SIDEWALK

NOTES:

P1 DENOTES REGISTERED PLAN 61M-243



Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

DRAWN BY: CEW CHECKED BY: JL PROJECT NO. 26578-18



LEVEL 1
MAIN FLOOR

HARRISON STREET
(BY REGISTERED PLAN 61M-243)
(20m WIDE)
PIN 71407-07383 (LD)

HARRISON STREET
(BY REGISTERED PLAN 61M-243)

HAYLOCK AVENUE
(BY REGISTERED PLAN 61M-243)
(20m WIDE)
PIN 71407-07384 (LD)

HEDLEY LANE (PRIVATE CONDOMINIUM ROAD)
INITIAL REGISTRATION

REGISTERED

COMMON ELEMENT

INITIAL REGISTRATION

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

COMMON ELEMENT AMENITY AREA

COMMON ELEMENT

ELEMENT PHASE 1 REGISTRATION

INITIAL REGISTRATION

INITIAL REGISTRATION

PHASE 1 REGISTRATION

BLOCK 142

61M-243

PLAN

REGISTERED

COMMON ELEMENT

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PLAN

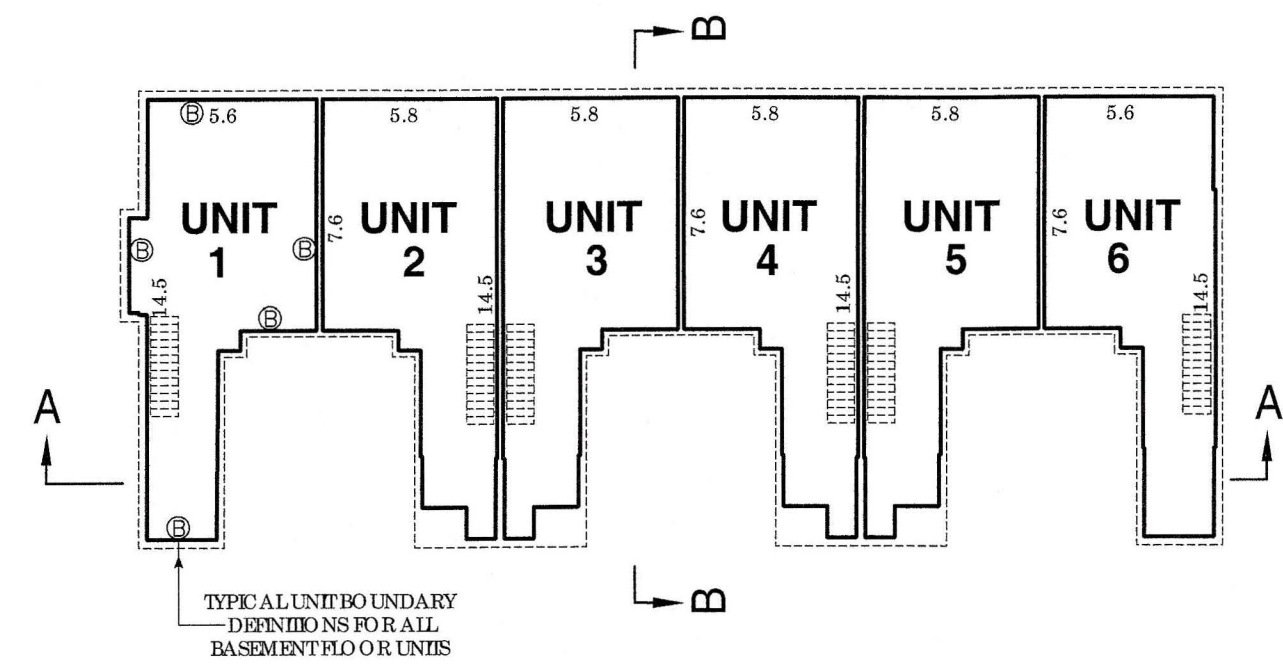
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COMMON ELEMENT

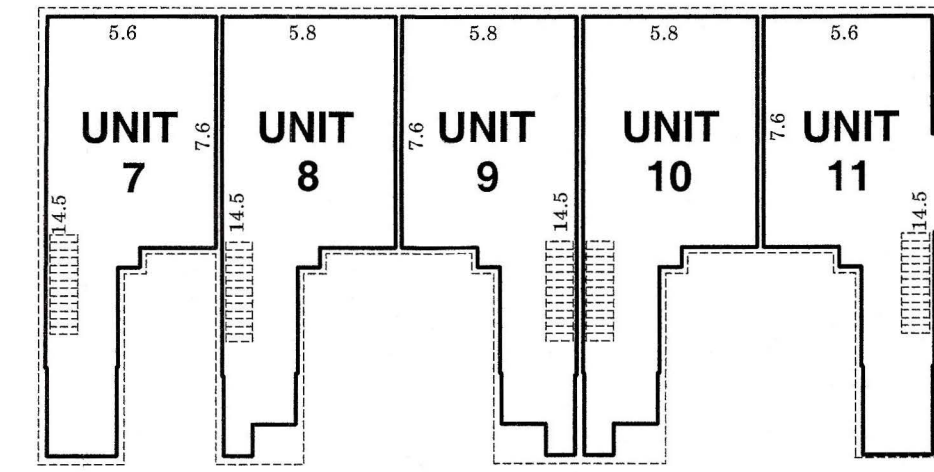
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RESIDENTIAL

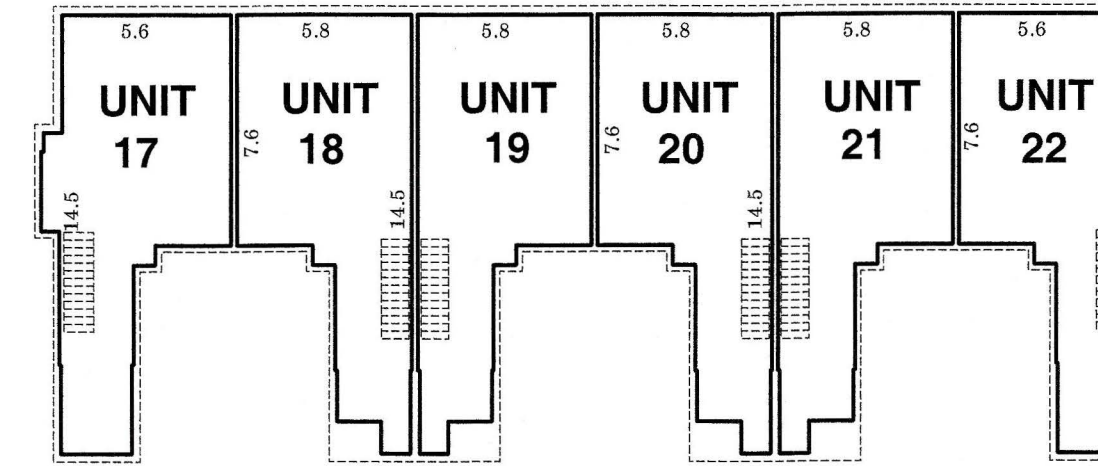
RESIDENTIAL



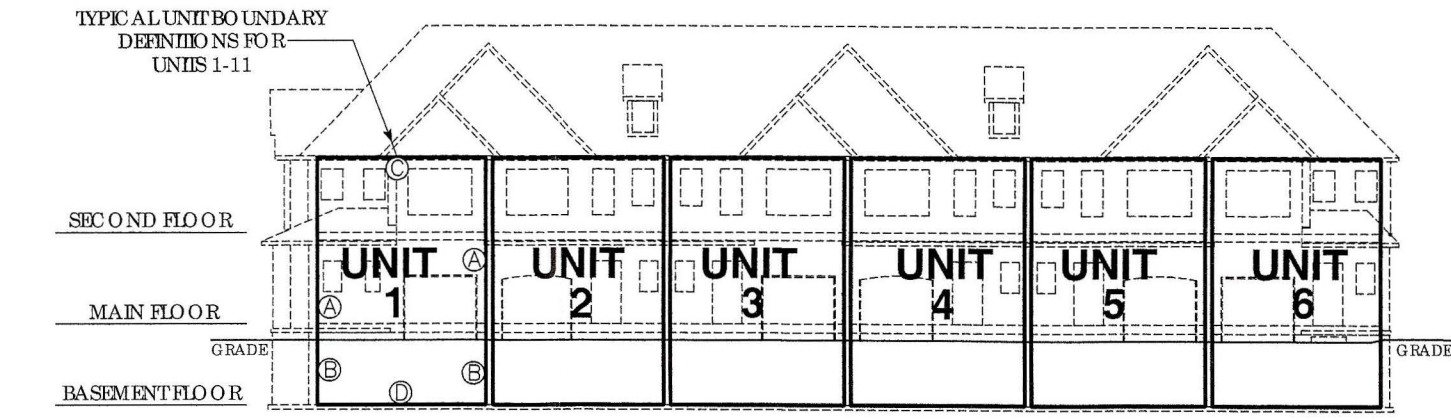
**BLOCK 'A'
BASEMENT FLOOR**



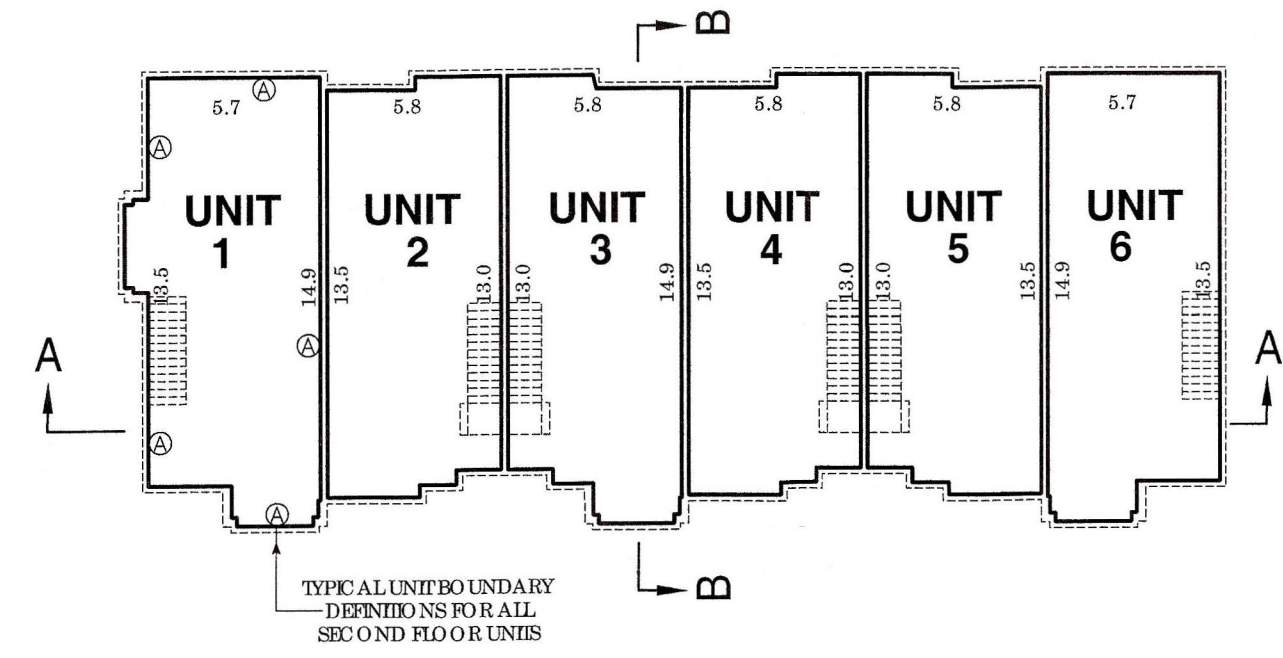
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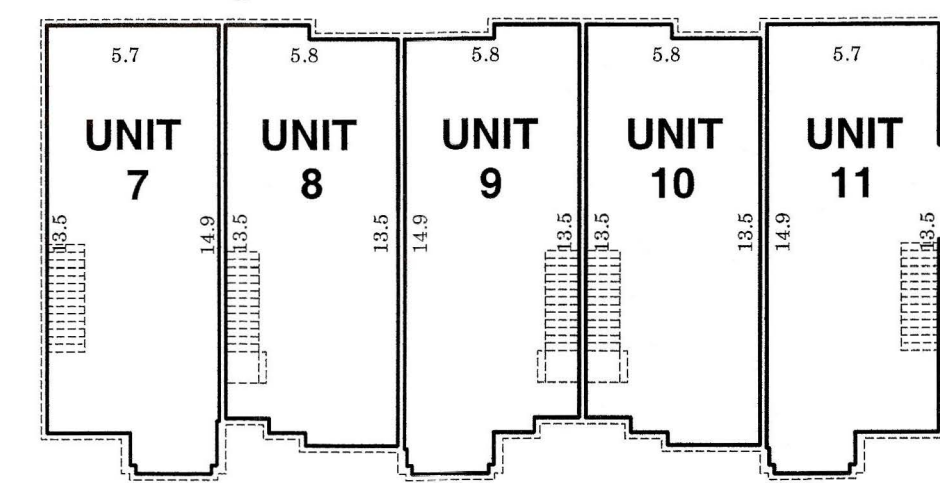
**BLOCK 'C'
BASEMENT FLOOR**



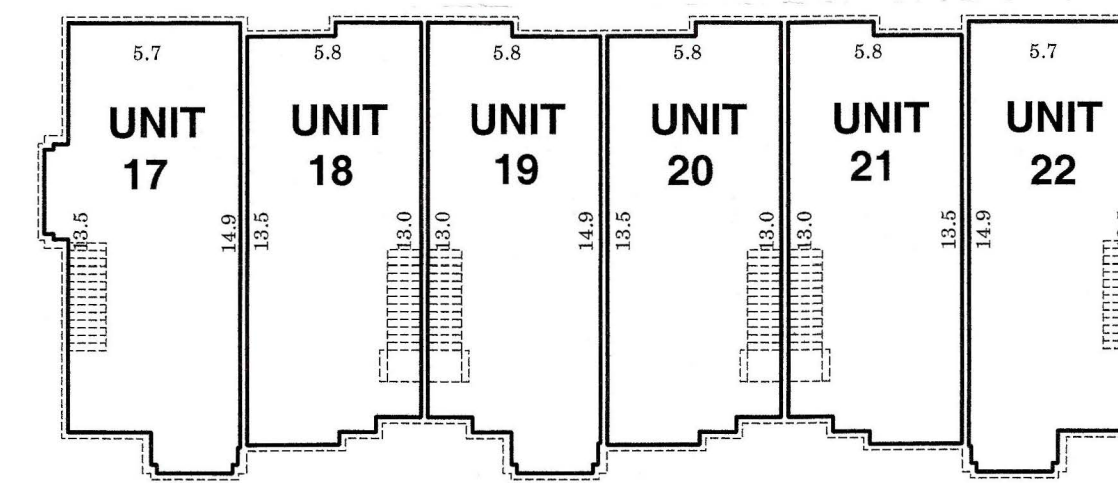
CROSS SECTION A-A



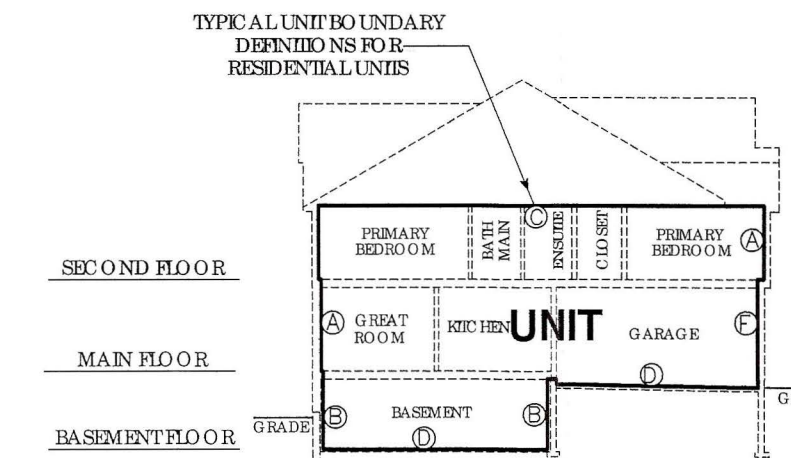
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SECOND FLOOR**



**BLOCK 'B'
SECOND FLOOR**



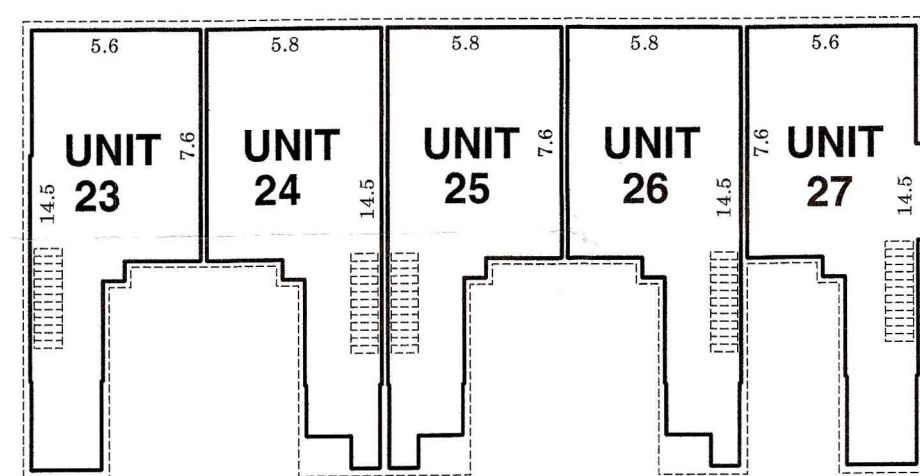
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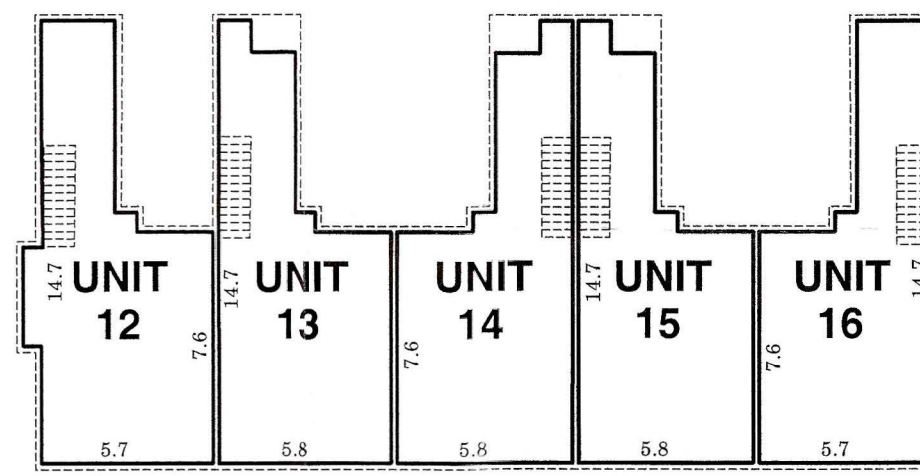
CROSS SECTION B-B

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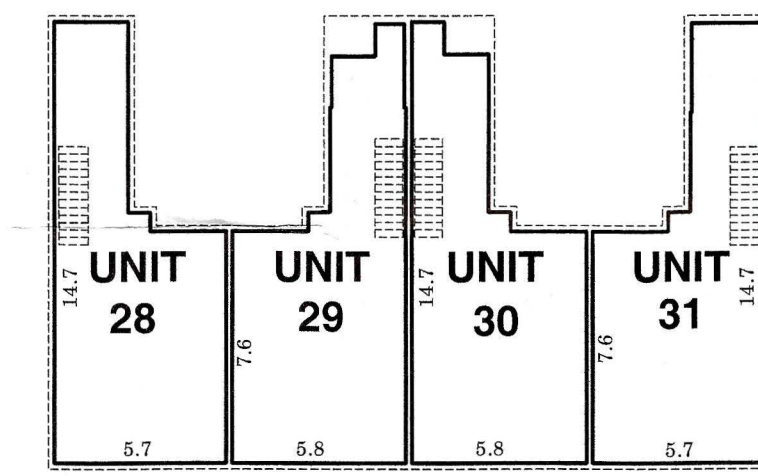
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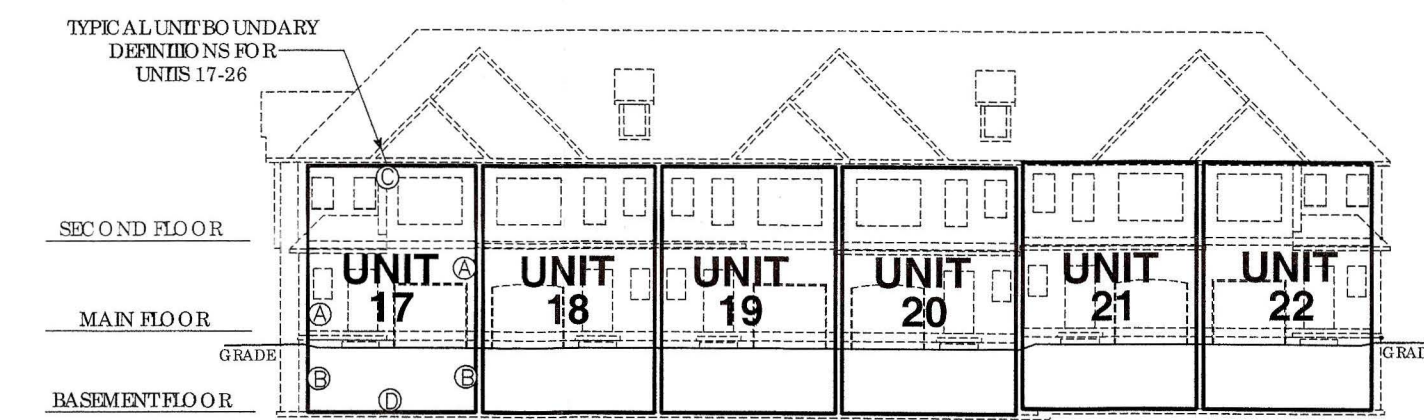
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BASEMENT FLOOR**



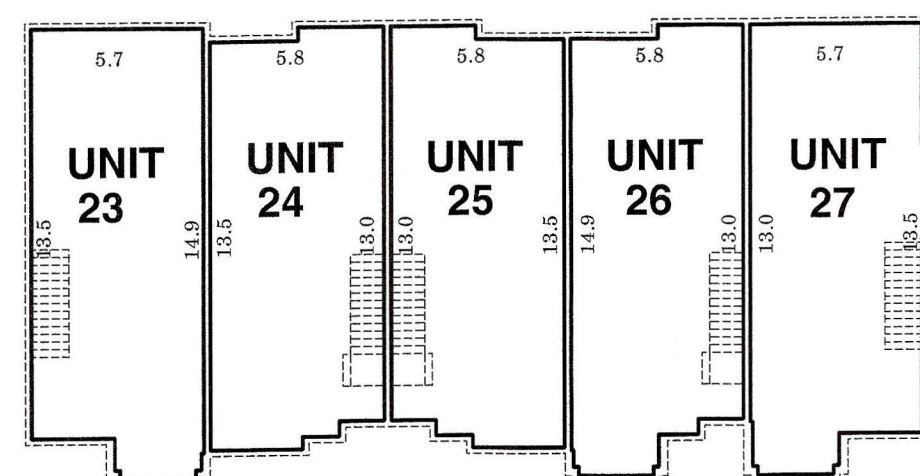
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BASEMENT FLOOR**



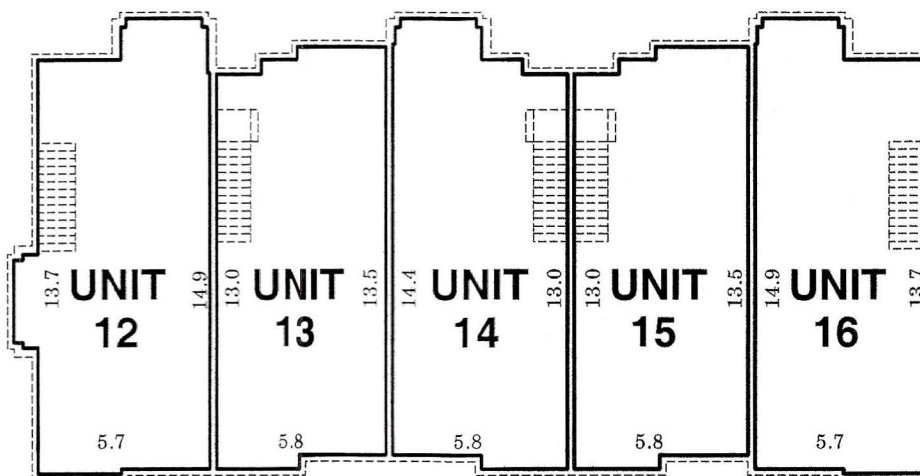
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BASEMENT FLOOR**



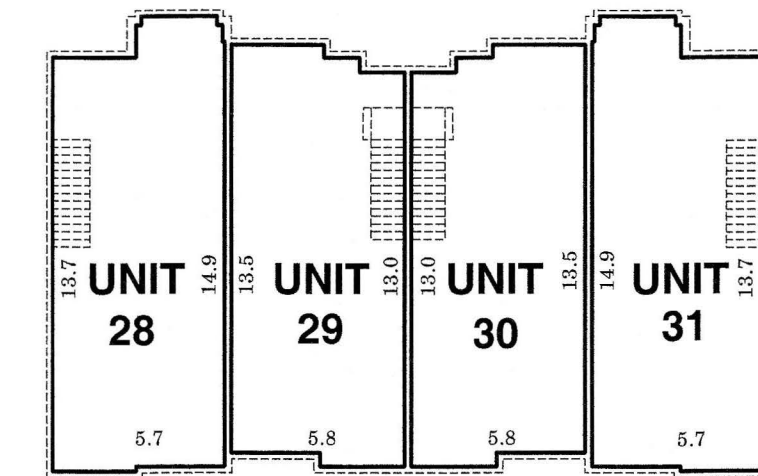
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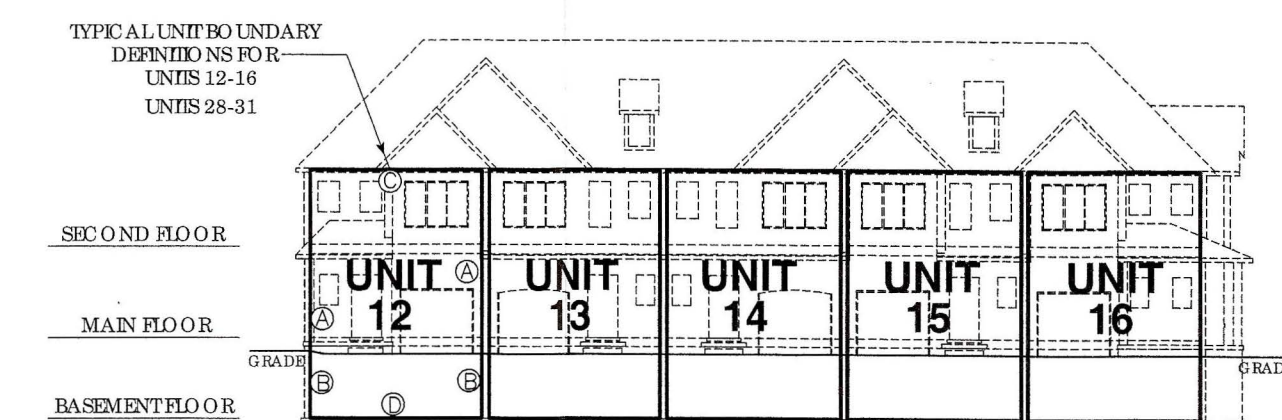
**BLOCK 'D'
SECOND FLOOR**



**BLOCK 'E'
SECOND FLOOR**



**BLOCK 'F'
SECOND FLOOR**



CROSS SECTION D-D