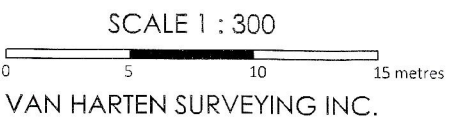
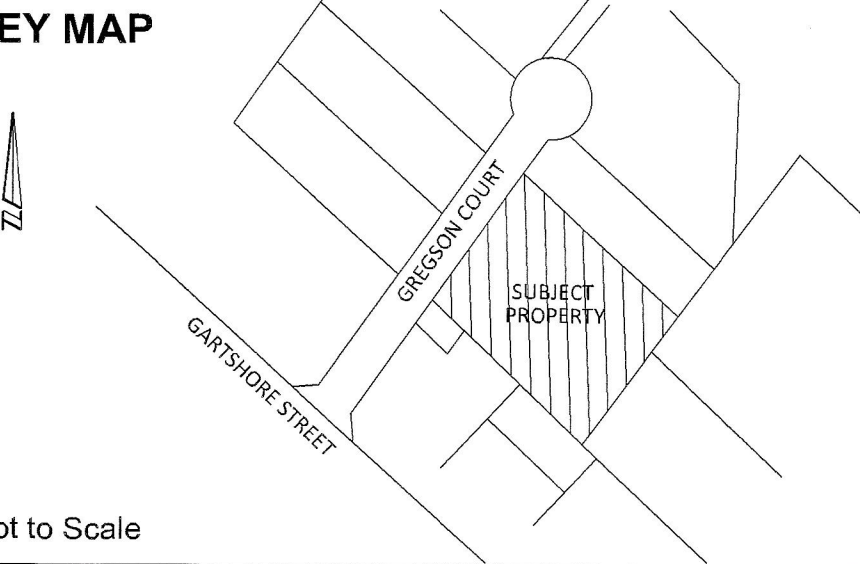


DRAFT PLAN OF PHASED CONDOMINIUM  
PART OF LOT 10,  
CONCESSION 1  
(GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA)  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON



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: TIMBERWORX CUSTOM HOMES INC.

DATE: JUNE 15, 2023

Shawn Marsh  
SHAWN MARSH

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 15, 2023.

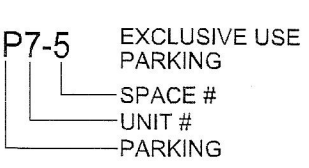
James M. Laws  
JAMES M. LAWS, O.L.S.

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 1 STOREY COMMERCIAL 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 NOT AVAILABLE  
(k) ALL MUNICIPAL SERVICES AVAILABLE  
(l) NO EASEMENTS LISTED ON THE SUBJECT LANDS

ADDITIONAL INFORMATION

ZONING: M2 GENERAL INDUSTRIAL  
SITE AREA: 12170m<sup>2</sup>  
NUMBER OF UNITS PER PHASE: 10  
NUMBER OF UNITS COMMERCIAL UNITS: 20  
INITIAL REGISTRATION PARKING: 9  
INITIAL REGISTRATION EXCLUSIVE USE PARKING: 50



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 THE UNFINISHED UNIT SIDE FACE AND PROJECTIONS OF  
THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON  
ALL FLOORS  
(B) DENOTES THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB  
FOR THE FLOOR/CORE SLAB  
(C) DENOTES THE UPPER PLANE OF THE HORIZONTAL OPEN WEB STRUCTURAL STEEL  
SUPPORTING THE ROOF DECKING AND PRODUCTION THEREOF.  
(D) DENOTES THE UNFINISHED UNIT SIDE SURFACE, PLANE AND PROJECTIONS OF THE  
GARAGE DOOR FRAME COMPONENTS AND THE UNFINISHED UNIT SIDE SURFACE,  
PLANE AND PROJECTIONS OF THE GARAGE DOOR IN A CLOSED POSITION AND  
PROJECTIONS THEREOF.  
(E) DENOTES DIMENSION OUTLINED ON PLAN

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

EXCLUSIVE USE DEFINITIONS

- (1) DENOTES FRONT FACE OF CONCRETE CURB AND PROJECTIONS THEREOF  
(2) DENOTES DIMENSION OUTLINED ON PLAN  
(3) DENOTES ASPHALT SURFACE



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
DRAWN BY: C.E.W.	CHECKED BY: E.P./J.L.	PROJECT NO. 21328-13
Jun 15, 2023 2:33:23 PM G:\WEST GARAFRAXA\Condo\Timberworx Condominium\Condo Draft Plan Timberworx (21328-13).Dwg		

