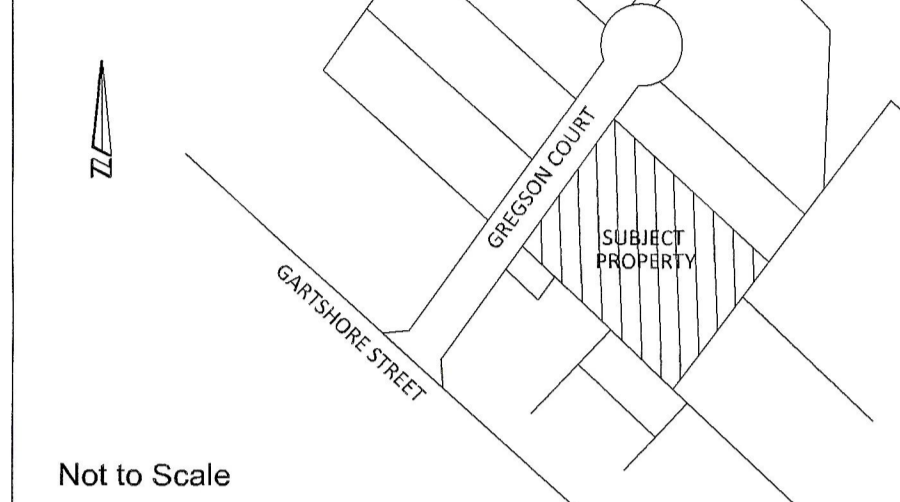


**DRAFT PLAN OF PHASED CONDOMINIUM
PART OF LOT 10,
CONCESSION 1**
(GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA)
**TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON**

SCALE 1 : 300
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: TIMBERWOK 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, O.L.S.
JAMES M. LAWS, O.L.S.

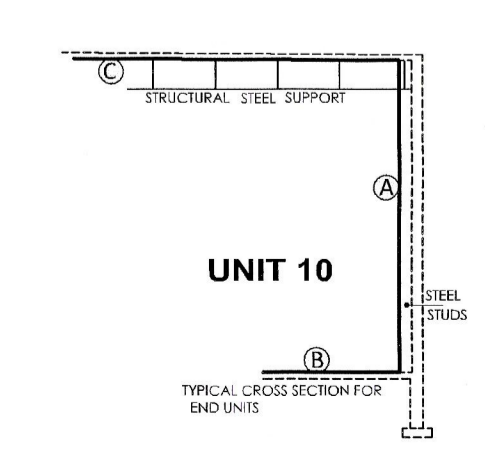
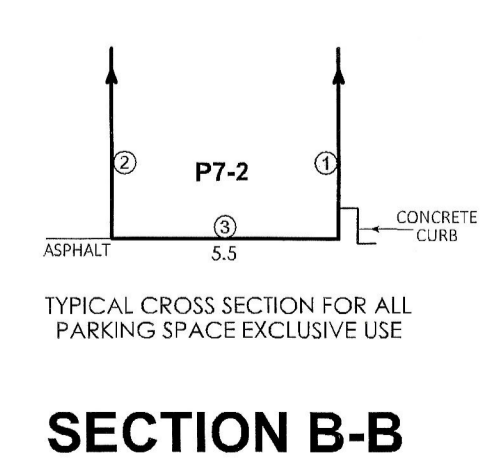
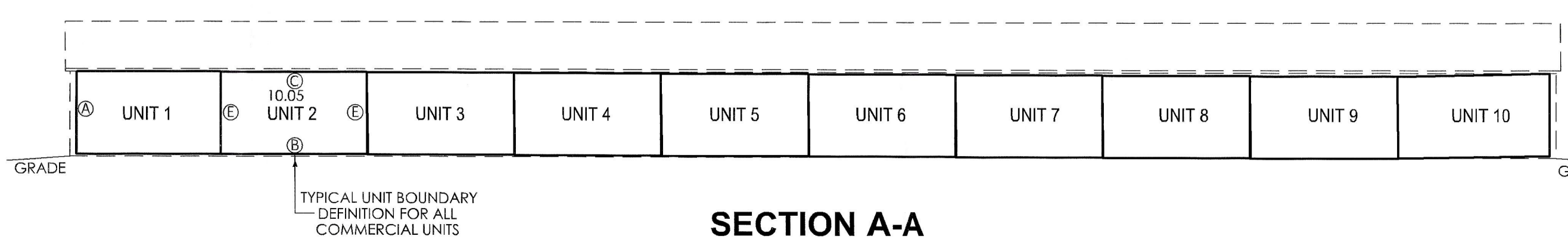
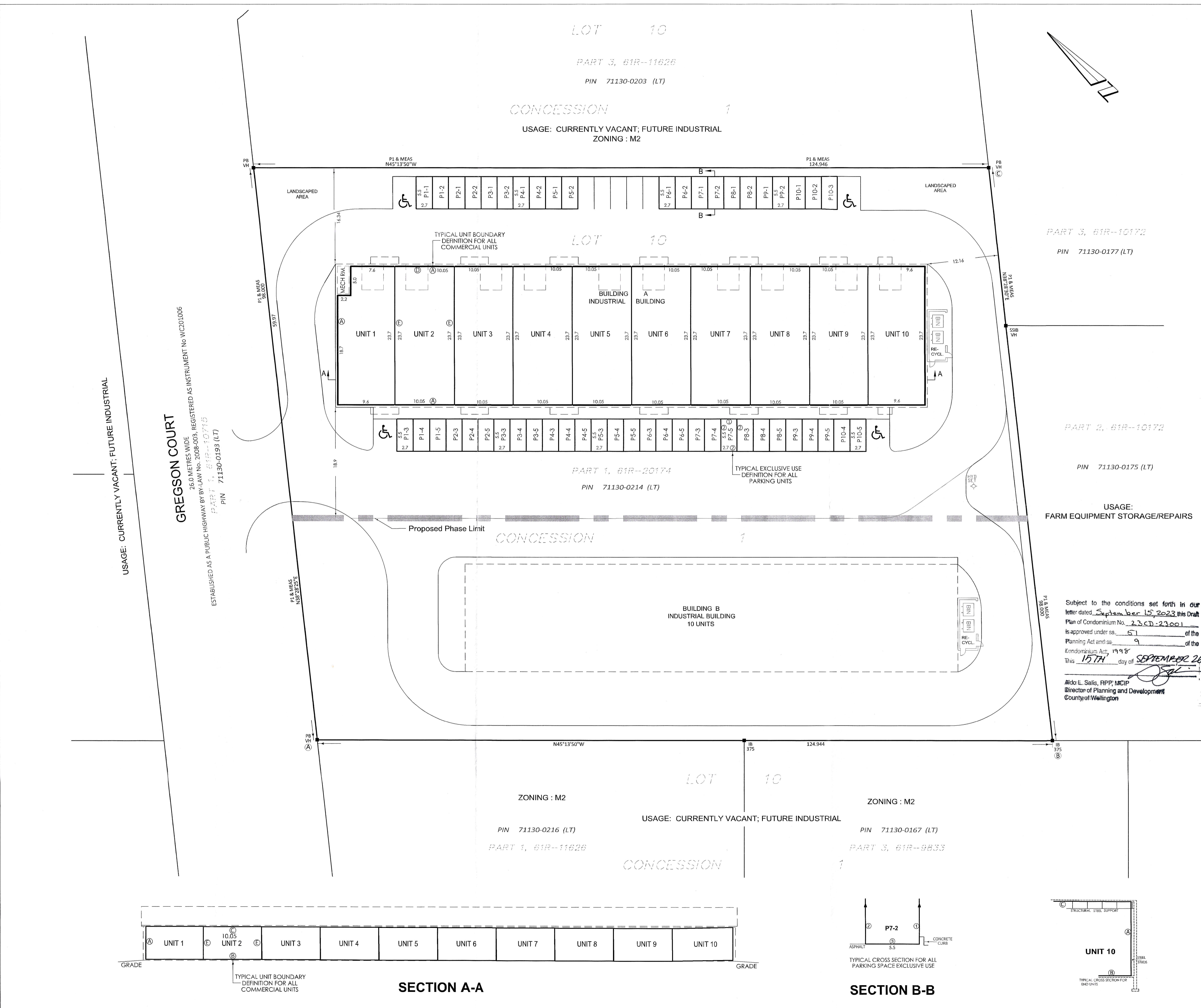
SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.
(a) BOUNDARIES AS SHOWN
(b) WIDTHS OF ROADS AS SHOWN
(c) KEY PLAN AS SHOWN
(d) PURPOSE OF SITE 1 STOREY COMMERCIAL CONDOMINIUM
(e) EXISTING USES OF ADJOINING LANDS AS SHOWN
(f) DIMENSIONS OF UNITS AS SHOWN
(g) NATURAL FEATURES N/A
(h) MUNICIPAL WATER AVAILABLE
(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: 12170m²
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 PLANE 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		



Subject to the conditions set forth in our letter dated September 15, 2023 this Draft Plan of Condominium No. 23 CD-23001 is approved under ss. 51 of the Planning Act and ss. 9 of the Condominium Act, 1998. This 15th day of SEPTEMBER 2023.
Aldo L. Sales, RPP, MCIP
Director of Planning and Development
County of Wellington