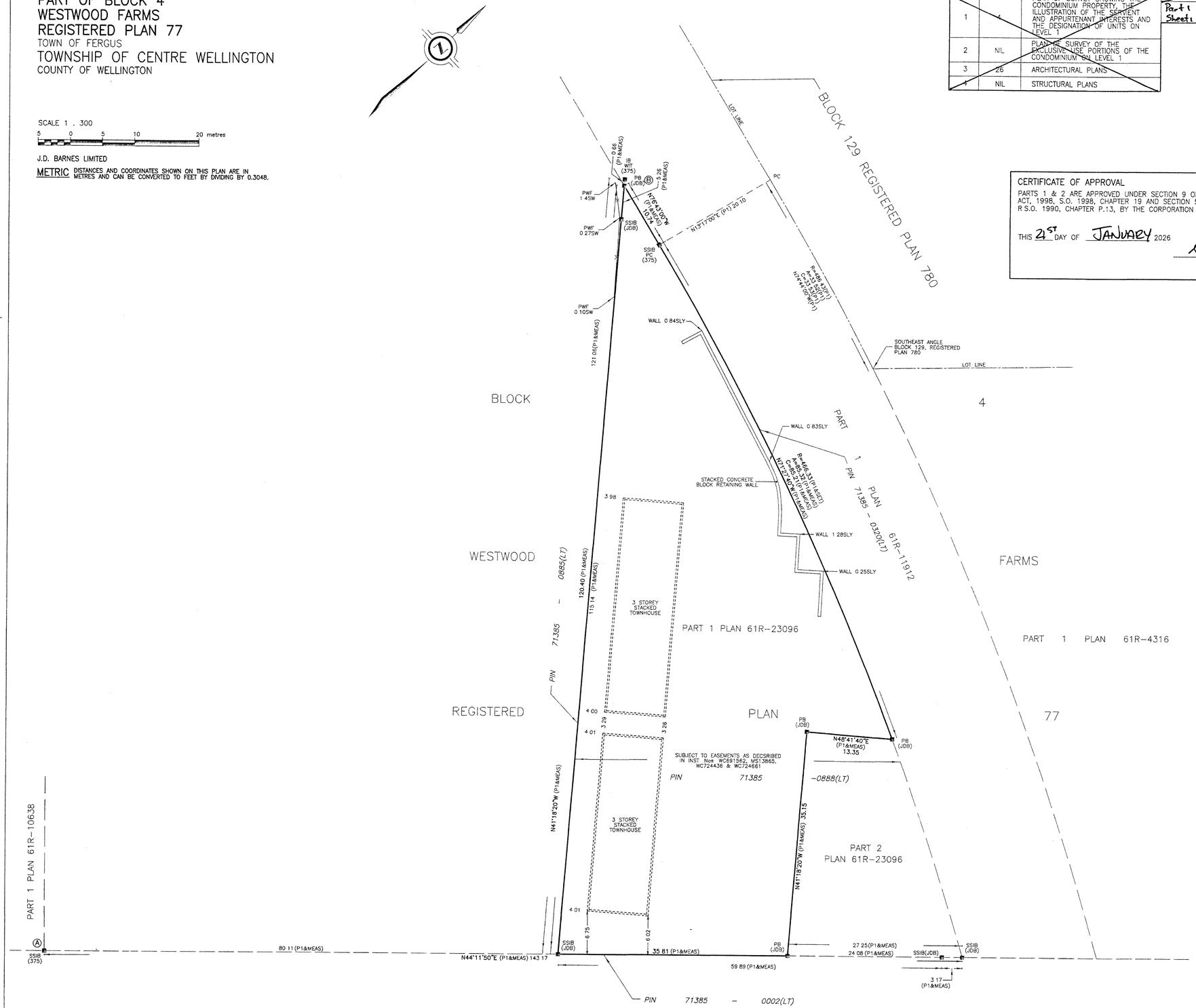
PLAN OF SURVEY OF
PART OF BLOCK 4
WESTWOOD FARMS
REGISTERED PLAN 77
TOWN OF FERGUS
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 . 300

5 0 5 10 20 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



INDEX OF PARTS			PART/SHEET	DATE
PART	SHEETS	DESCRIPTION	~~PART 1 OF 4 PARTS~~ ~~SHEET 1 OF 4 SHEETS~~	
1	1	PLAN OF SURVEY SHOWING THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT AND APPURTENANT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1	Part 1 of 6 parts Sheet 1 of 6 sheets	2026/01/24
2	NIL	PLAN OF SURVEY OF THE EXCLUSIVE-USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1		
3	26	ARCHITECTURAL PLANS		
4	NIL	STRUCTURAL PLANS		

CERTIFICATE OF APPROVAL

PARTS 1 & 2 ARE APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998, S.O. 1998, CHAPTER 19 AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13, BY THE CORPORATION OF THE COUNTY OF WELLINGTON

THIS 21ST DAY OF JANUARY 2026

DIRECTOR

WELLINGTON STANDARD CONDOMINIUM PLAN No. 305

LEVEL 1

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WELLINGTON No 61

AT 8:36 O'CLOCK ON THE 3rd DAY OF FEB , 2026

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2025

NOVEMBER 26, 2025
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-107877

DECLARATION REGISTERED AS No. WC780813

THIS PLAN COMPRISES PART OF PIN 71385-0888(LT)

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(UNDER CLAUSES 8 (1)(g) AND (h) OF THE CONDOMINIUM ACT, 1998)

	PART(s)	PLAN	DESCRIBED IN	NOTES
SUBJECT TO (SERVIENT INTERESTS)	PART 1	61R-23096	WC691562 MS13865 WC724436 WC724661 DECLARATION	
TOGETHER WITH (APPURTENANT INTERESTS)				

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999570

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (CSRS) (2010.0)

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10

POINT ID	EASTING	NORTHING
ORP (A)	549 295.39	4 839 095.36
ORP (B)	549 271.78	4 839 243.17

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 149.75 N9°04'25"W

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
PC	DENOTES	POINT OF CURVATURE
PWF	DENOTES	POST & WIRE FENCE
375	DENOTES	BLACK, SHOEMAKER, ROBINSON & DONALDSON, O.L.S.'s
JDB	DENOTES	J.D. BARNES LIMITED
P1	DENOTES	DEPOSITED PLAN 61R-23096
- - - -	DENOTES	EXTENT OF BUILDING
———	DENOTES	BOUNDARY OF THIS CONDOMINIUM

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG 525/91

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: HABITAT FOR HUMANITY GUELPH WELLINGTON

DATED AT Guelph

THIS 7th DAY OF January , 2026

STEVE HOWARD – CHIEF EXECUTIVE OFFICER
"I HAVE AUTHORITY TO BIND THE CORPORATION"

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST UNIT 101 GUELPH ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY	CHECKED BY	REFERENCE NO
DM	KFH	21-14-609-03
		DATED NOVEMBER 26, 2025

PLOT DATE 12/23/2025 8:29 AM

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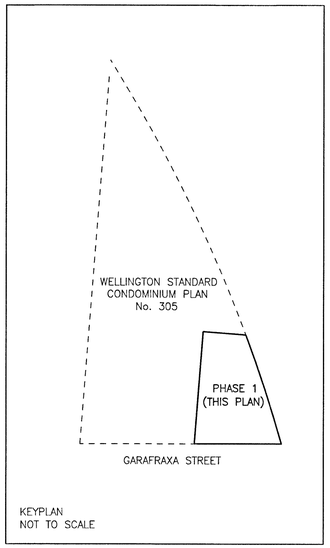
PLAN OF SURVEY OF
PART OF BLOCK 4
WESTWOOD FARMS
REGISTERED PLAN 77
TOWN OF FERGUS
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 200

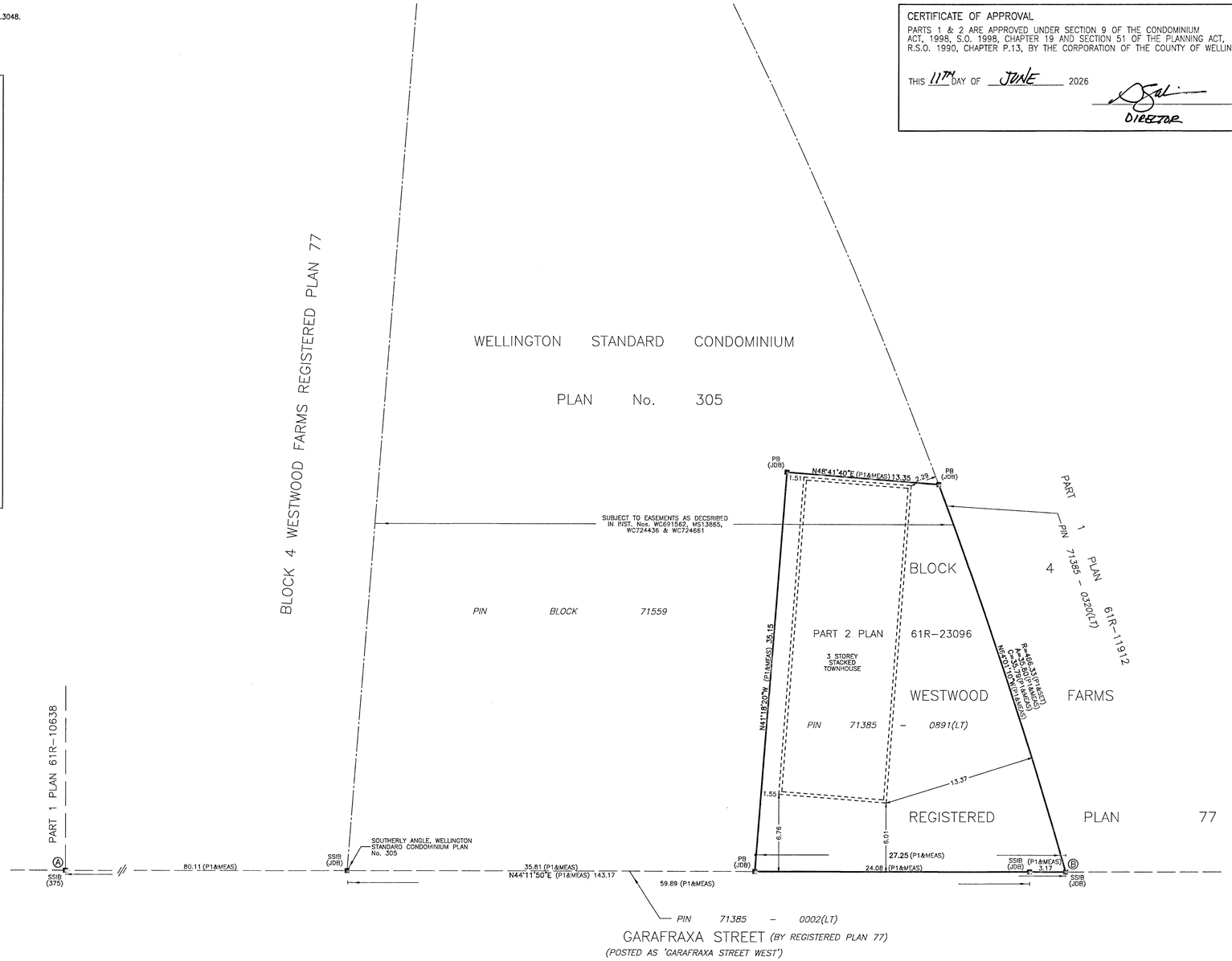
5 0 5 10 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEYPLAN
NOT TO SCALE



INDEX OF PARTS			PART/SHEET	DATE
PART	SHEETS	DESCRIPTION	PART 1 OF 6 PARTS SHEET 2 OF 6 SHEETS	2026/07/24
1	6	PLAN OF SURVEY SHOWING THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT AND APPURTENANT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1		
2	NIL	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1		
3	26	ARCHITECTURAL PLANS		
4	NIL	STRUCTURAL PLANS		
5	13	ARCHITECTURAL PLANS (FOR PHASE 1)		
6	NIL	STRUCTURAL PLANS (FOR PHASE 1)		

CERTIFICATE OF APPROVAL

PARTS 1 & 2 ARE APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998, S.O. 1998, CHAPTER 19 AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13, BY THE CORPORATION OF THE COUNTY OF WELLINGTON.

THIS 11TH DAY OF JUNE 2026

DIRECTOR

WELLINGTON STANDARD CONDOMINIUM PLAN No. 305

LEVEL 1

AMENDMENT TO THE DECLARATION AND DESCRIPTION REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WELLINGTON No. 61 AS IN INST. No. WC793414

AT 11:16 O'CLOCK ON THE 24 DAY OF July , 2026

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2025.

MARCH 23, 2026
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-124486

DECLARATION REGISTERED AS No. WC780813

THIS PLAN COMPRISES ALL OF PIN 71385-0891(LT)

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS FOR PHASE 1
(UNDER CLAUSES 8 (1)(g) AND (h) OF THE CONDOMINIUM ACT, 1998)

	PART(s)	PLAN	DESCRIBED IN	NOTES
SUBJECT TO (SERVIENT INTERESTS)	PART 2	61R-23096	WC691562 MS13865 WC724436 WC724661	
TOGETHER WITH (APPURTENANT INTERESTS)				

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999570.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	549 295.39	4 839 095.36
ORP (B)	549 395.15	4 839 197.95

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 143.17 N44°11'50"E

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
MEAS	DENOTES	MEASURED
375	DENOTES	BLACK, SHOEMAKER, ROBINSON & DONALDSON, O.L.S.'s
JDB	DENOTES	J.D. BARNES LIMITED
P1	DENOTES	DEPOSITED PLAN 61R-23096
- - - -	DENOTES	EXTENT OF BUILDING
———	DENOTES	BOUNDARY OF THIS CONDOMINIUM

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THE PHASE SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: HABITAT FOR HUMANITY GUELPH WELLINGTON

DATED AT Guelph

THIS 7th DAY OF May , 2026

SARAH SPRY – CHIEF EXECUTIVE OFFICER
"I HAVE AUTHORITY TO BIND THE CORPORATION"

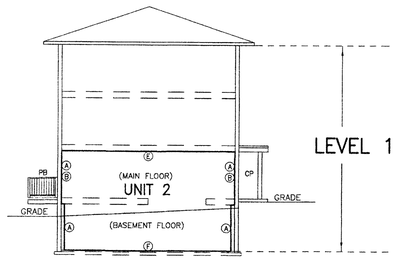
J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-0031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
DM	KFH	21-14-609-03
		DATED: MARCH 23, 2026

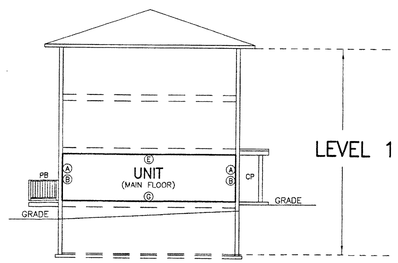
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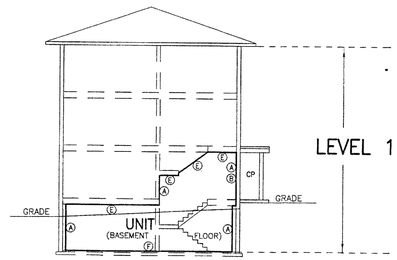
PART/SHEET	DATE
~~PART 1 OF 4 PARTS~~ ~~SHEET 2 OF 4 SHEETS~~	
Part 1 of 6 Parts; Sheet 3 of 6 sheets	2026/07/24



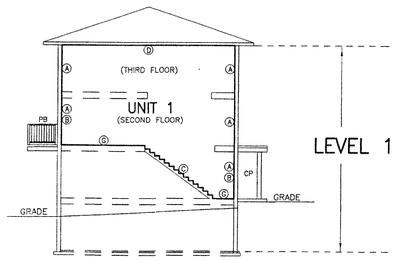
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(NOT TO SCALE)



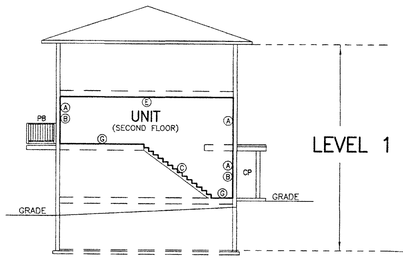
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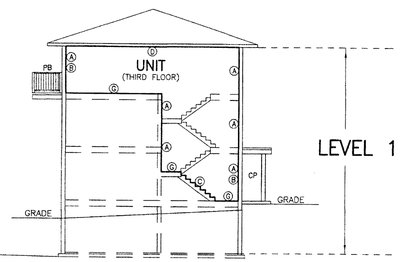
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(NOT TO SCALE)



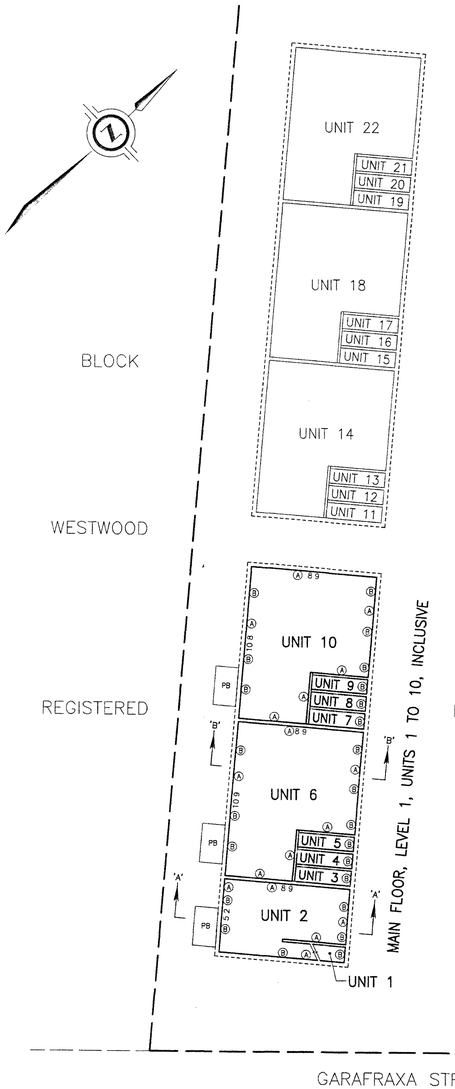
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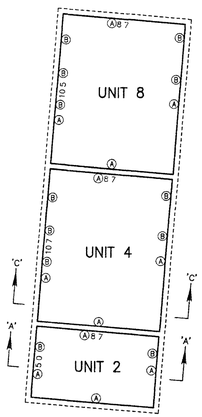


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(NOT TO SCALE)

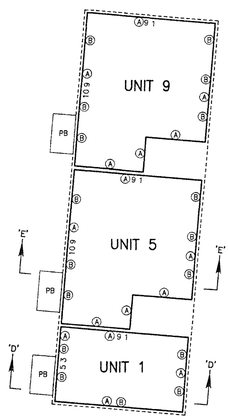


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(NOT TO SCALE)

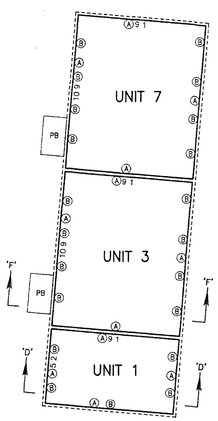




PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, BASEMENT FLOOR
(UNITS 2, 4 & 8)
SCALE 1 200



PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, SECOND FLOOR
(UNITS 1, 5 & 9)
SCALE 1 : 200



PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, THIRD FLOOR
(UNITS 1, 3 & 7)
SCALE 1 200

WELLINGTON STANDARD CONDOMINIUM PLAN No. 305

LEVEL 1, UNITS 1 TO 10, INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF WELLINGTON No 61

AT 8:36 O'CLOCK ON THE 3rd DAY OF FEB. , 2026

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

NOVEMBER 26, 2025
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-107877

DECLARATION REGISTERED AS No. WC780813

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: HABITAT FOR HUMANITY GUELPH WELLINGTON

DATED AT Guelph

THIS 7th DAY OF January , 2026

STEVE HOWARD – CHIEF EXECUTIVE OFFICER
"I HAVE AUTHORITY TO BIND THE CORPORATION"

SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- ——— DENOTES BOUNDARIES OF THE UNITS AND COMMON ELEMENTS
- - - - - - DENOTES EXTENT OF BUILDING
- — — DENOTES EXTENT OF THE COMMON ELEMENTS
- PB DENOTES PRIVATE BALCONY
- CP DENOTES COVERED PORCH

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS (AS FULLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION) SHALL BE ALL OF THE FOLLOWING ITEMS. (LETTERS SHOWN IN SECTIONS REFER TO ITEM NUMBERS IN UNIT BOUNDARY DESCRIPTION)

HORIZONTAL

(A) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALLS SEPARATING ONE UNIT FROM ANOTHER AND COMMON ELEMENTS

(B) IN THE VICINITY OF EXTERIOR WINDOWS AND DOORS, THE UNFINISHED INTERIOR SURFACE OF THE WINDOWS AND WINDOW FRAMES, THE INTERIOR SURFACE OF ALL EXTERIOR DOORS AND DOOR FRAMES AND THE INTERIOR SURFACE OF ALL GLASS THEREIN

(C) IN THE VICINITY OF THE INTERIOR STAIRWAY LEADING FROM THE GROUND FLOOR ENTRANCE ON THE MAIN FLOOR TO THE SECOND FLOOR OF THE BUILDING ABOVE GRADE, THE UNFINISHED/UNIT SIDE SURFACE OF THE STAIR RISERS AND STRINGERS OF SUCH STAIRWAY

VERTICAL

(C) IN THE VICINITY OF THE INTERIOR STAIRWAY LEADING FROM THE GROUND FLOOR ENTRANCE ON THE MAIN FLOOR TO THE SECOND FLOOR OF THE BUILDING ABOVE GRADE, THE UNFINISHED/UNIT SIDE SURFACE OF THE STAIR RISERS AND STRINGERS OF SUCH STAIRWAY

(D) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE CEILING TRUSSES OF THE CEILINGS OF THE UPPERMOST FLOOR OF THE RESIDENTIAL UNIT

(E) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE FLOOR JOISTS OF THE CEILINGS, STAIRS AND LANDINGS

(F) THE UPPER SURFACE AND PLANE OF THE CONCRETE SLAB

(G) THE UNDERSIDE OF PLYWOOD SUB-FLOOR OR THE UPPER SURFACE OF THE FLOOR JOISTS OF THE FLOORS

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

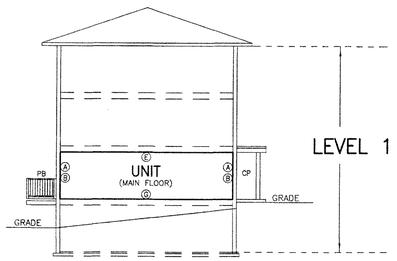
J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
257 WOODLAWN ROAD WEST UNIT 101 GUELPH ON N1H 8J1
t (519) 822-4031 f (519) 822-1220 www.jdbarnes.com

DRAWN BY	CHECKED BY	REFERENCE NO
DM	KFH	21-14-609-03
		DATED NOVEMBER 26, 2025

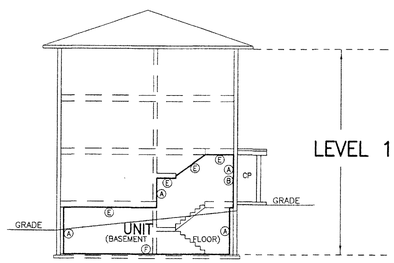
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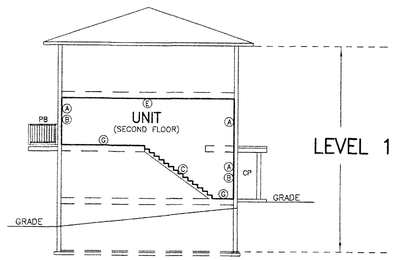
PART/SHEET	DATE
~~PART 1 OF 4 PARTS~~ ~~SHEET 3 OF 4 SHEETS~~	
Part 1 of 6 Parts Sheet 4 of 6 sheets	2026/07/24



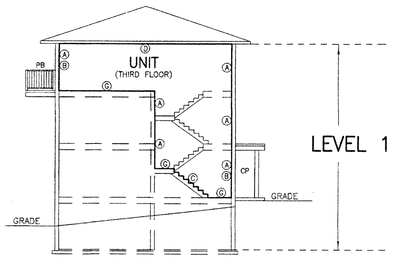
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(NOT TO SCALE)



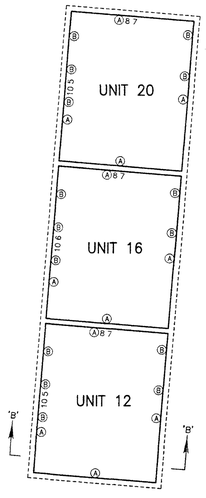
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(NOT TO SCALE)



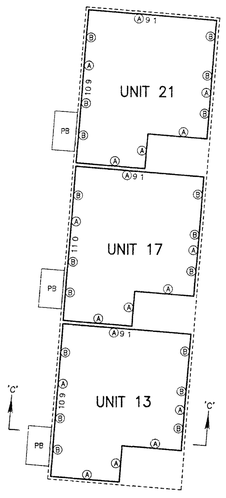
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(NOT TO SCALE)



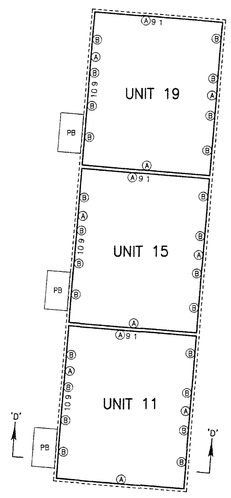
CROSS SECTION 'D' – 'D' ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES UNITS 11, 15 & 19, LEVEL 1, THIRD FLOOR
(NOT TO SCALE)



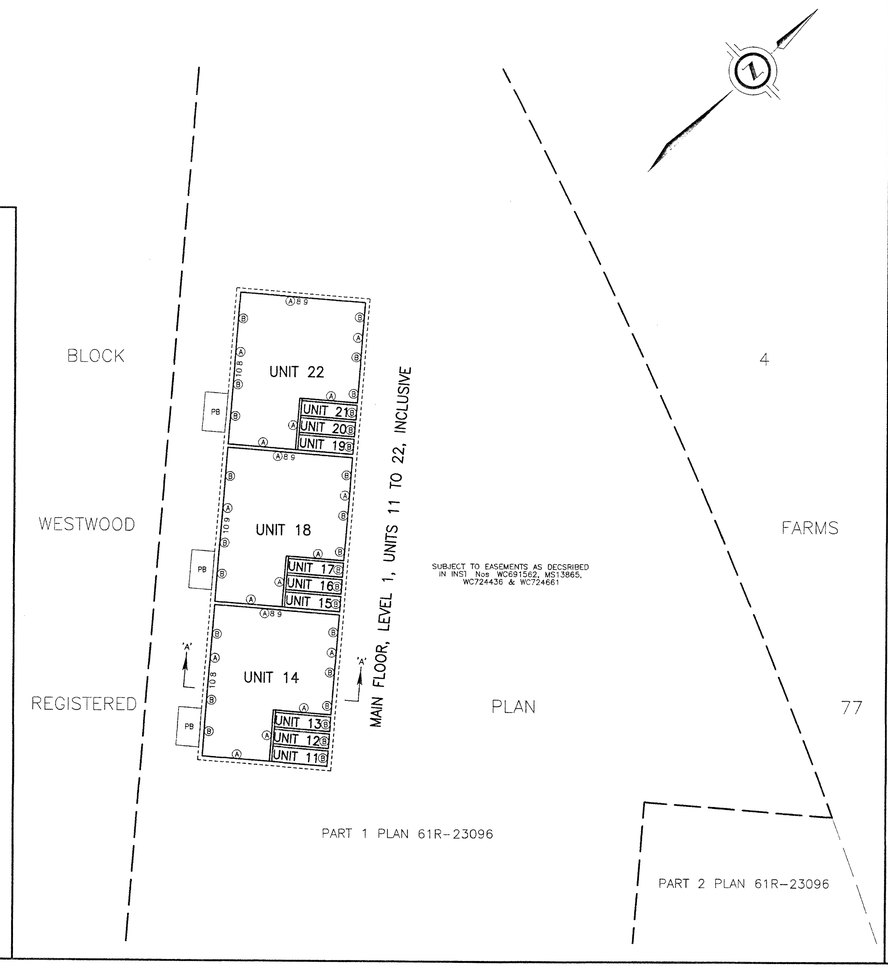
PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, BASEMENT FLOOR
(UNITS 12, 16 & 20)
SCALE 1 . 200



PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, SECOND FLOOR
(UNITS 13, 17 & 21)
SCALE 1 : 200



PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, THIRD FLOOR
(UNITS 11, 15 & 19)
SCALE 1 200



WELLINGTON STANDARD CONDOMINIUM PLAN No. 305

LEVEL 1, UNITS 11 TO 22, INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF WELLINGTON No. 61

AT 8:36 O'CLOCK ON THE 3rd DAY OF FEB. , 2026

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT.

1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2 THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2025.

3 THIS DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

NOVEMBER 26, 2025
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-107877

DECLARATION REGISTERED AS No. WC780813

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS

DECLARANT: HABITAT FOR HUMANITY GUELPH WELLINGTON

DATED AT Guelph

THIS 7th DAY OF January , 2026

STEVE HOWARD – CHIEF EXECUTIVE OFFICER
"I HAVE AUTHORITY TO BIND THE CORPORATION"

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

——— DENOTES BOUNDARIES OF THE UNITS AND COMMON ELEMENTS
- - - - - - - DENOTES EXTENT OF BUILDING
— — — DENOTES EXTENT OF THE COMMON ELEMENTS
PB DENOTES PRIVATE BALCONY
CP DENOTES COVERED PORCH

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS (AS FULLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION) SHALL BE ALL OF THE FOLLOWING ITEMS (LETTERS SHOWN IN SECTIONS REFER TO ITEM NUMBERS IN UNIT BOUNDARY DESCRIPTION)

HORIZONTAL

(A) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALLS SEPARATING ONE UNIT FROM ANOTHER AND COMMON ELEMENTS

(B) IN THE VICINITY OF EXTERIOR WINDOWS AND DOORS, THE UNFINISHED INTERIOR SURFACE OF THE WINDOWS AND WINDOW FRAMES, THE INTERIOR SURFACE OF ALL EXTERIOR DOORS AND DOOR FRAMES AND THE INTERIOR SURFACE OF ALL GLASS THEREIN

(C) IN THE VICINITY OF THE INTERIOR STAIRWAY LEADING FROM THE GROUND FLOOR ENTRANCE ON THE MAIN FLOOR TO THE SECOND FLOOR OF THE BUILDING ABOVE GRADE, THE UNFINISHED/UNIT SIDE SURFACE OF THE STAIR RISERS AND STRINGERS OF SUCH STAIRWAY

VERTICAL

(C) IN THE VICINITY OF THE INTERIOR STAIRWAY LEADING FROM THE GROUND FLOOR ENTRANCE ON THE MAIN FLOOR TO THE SECOND FLOOR OF THE BUILDING ABOVE GRADE, THE UNFINISHED/UNIT SIDE SURFACE OF THE STAIR RISERS AND STRINGERS OF SUCH STAIRWAY.

(D) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE CEILING TRUSSES OF THE CEILINGS OF THE UPPERMOST FLOOR OF THE RESIDENTIAL UNIT

(E) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE FLOOR JOISTS OF THE CEILINGS, STAIRS AND LANDINGS

(F) THE UPPER SURFACE AND PLANE OF THE CONCRETE SLAB

(G) THE UNDERSIDE OF PLYWOOD SUB-FLOOR OR THE UPPER SURFACE OF THE FLOOR JOISTS OF THE FLOORS

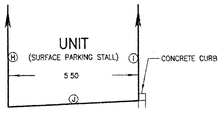
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
257 WOODLAWN ROAD WEST UNIT 101, GUELPH ON N1H 8J1
T (519) 822-4031 F (519) 822-1220 www.jdbarnes.com

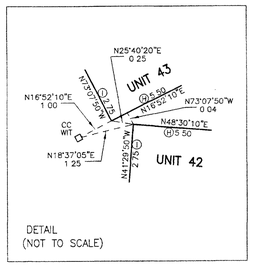
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DM	KFH	21-14-609-03
		DATED NOVEMBER 26, 2025

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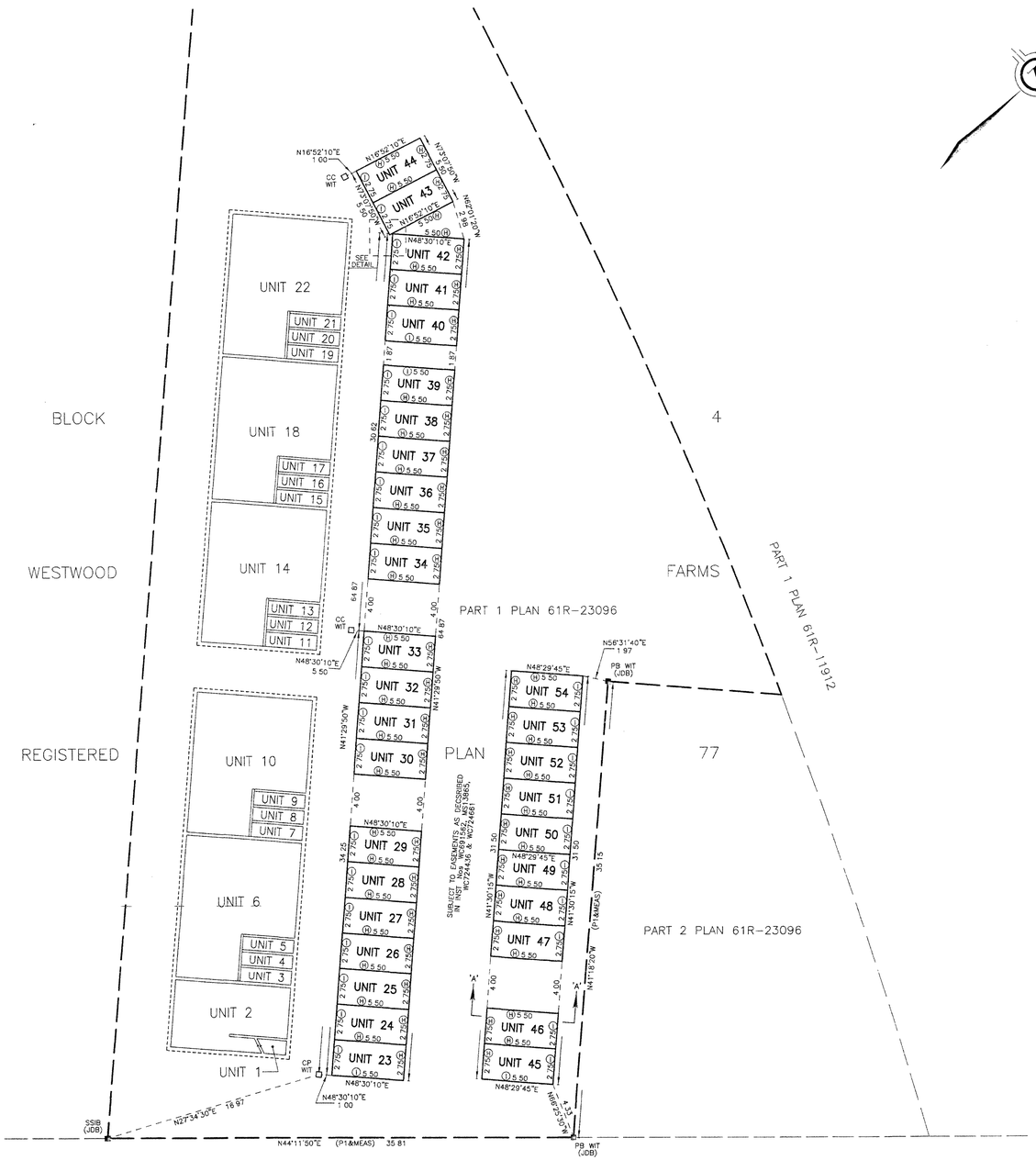
PART/SHEET	DATE
~~PART 1 OF 4 PARTS~~ ~~SHEET 1 OF 4 SHEETS~~	
Part 1 of 6 Parts Sheet 5 of 6 Sheets	2026/02/24



CROSS SECTION 'A' – 'A' ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES UNITS 23 TO 54, INCLUSIVE, LEVEL 1
(NOT TO SCALE)



DETAIL
(NOT TO SCALE)



GARAFRAXA STREET
(POSTED AS 'GARAFRAXA STREET WEST')

WELLINGTON STANDARD CONDOMINIUM PLAN No. 305

LEVEL 1, UNITS 23 TO 54, INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF WELLINGTON No. 61

AT 8:36 O'CLOCK ON THE 3rd DAY OF FEB. , 2026

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

NOVEMBER 26, 2025
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-107877

DECLARATION REGISTERED AS No. WC780813

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: HABITAT FOR HUMANITY GUELPH WELLINGTON

DATED AT Guelph

THIS 7th DAY OF January , 2026

STEVE HOWARD – CHIEF EXECUTIVE OFFICER
"I HAVE AUTHORITY TO BIND THE CORPORATION"

SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND(JDB UNLESS SHOWN OTHERWISE)
□	DENOTES	SURVEY MONUMENT SET
PB	DENOTES	PLASTIC BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
P1	DENOTES	DEPOSITED PLAN 61R-23096
↑	DENOTES	SURFACE PARKING UNIT IS NOT LIMITED VERTICALLY FOR UPPER BOUNDARY
———	DENOTES	BOUNDARIES OF THE UNITS AND COMMON ELEMENTS
- - - - -	DENOTES	EXTENT OF BUILDING
— — —	DENOTES	EXTENT OF THE COMMON ELEMENTS

SURFACE PARKING UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS (AS FULLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION) SHALL BE ALL OF THE FOLLOWING ITEMS (LETTERS SHOWN IN SECTIONS REFER TO ITEM NUMBERS IN UNIT BOUNDARY DESCRIPTION)

HORIZONTAL

(H) THE VERTICAL PLANE CONTROLLED BY MEASUREMENTS SHOWN ON THIS PLAN

(I) THE VERTICAL PLANE ESTABLISHED BY THE FACE OF CONCRETE CURB AND/OR THE PRODUCTION THEREOF

VERTICAL

(J) THE UPPER SURFACE AND PLANE OF THE ASPHALT SURFACE

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

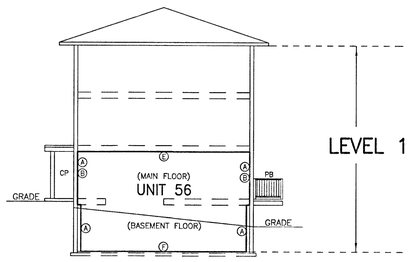
J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST UNIT 1st GUELPH ON N1H 8J1
T (519) 822-4031 F (519) 822-1220 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO:
DM	KFH	21-14-609-03
		DATED NOVEMBER 26, 2025

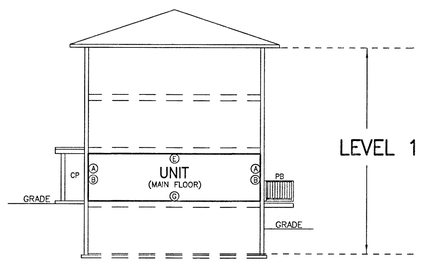
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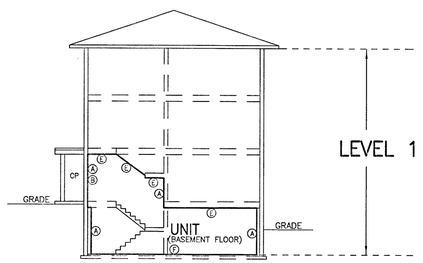
PART/SHEET	DATE
PART 1 OF 6 PARTS SHEET 6 OF 6 SHEETS	2026/07/24



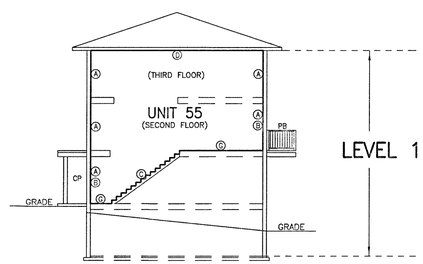
CROSS SECTION 'A' – 'A' ILLUSTRATING VERTICAL UNIT BOUNDARIES UNIT 56, LEVEL 1, MAIN & BASEMENT FLOORS
(NOT TO SCALE)



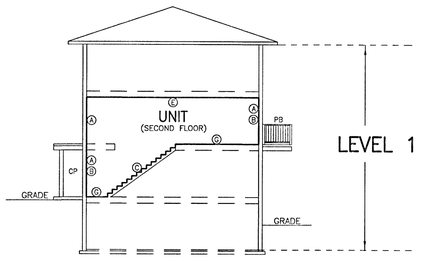
CROSS SECTION 'B' – 'B' ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES UNITS 60 & 64, LEVEL 1, MAIN FLOOR
(NOT TO SCALE)



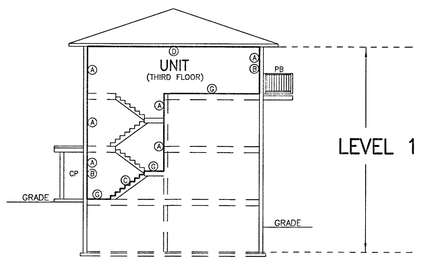
CROSS SECTION 'C' – 'C' ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES UNITS 58 & 62, LEVEL 1, BASEMENT FLOOR
(NOT TO SCALE)



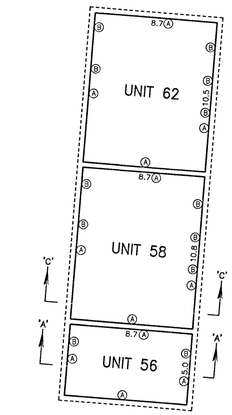
CROSS SECTION 'D' – 'D' ILLUSTRATING VERTICAL UNIT BOUNDARIES UNIT 55, LEVEL 1, SECOND & THIRD FLOORS
(NOT TO SCALE)



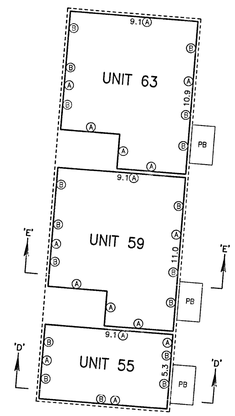
CROSS SECTION 'E' – 'E' ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES UNITS 59 & 63, LEVEL 1, SECOND FLOOR
(NOT TO SCALE)



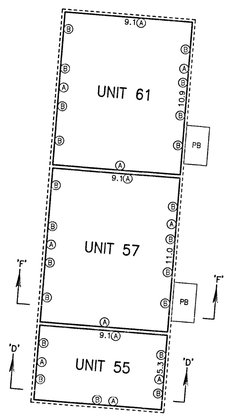
CROSS SECTION 'F' – 'F' ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES UNITS 57 & 61, LEVEL 1, THIRD FLOOR
(NOT TO SCALE)



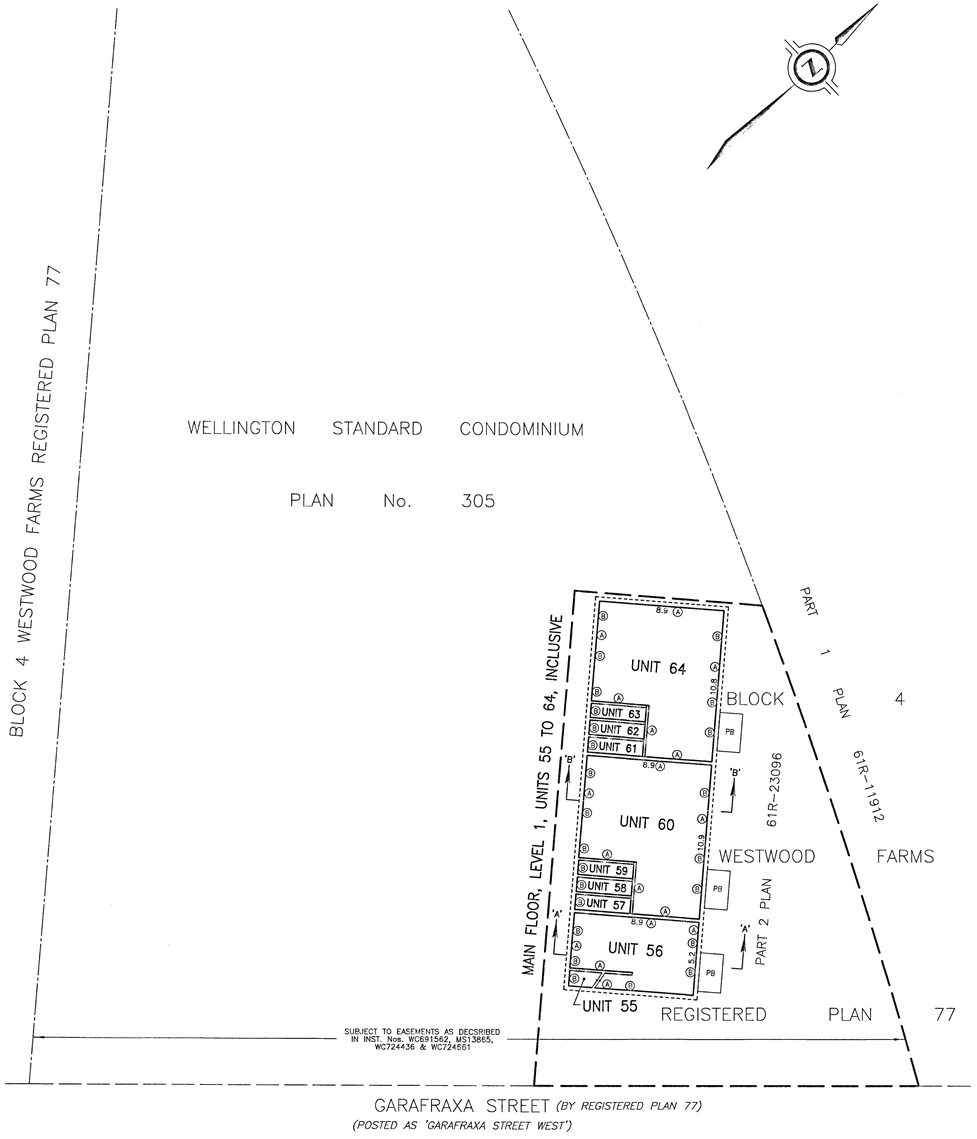
PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, BASEMENT FLOOR
(UNITS 56, 58 & 62)
SCALE 1 : 200



PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, SECOND FLOOR
(UNITS 55, 59 & 63)
SCALE 1 : 200



PLAN VIEW SHOWING UNIT BOUNDARIES
LEVEL 1, THIRD FLOOR
(UNITS 55, 57 & 61)
SCALE 1 : 200



WELLINGTON STANDARD CONDOMINIUM PLAN No. 305

LEVEL 1, UNITS 55 TO 64, INCLUSIVE

AMENDMENT TO THE DECLARATION AND DESCRIPTION
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF WELLINGTON No. 61 AS IN INST. No. WC793414

AT 11:16 O'CLOCK ON THE 24 DAY OF July , 2026

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

MARCH 23, 2026
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-124486

DECLARATION REGISTERED AS No. WC780813

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THE PHASE SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: HABITAT FOR HUMANITY GUELPH WELLINGTON

DATED AT Guelph

THIS 7th DAY OF May , 2026

SARAH STORY – CHIEF EXECUTIVE OFFICER
"I HAVE AUTHORITY TO BIND THE CORPORATION"

SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

——— DENOTES BOUNDARIES OF THE UNITS AND COMMON ELEMENTS
- - - - - - DENOTES EXTENT OF BUILDING
——— DENOTES EXTENT OF THE COMMON ELEMENTS
PB DENOTES PRIVATE BALCONY
CP DENOTES COVERED PORCH

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS (AS FULLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION) SHALL BE ALL OF THE FOLLOWING ITEMS. (LETTERS SHOWN IN SECTIONS REFER TO ITEM NUMBERS IN UNIT BOUNDARY DESCRIPTION)

HORIZONTAL

(A) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALLS SEPARATING ONE UNIT FROM ANOTHER AND COMMON ELEMENTS

(B) IN THE VICINITY OF EXTERIOR WINDOWS AND DOORS, THE UNFINISHED INTERIOR SURFACE OF THE WINDOWS AND WINDOW FRAMES, THE INTERIOR SURFACE OF ALL EXTERIOR DOORS AND DOOR FRAMES AND THE INTERIOR SURFACE OF ALL GLASS THEREIN

(C) IN THE VICINITY OF THE INTERIOR STAIRWAY LEADING FROM THE GROUND FLOOR ENTRANCE ON THE MAIN FLOOR TO THE SECOND FLOOR OF THE BUILDING ABOVE GRADE, THE UNFINISHED/UNIT SIDE SURFACE OF THE STAIR RISERS AND STRINGERS OF SUCH STAIRWAY.

VERTICAL

(C) IN THE VICINITY OF THE INTERIOR STAIRWAY LEADING FROM THE GROUND FLOOR ENTRANCE ON THE MAIN FLOOR TO THE SECOND FLOOR OF THE BUILDING ABOVE GRADE, THE UNFINISHED/UNIT SIDE SURFACE OF THE STAIR RISERS AND STRINGERS OF SUCH STAIRWAY.

(D) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE CEILING TRUSSES OF THE CEILINGS OF THE UPPERMOST FLOOR OF THE RESIDENTIAL UNIT

(E) THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE FLOOR JOISTS OF THE CEILINGS, STAIRS AND LANDINGS

(F) THE UPPER SURFACE AND PLANE OF THE CONCRETE SLAB

(G) THE UNDERSIDE OF PLYWOOD SUB-FLOOR OR THE UPPER SURFACE OF THE FLOOR JOISTS OF THE FLOORS

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
DM	KFH	21-14-609-03
		DATED: MARCH 23, 2026

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PLOT DATE: 4/29/2026 7:48 AM