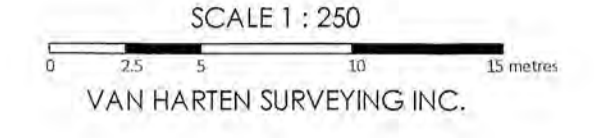
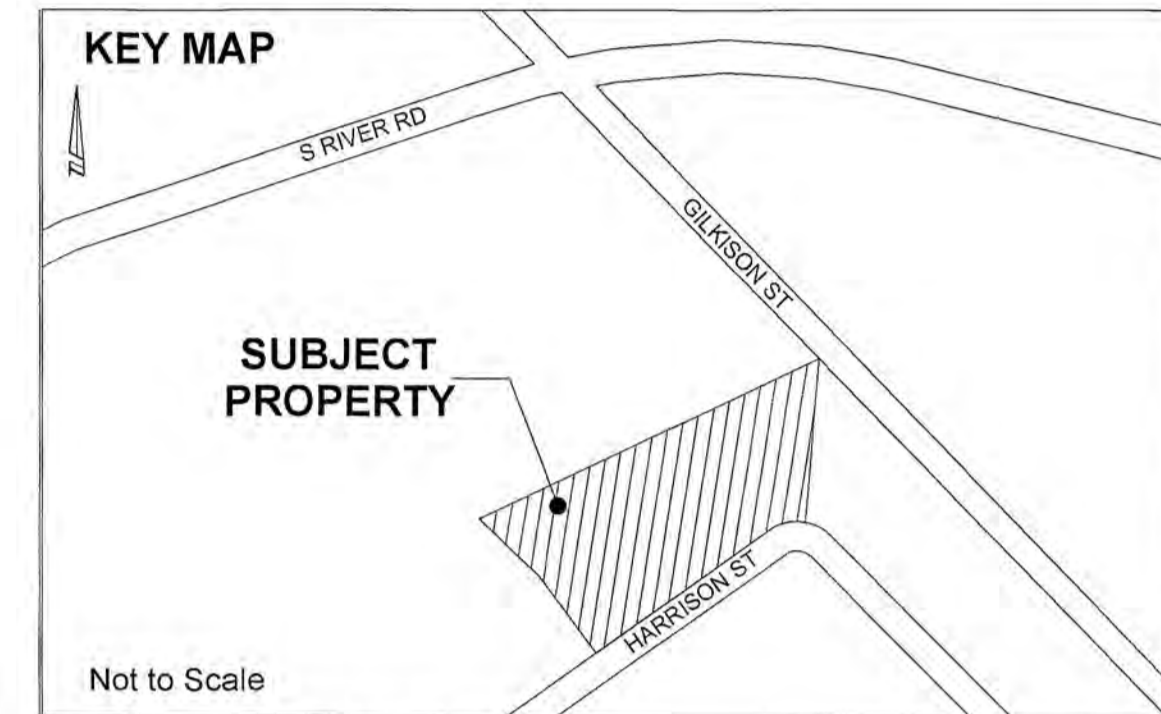


DRAFT PLAN OF CONDOMINIUM  
ALL OF BLOCK 39,  
REGISTERED PLAN 61M-252  
TOWNSHIP OF CENTRE WELLINGTON  
COUNTY OF WELLINGTON



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



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: GRANITE HOMES SOUTH RIVER INC.  
DATE: NOVEMBER 1, 2023.  
TERRY ELLERY  
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: OCTOBER 25, 2023  
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 5 CLUSTER TOWNHOUSE 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 N/A  
(j) CONTOURS N/A  
(k) ALL MUNICIPAL SERVICES AVAILABLE  
(l) NO EASEMENTS ON TITLE

ADDITIONAL INFORMATION  
ZONING: R3.58.17

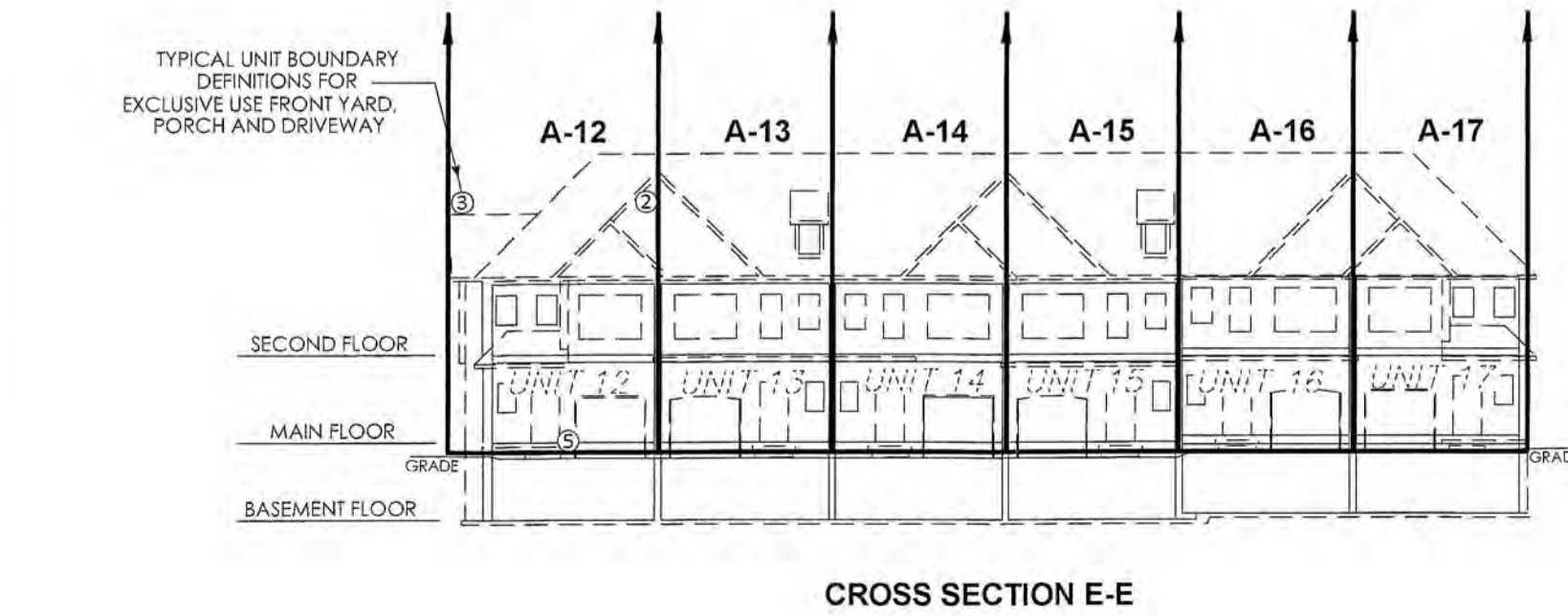
SITE AREA: 8929.312m<sup>2</sup>  
NUMBER OF UNITS RESIDENTIAL UNITS: 31  
VISITOR PARKING: 4  
BARRIER FREE VISITOR PARKING: 3  
V DENOTES VISITOR PARKING  
P DENOTES FRONT PORCH  
A-1 EXCLUSIVE USE FRONT YARD, PORCH, STEPS, AND DRIVEWAY  
B-1 EXCLUSIVE USE BACK PATIO, AND OR BACK DECK

Van Harten LAND SURVEYORS - ENGINEERS  
Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110  
DRAWN BY: SI CHECKED BY: EP/JL  
Nov 1, 2023 5:36:11 PM  
C:\CENTRE WELLINGTON\61M-252\BLOCK 39\ACAD\DRAWN PLAN BLOCK 39 (13268-23).dwg  
PROJECT NO. 32683-23

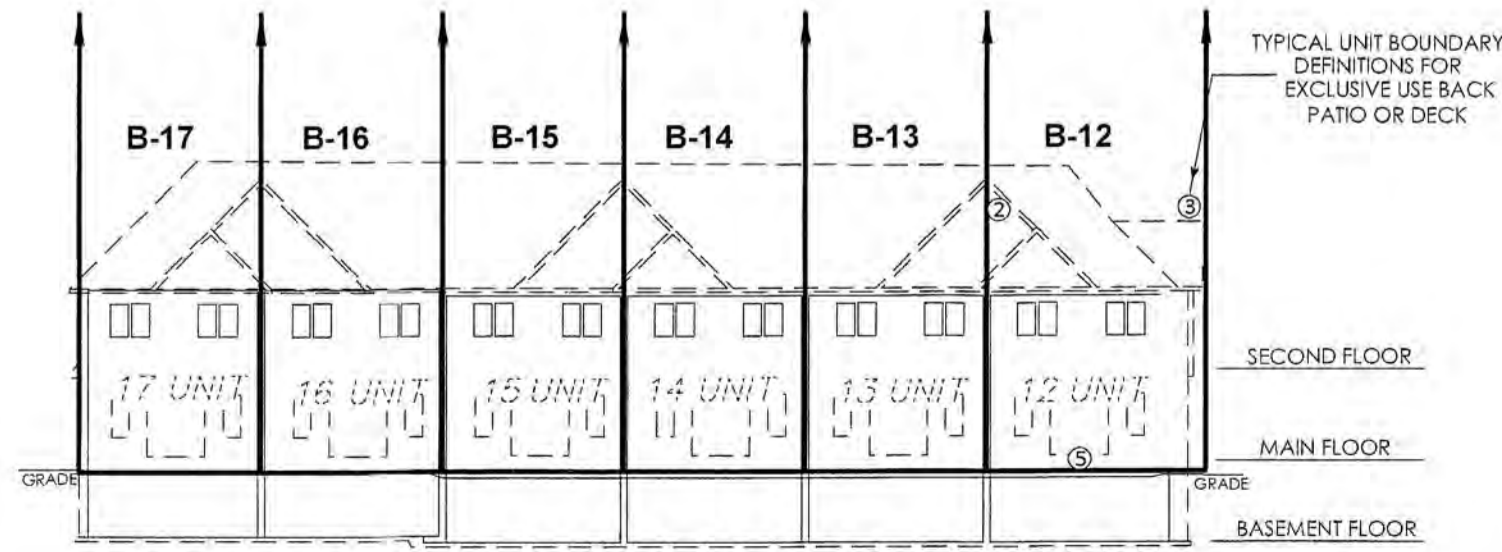


Subject to the conditions set forth in our letter dated February 2, 2024, this Draft Plan of Condominium No. 23CD-23005 is approved under ss. 51 of the Planning Act and ss. 9 of the Condominium Act, 1998. This 2ND day of February 2024  
Aldo L. Salis, RPP, MCIP  
Director of Planning and Development  
County of Wellington

HARRISON ST  
(ROAD WIDTH 20.000m)  
PIN 71407-0847 (LT)



CROSS SECTION E-E



CROSS SECTION F-F

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
- ⑤ DENOTES SURFACE OF GRADE

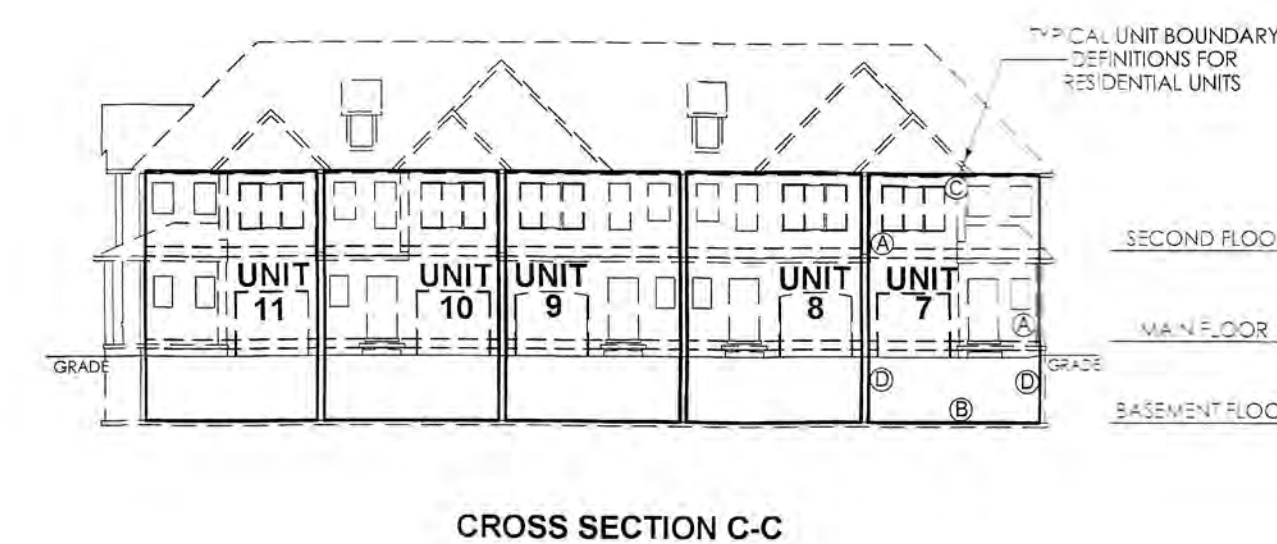
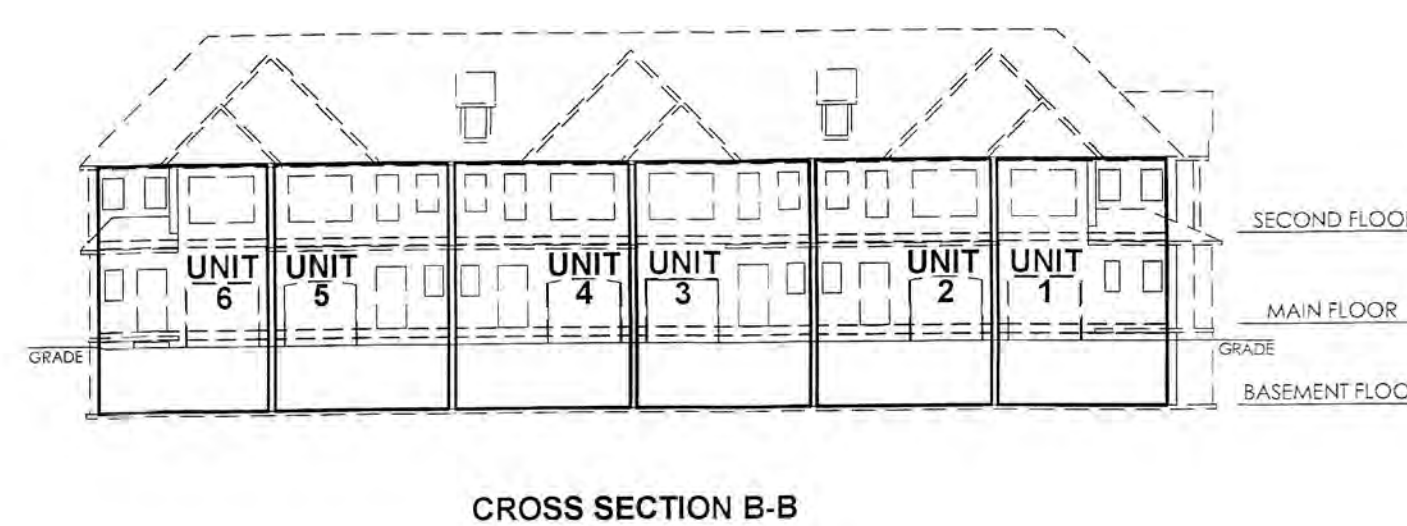
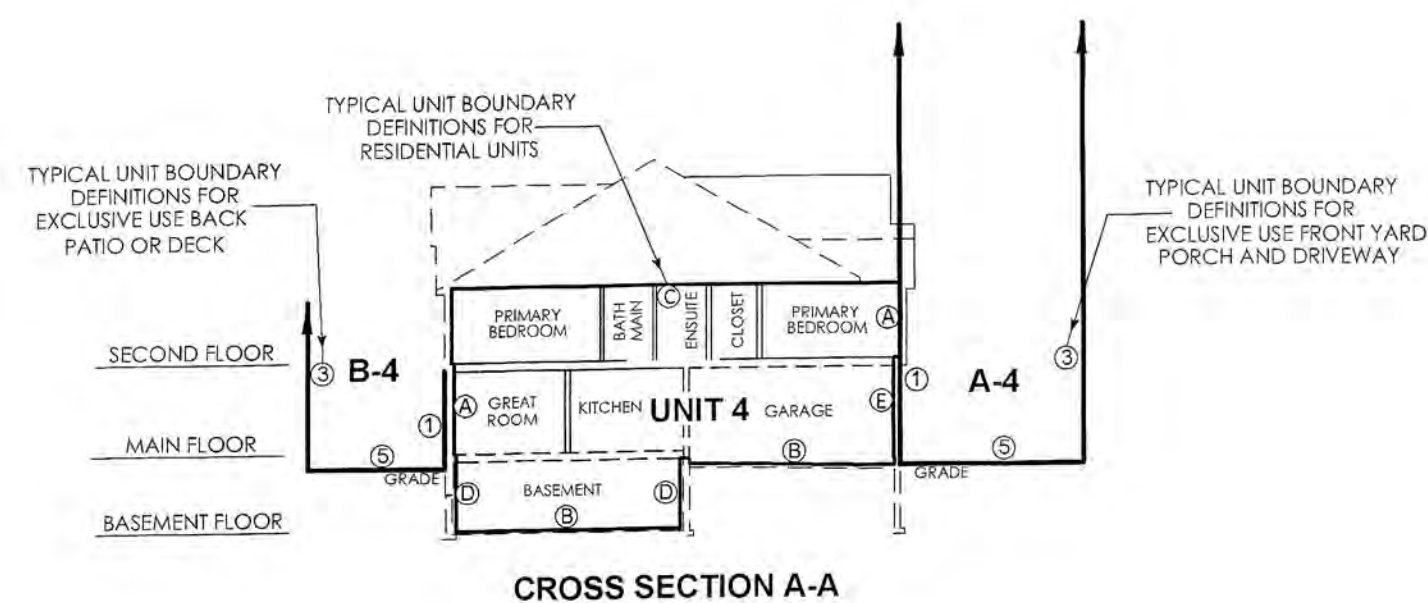
UNIT BOUNDARY DEFINITIONS

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

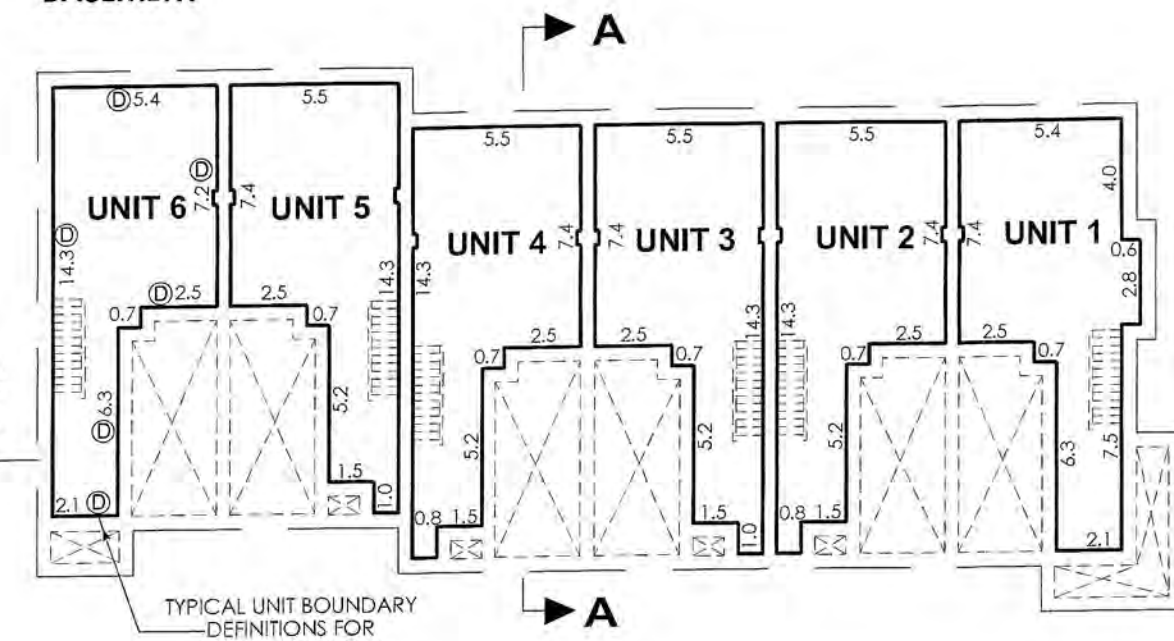
- (A) DENOTES UNIT SIDE SURFACE OF THE VERTICAL STUDS ON ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS AND PROJECTIONS THEREOF
- (B) DENOTES UNIT SIDE SURFACE OF THE UNFINISHED CONCRETE FLOOR AND PROJECTIONS THEREOF
- (C) DENOTES UNIT SIDE SURFACE AND PLANE OF THE JOISTS ON THE CEILING OF THE UPPERMOST FLOOR AND PROJECTIONS THEREOF
- (D) DENOTES THE FACE AND PLANE OF CONCRETE WALL
- (E) 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:

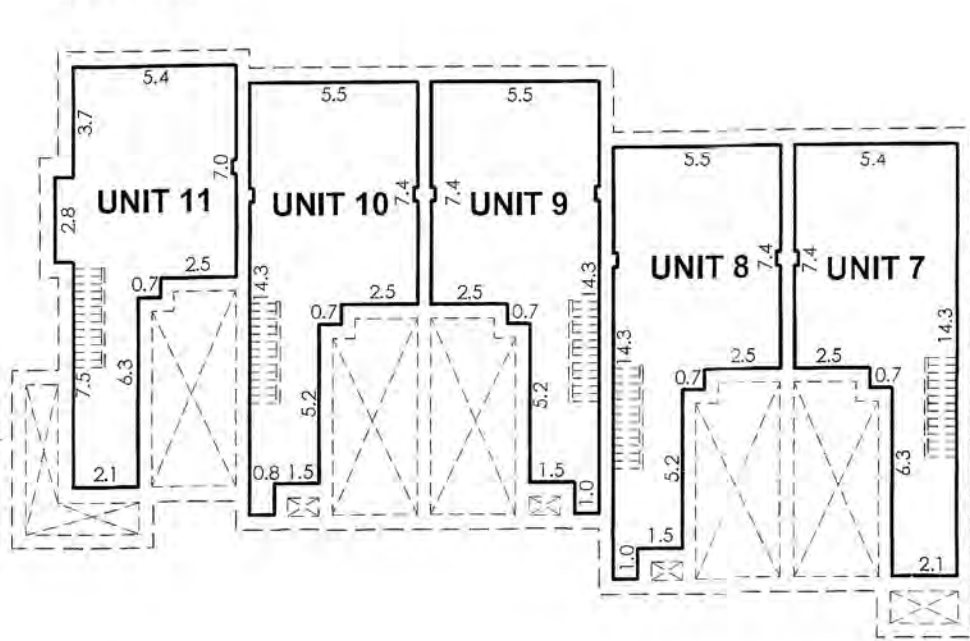
IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.



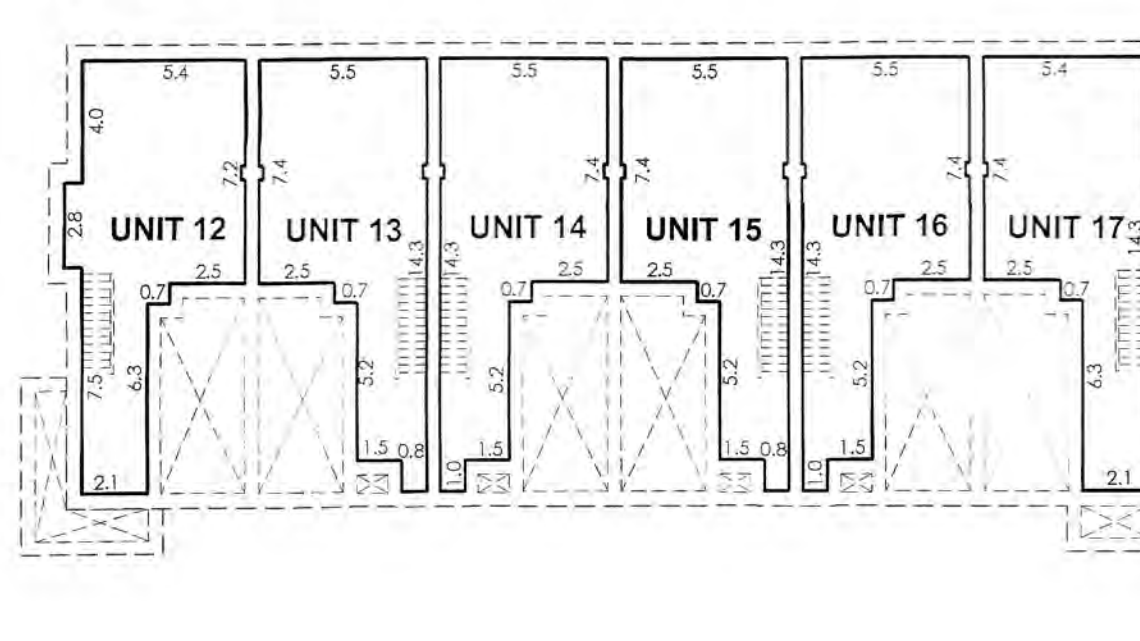
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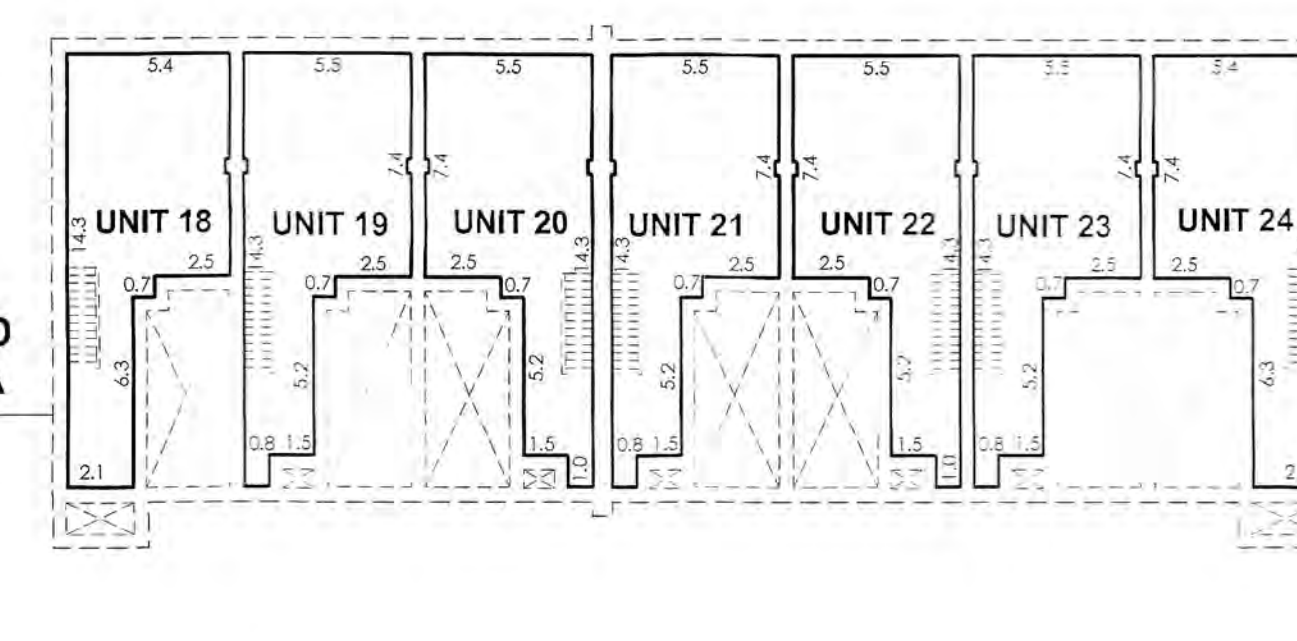
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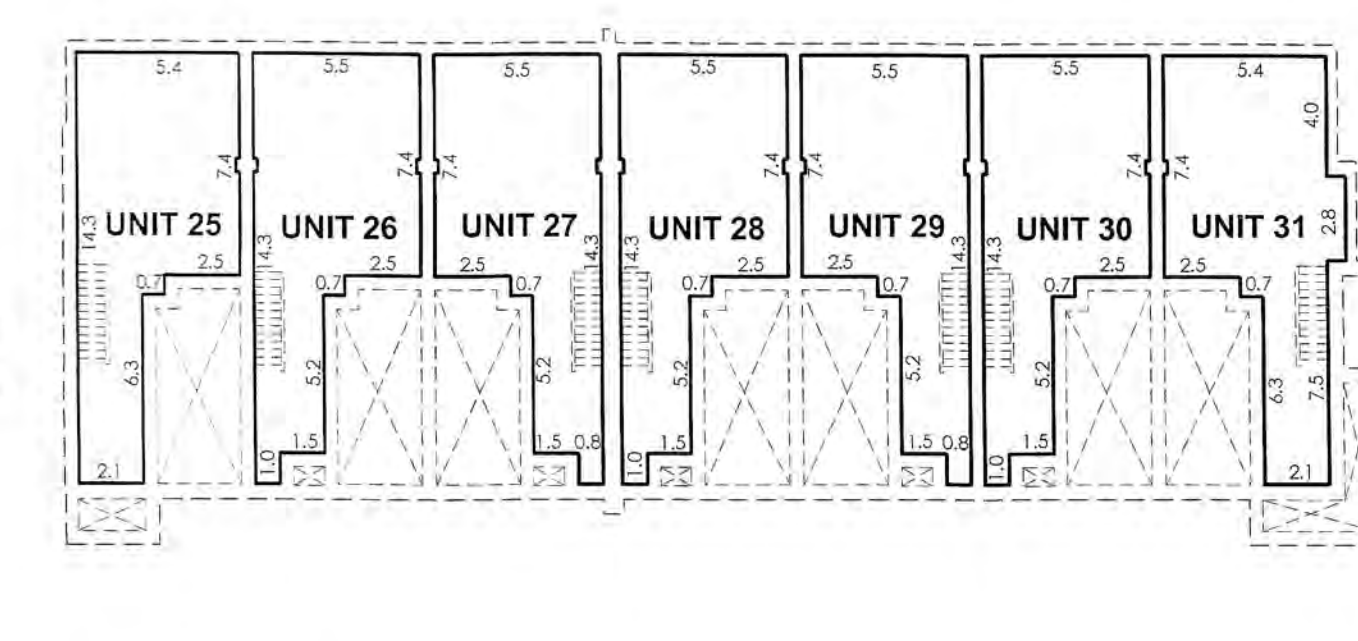
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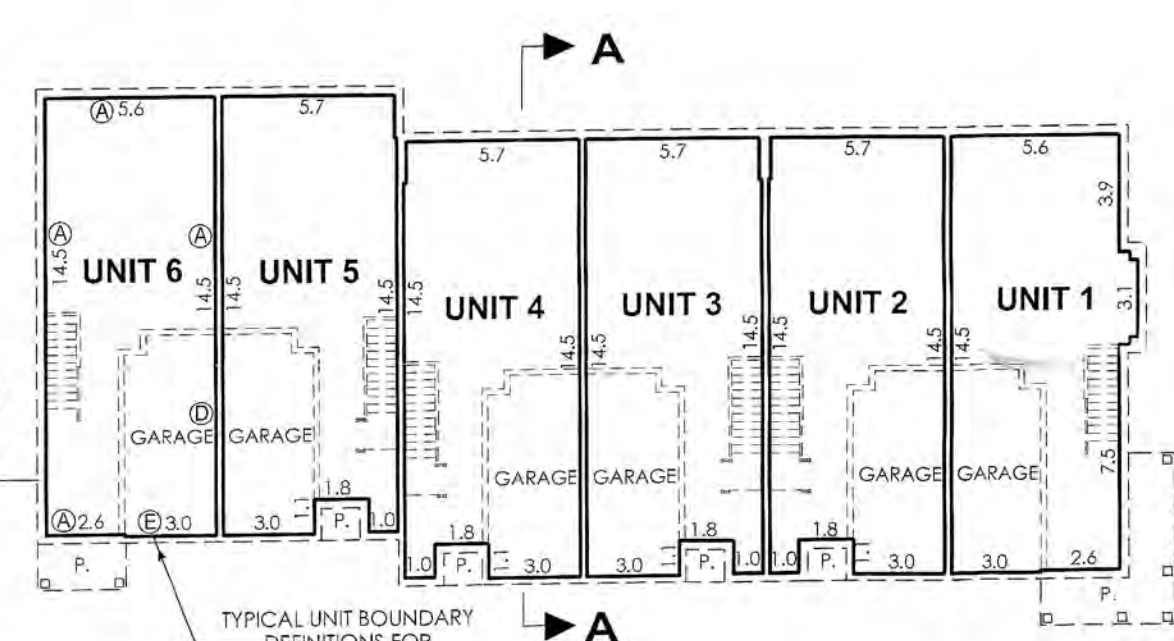
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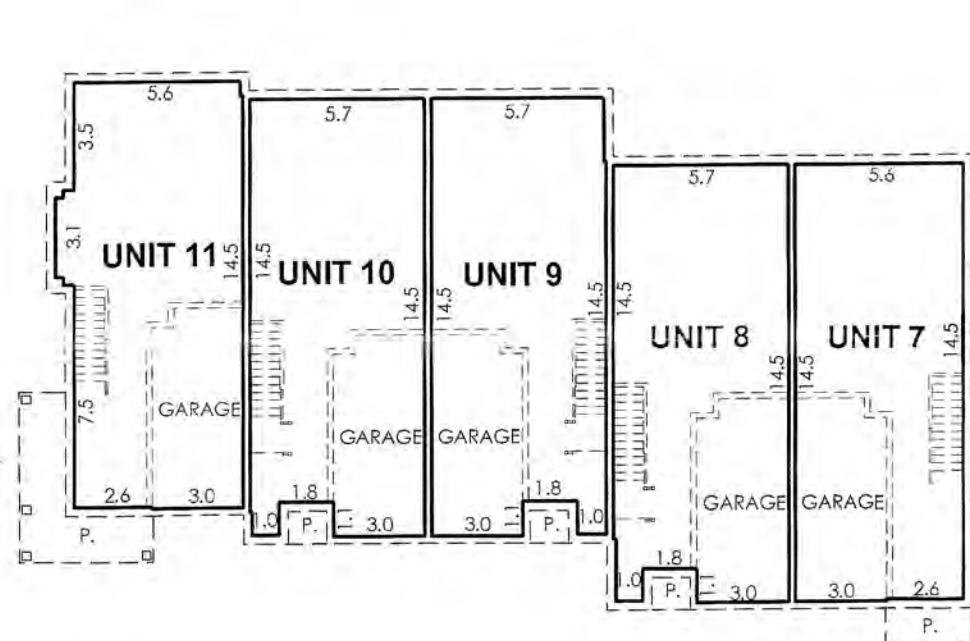
Block E BASEMENT



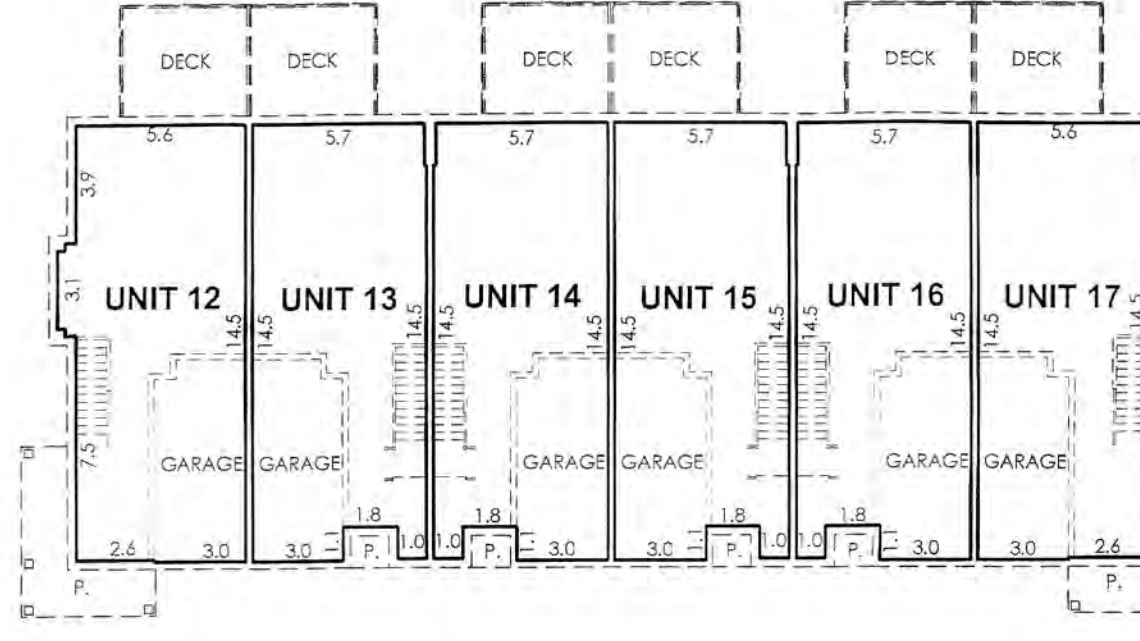
GROUND FLOOR



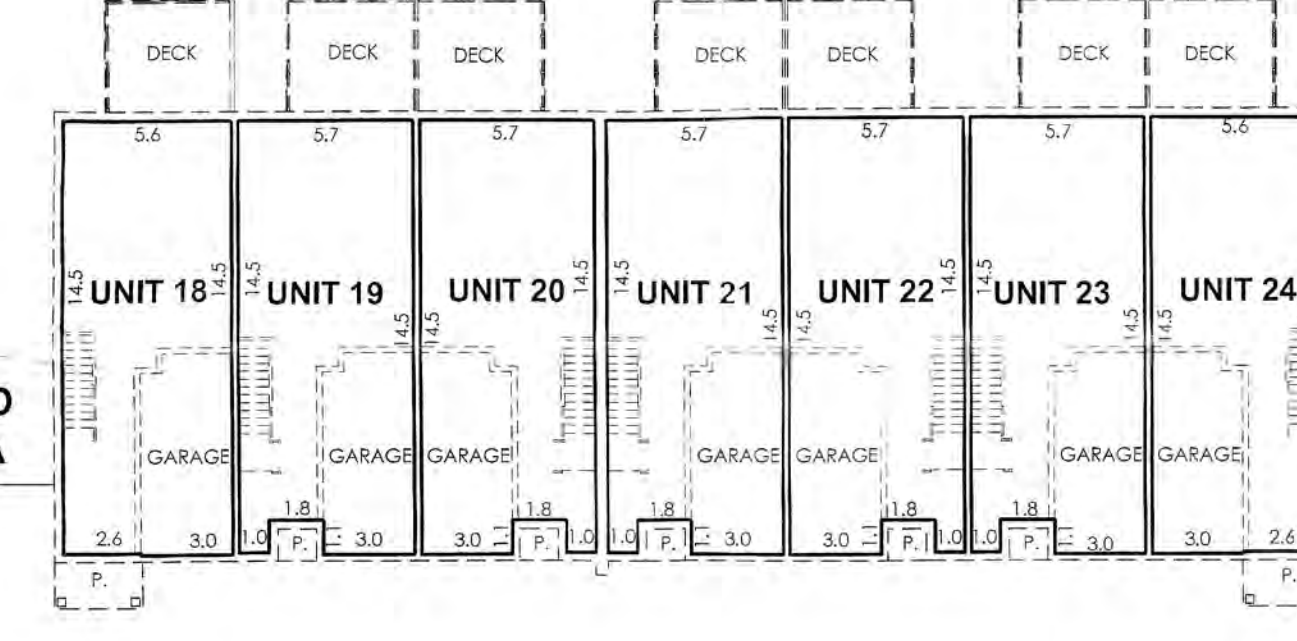
GROUND FLOOR



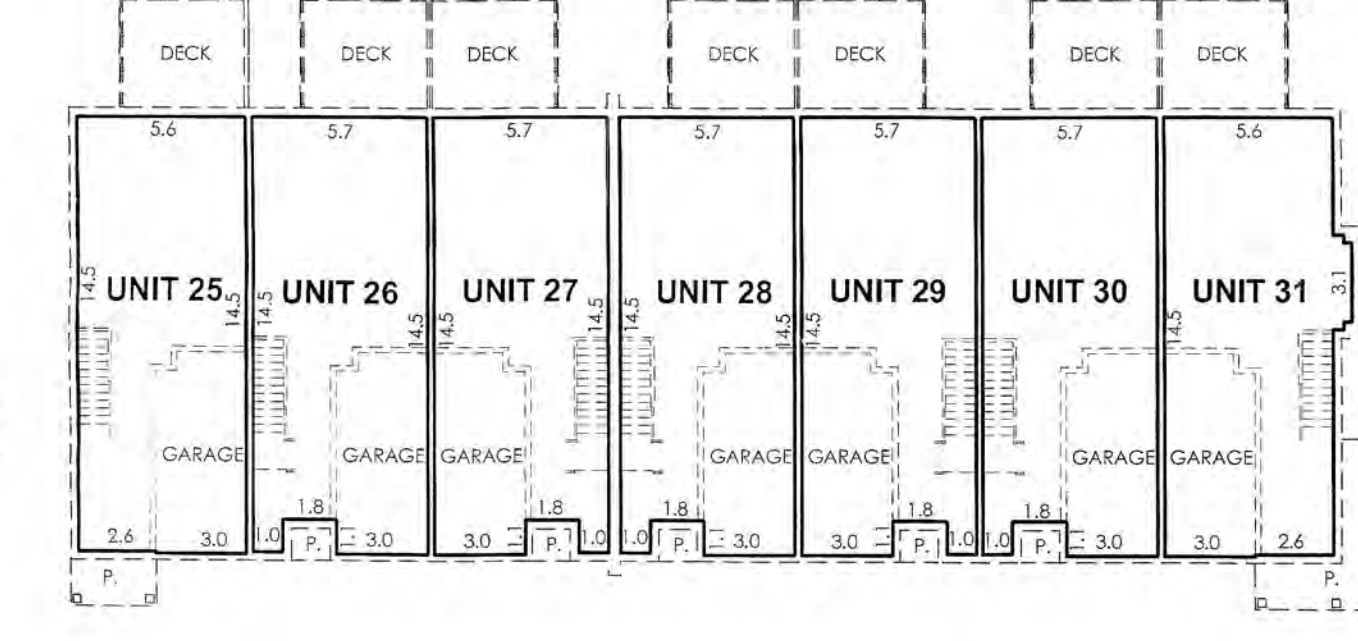
GROUND FLOOR



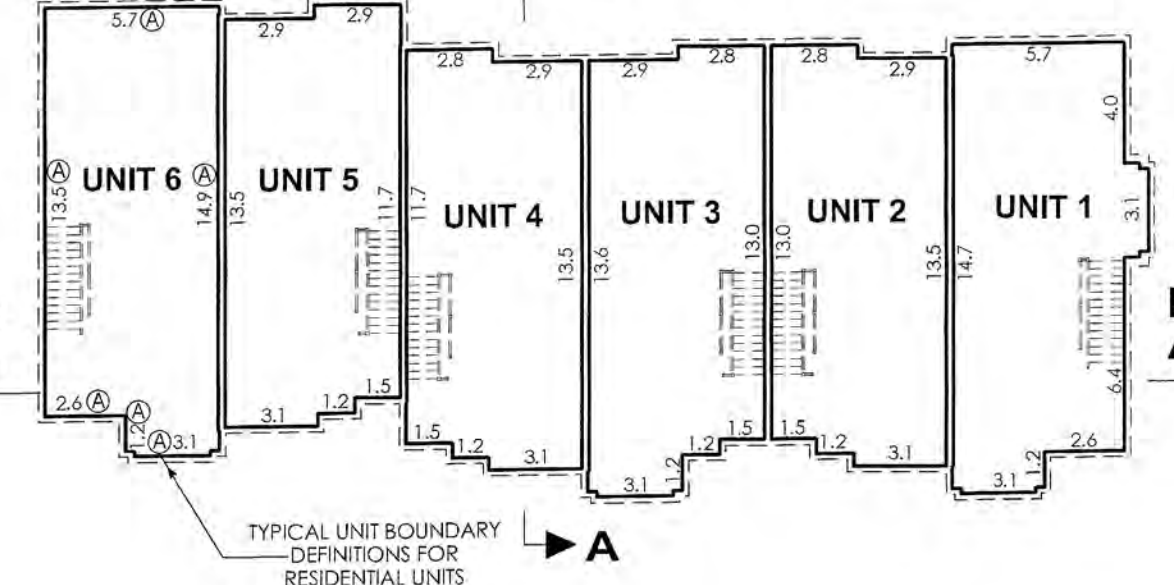
GROUND FLOOR



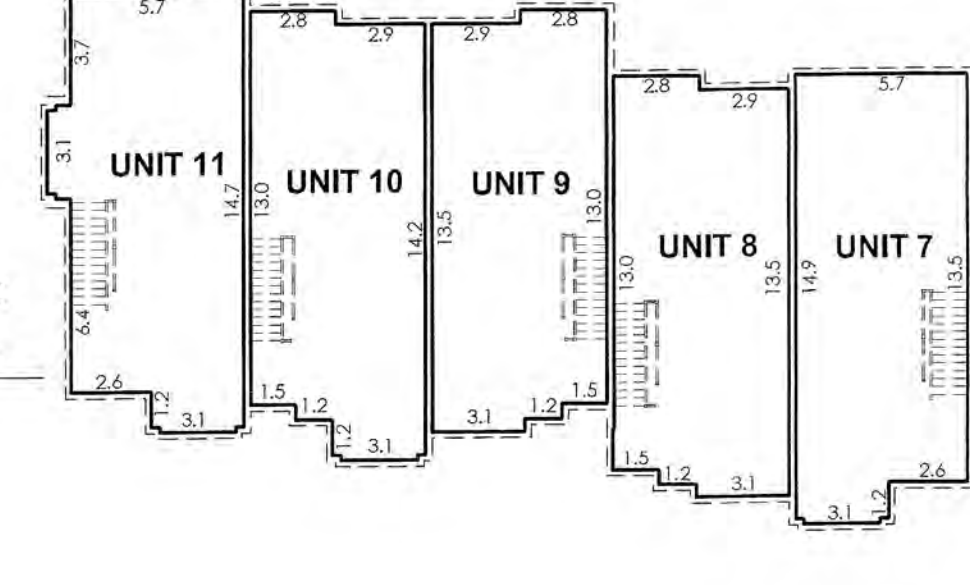
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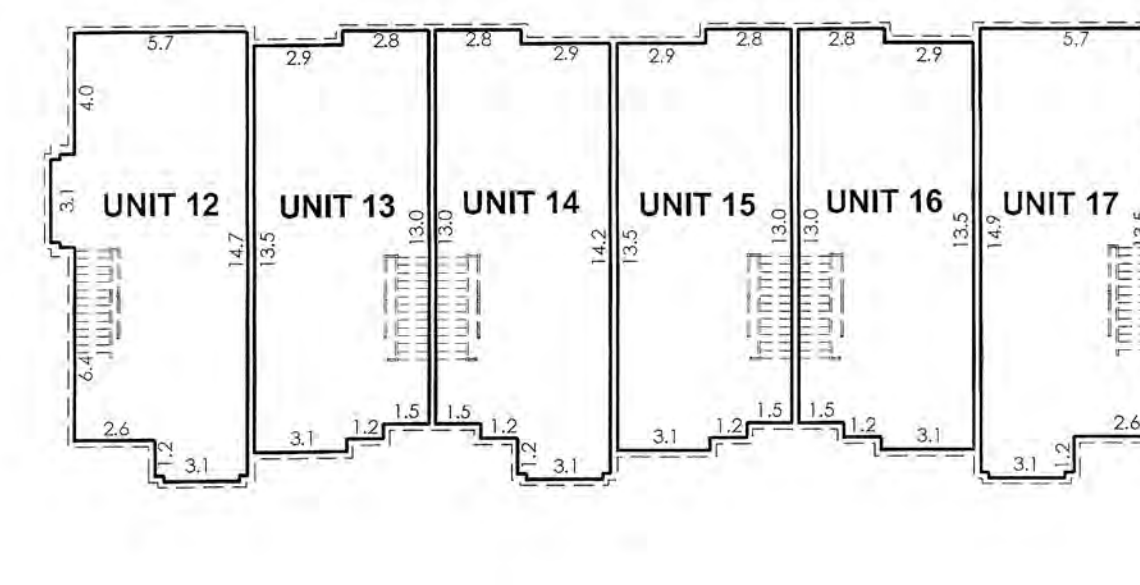
SECOND FLOOR



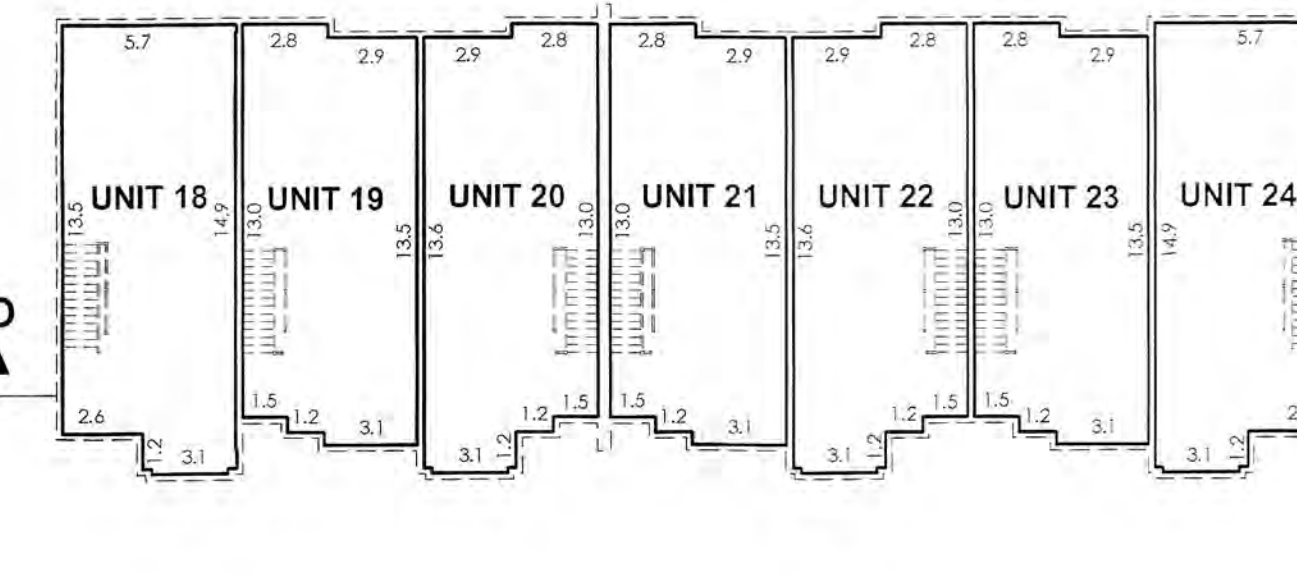
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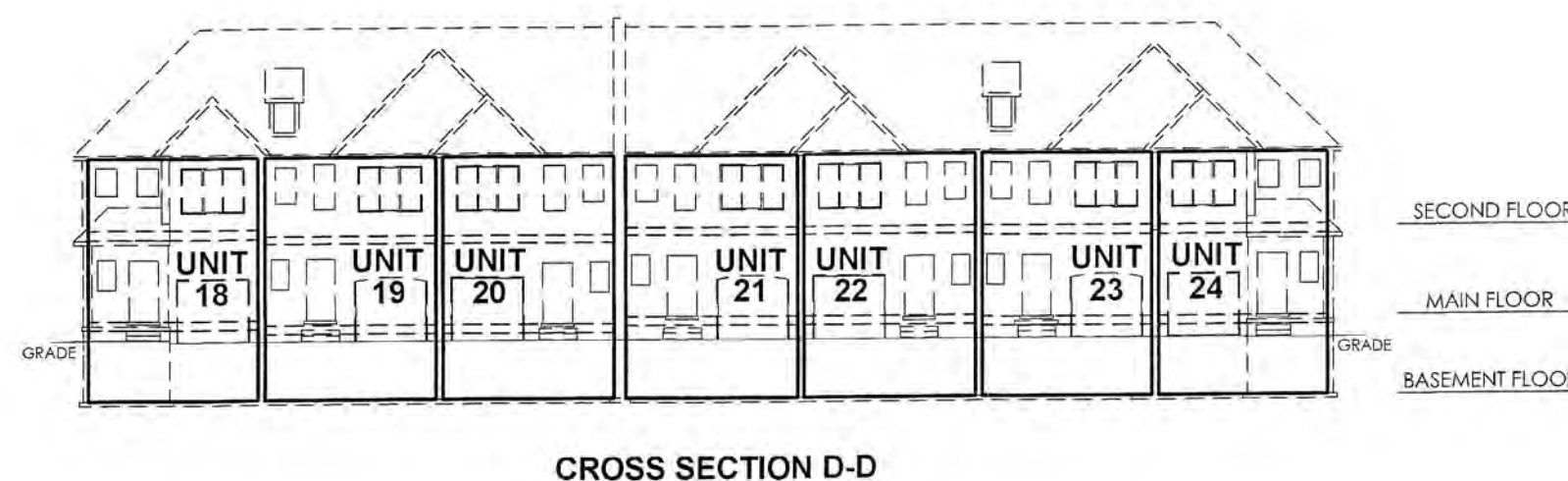
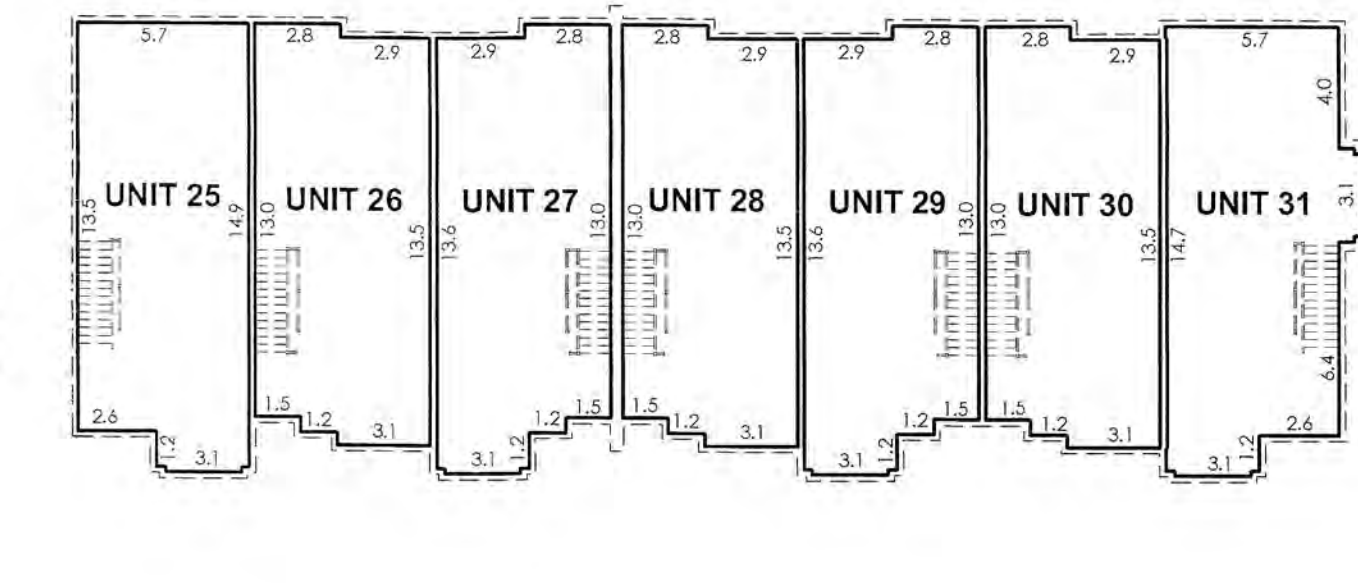
SECOND FLOOR



SECOND FLOOR



SECOND FLOOR



**UNIT BOUNDARY DEFINITIONS**

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- (4) DENOTES FACE OF CURB OR SIDEWALK
- (5) DENOTES SURFACE OF GRADE

**NOTES:**

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**LEGEND**

- P DENOTES FRONT PORCH
- A-1 EXCLUSIVE USE FRONT YARD, PORCH, STEPS, AND DRIVEWAY
- B-1 EXCLUSIVE USE BACK PATIO, AND/OR BACK DECK

**METRIC:**

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



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
DRAWN BY: SI	CHECKED BY: EP/JL	PROJECT NO. 32863-23

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