

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

A street map showing the location of the 'SUBJECT PROPERTY'. The property is situated at the intersection of Wellington St E and Newfoundland St. It is marked with a black dot and a hatched rectangular area. Surrounding streets include Church St N, King St E, Ronnies Way, Kenzie Rd, and London Rd.

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.

DATE: AUGUST 23, 2024

BRAD WILSON, PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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: AUGUST 22, 2024

JAMES M. LAWS, O.L.S.

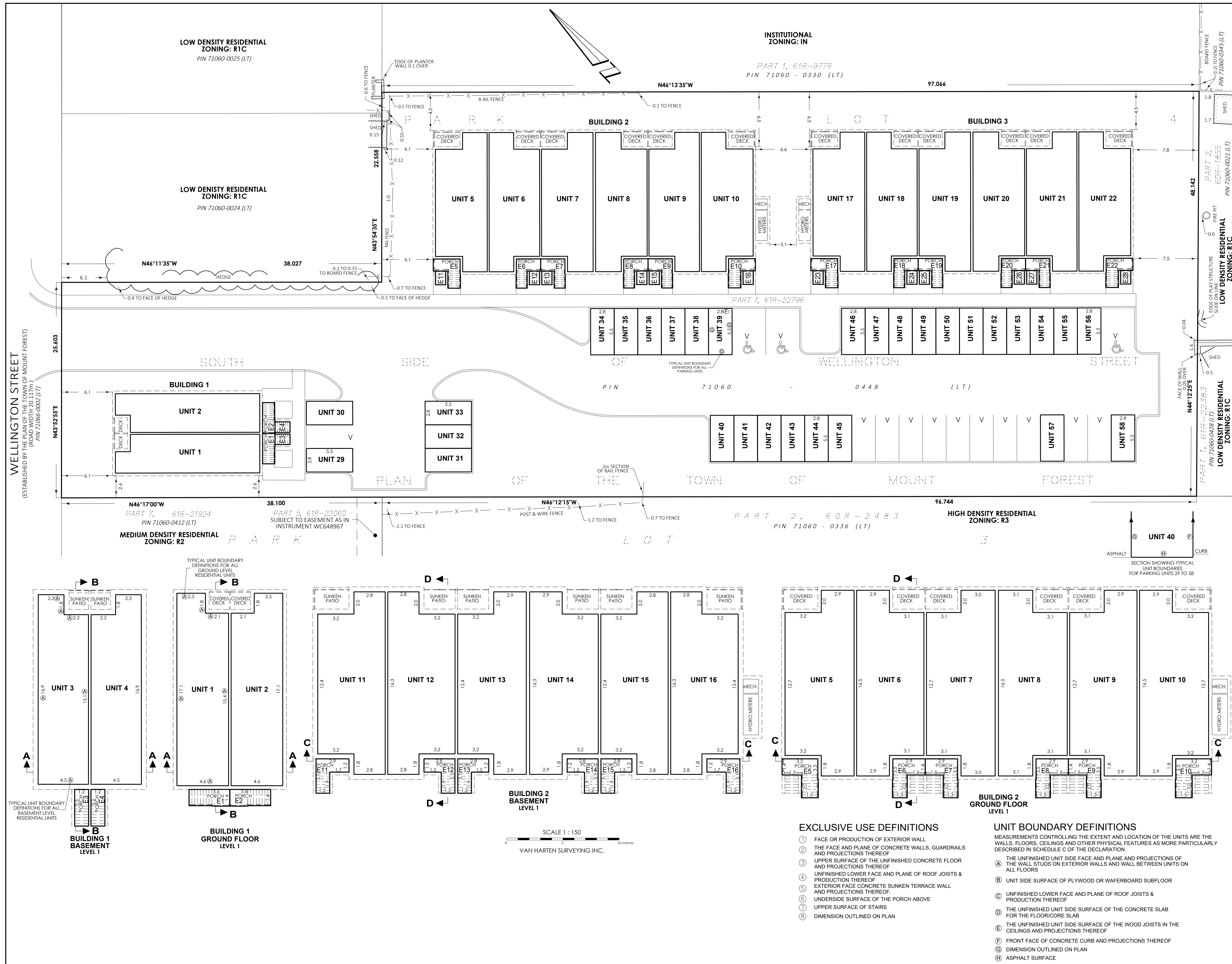
- (a) BOUNDARIES AS SHOWN
- (b) WIDTHS OF ROADS AS SHOWN
- (c) KEY PLAN AS SHOWN
- (d) PURPOSE OF SITE STACKED TOWNHOUSE CONDOMINIUM
- (e) EXISTING USES OF ADJOINING LANDS AS SHOWN
- (f) DIMENSIONS OF UNITS AS SHOWN
- (g) NATURAL FEATURES
- (h) MUNICIPAL WATER AVAILABLE
- (i) GRAVEL AND LOAM
- (j) CONTOURS AS SHOWN ON GRADING PLAN BY COBIDE, DRAWING NO. 03714-SG1
- (k) ALL MUNICIPAL SERVICES AVAILABLE
- (l) NO EASEMENTS FOUND

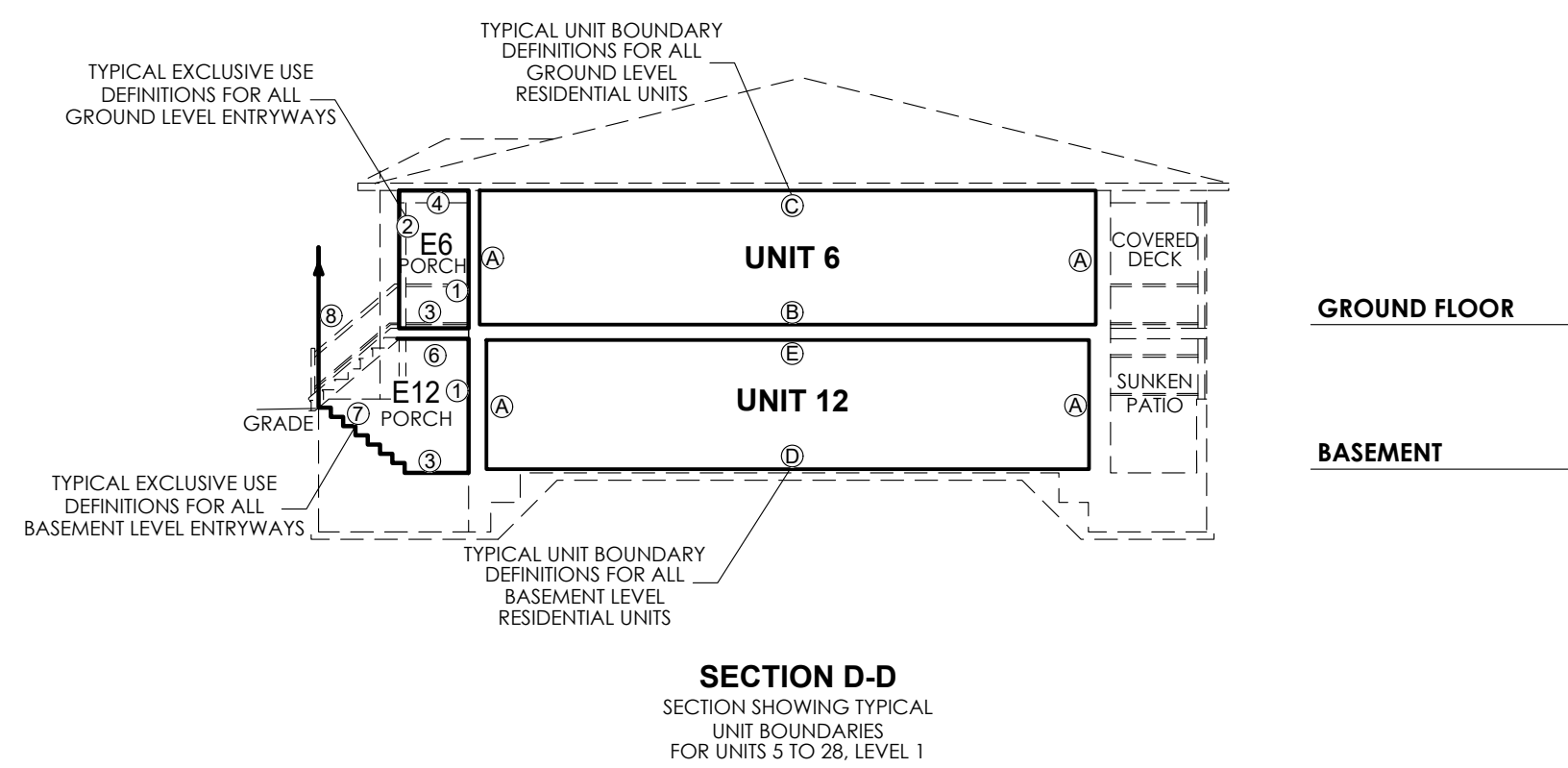
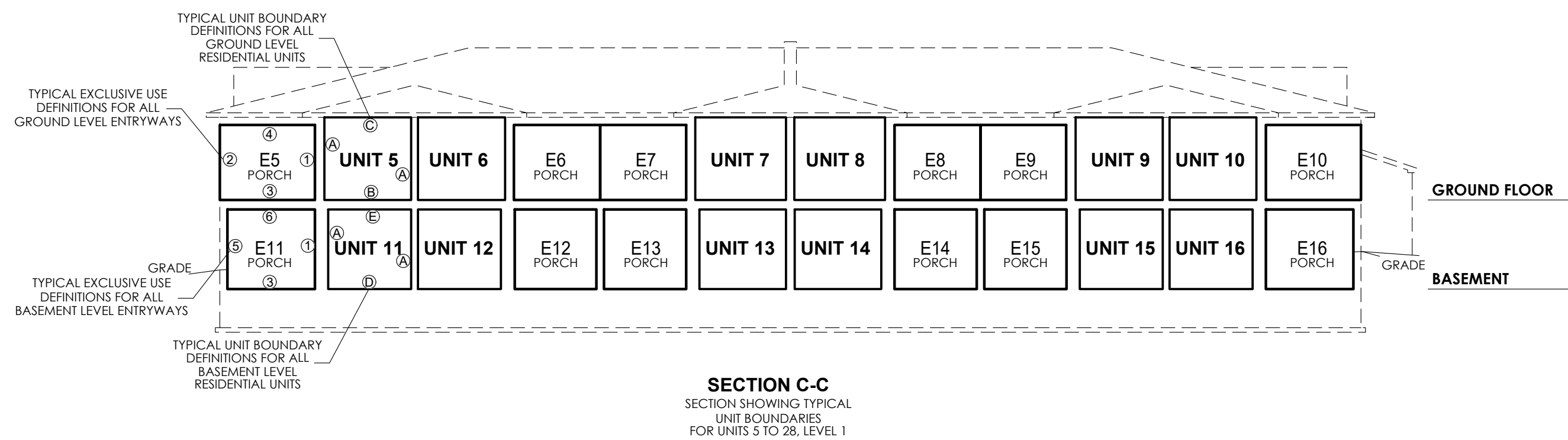
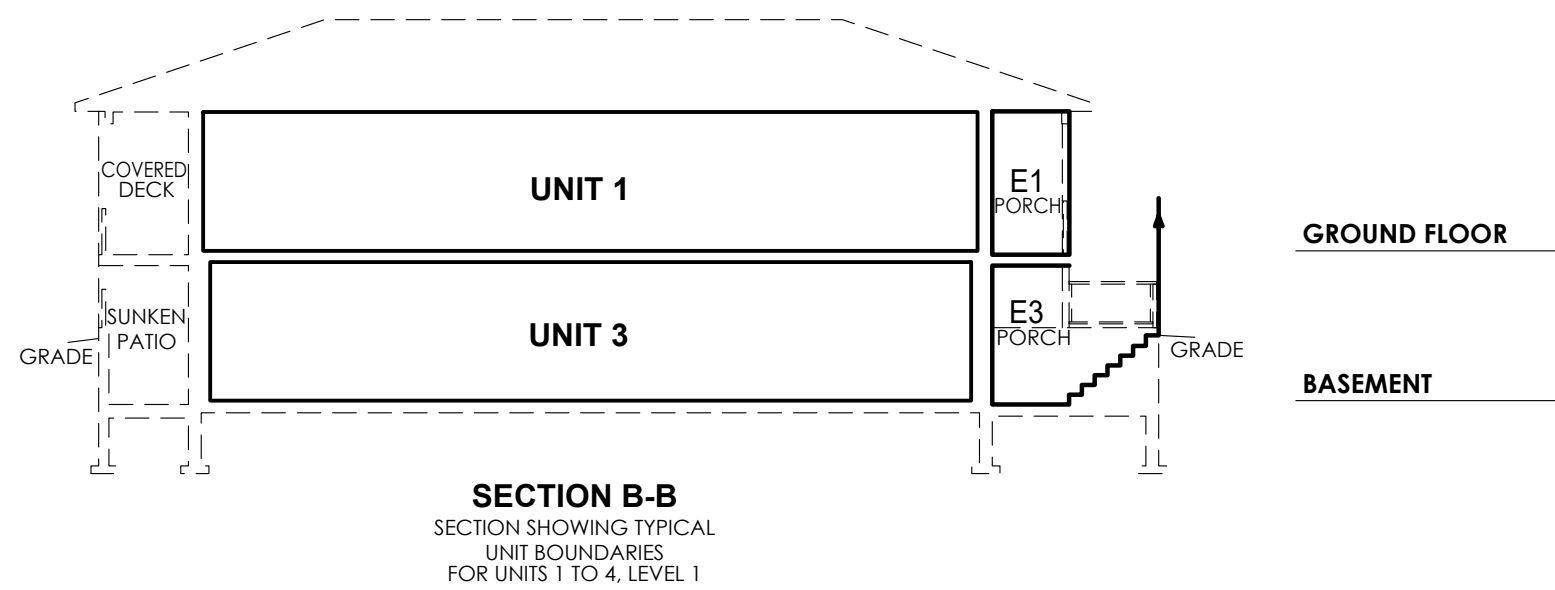
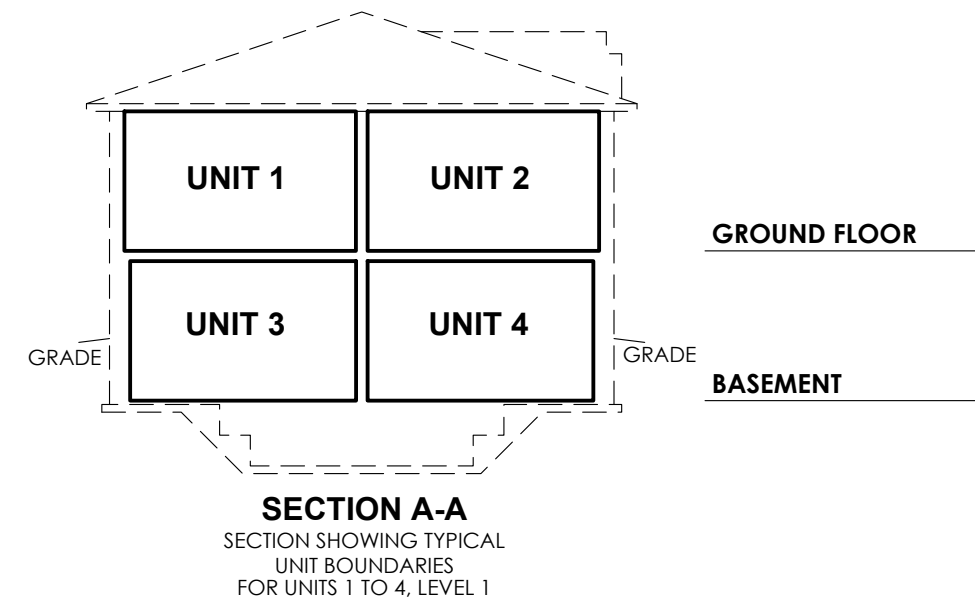
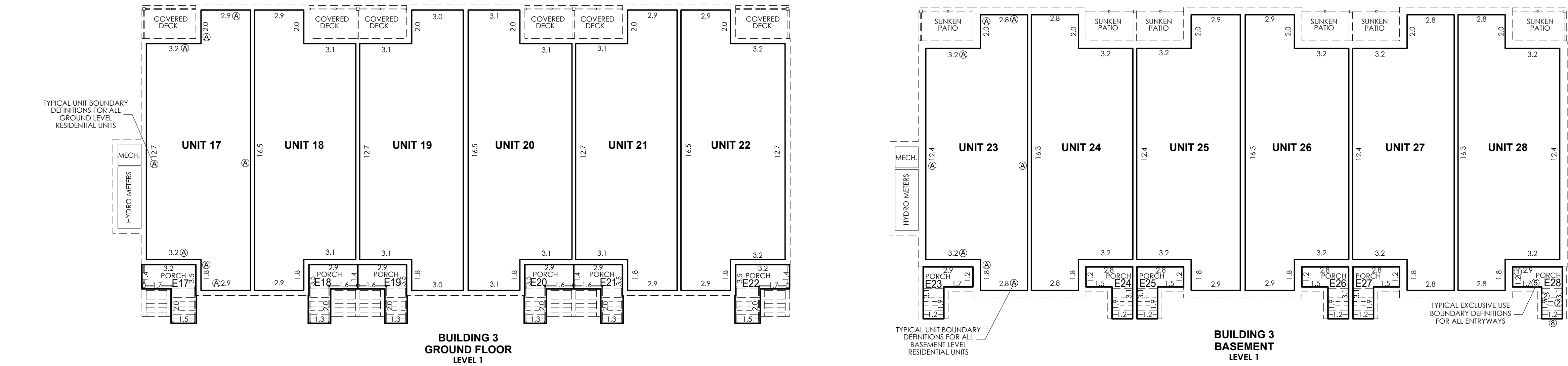
ZONING: (H)R3-20	E4	EXCLUSIVE USE ENTRYWAYS
SITE AREA: 5637.10 m ²	V	VISITOR PARKING
NUMBER OF RESIDENTIAL UNITS: 28	MECH.	MECHANICAL
NUMBER OF PARKING UNITS: 20		

SITE AREA: 5637.10 m²
NUMBER OF RESIDENTIAL UNITS: 28
NUMBER OF PARKING UNITS: 30
VISITOR PARKING: 11
BARRIER FREE VISITOR PARKING: 3



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
DRAWN BY: SJ	CHECKED BY: EP/JL	PROJECT NO. 31210-22
Aug 27, 2024 12:22:33 PM G:\MOUNT FOREST\PLAN OF MOUNT FOREST\SS Wellington Street\BW 440 WELLINGTON STREET CONDO\ACAD\DP 440 Wellington (31210-22) UTM 2010.rwg		





EXCLUSIVE USE DEFINITIONS

- 1 FACE OR PRODUCTION OF EXTERIOR WALL
- 2 THE FACE AND PLANE OF CONCRETE WALLS, GUARDRAILS AND PROJECTIONS THEREOF
- 3 UPPER SURFACE OF THE UNFINISHED CONCRETE FLOOR AND PROJECTIONS THEREOF
- 4 UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS & PRODUCTION THEREOF
- 5 EXTERIOR FACE CONCRETE SUNKEN TERRACE WALL AND PROJECTIONS THEREOF
- 6 UNDERSIDE SURFACE OF THE PORCH ABOVE
- 7 UPPER SURFACE OF STAIRS
- 8 DIMENSION OUTLINED ON PLAN

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 THE UNFINISHED UNIT SIDE FACE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
- B UNIT SIDE SURFACE OF PLYWOOD OR WAFERBOARD SUBFLOOR
- C UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS & PRODUCTION THEREOF
- D THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE FLOOR/CORE SLAB
- E THE UNFINISHED UNIT SIDE SURFACE OF THE WOOD JOISTS IN THE CEILINGS AND PROJECTIONS THEREOF
- F FRONT FACE OF CONCRETE CURB AND PROJECTIONS THEREOF
- G DIMENSION OUTLINED ON PLAN
- H ASPHALT SURFACE