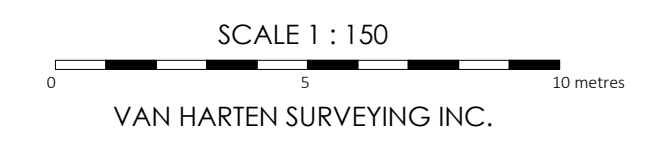
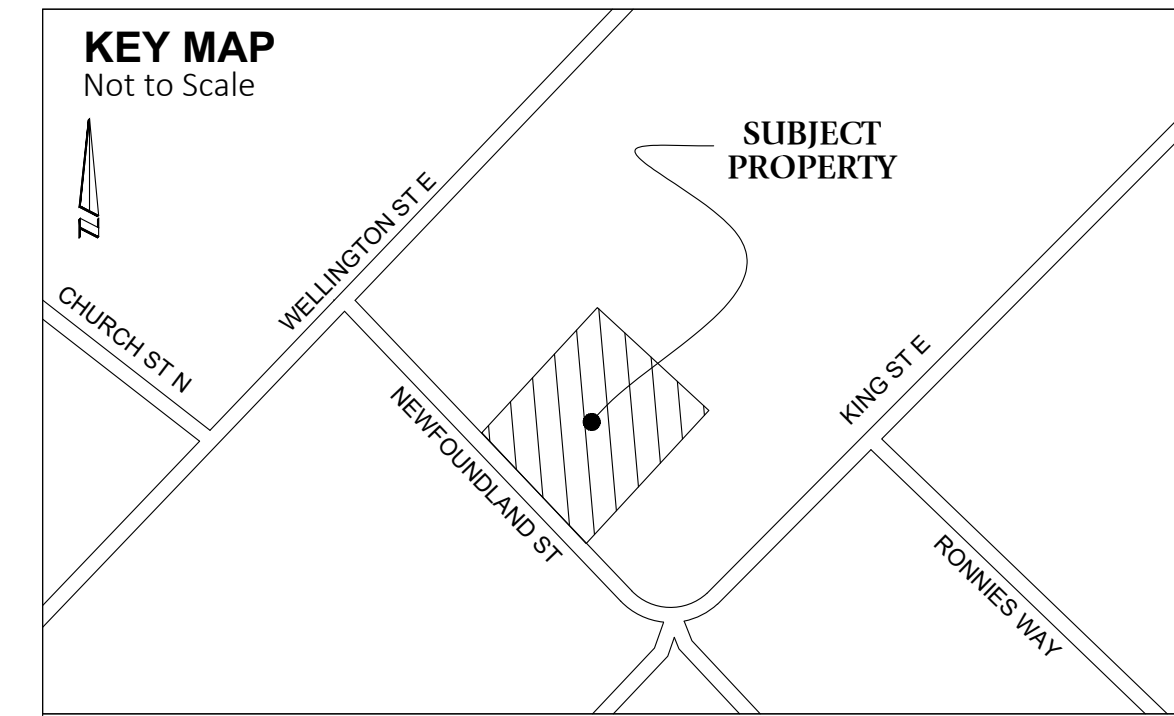


DRAFT PLAN OF STANDARD CONDOMINIUM
PART OF LOTS 17 AND 18 HART'S SURVEY
 (GEOGRAPHIC TOWN OF MOUNT FOREST)
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON



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: 1000567338 ONTARIO INC.
 DARRYL JOHN KUEFFER

Darryl John Kueffer
 DARRYL KUEFFER

DATE: NOVEMBER 4, 2025

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 27, 2025

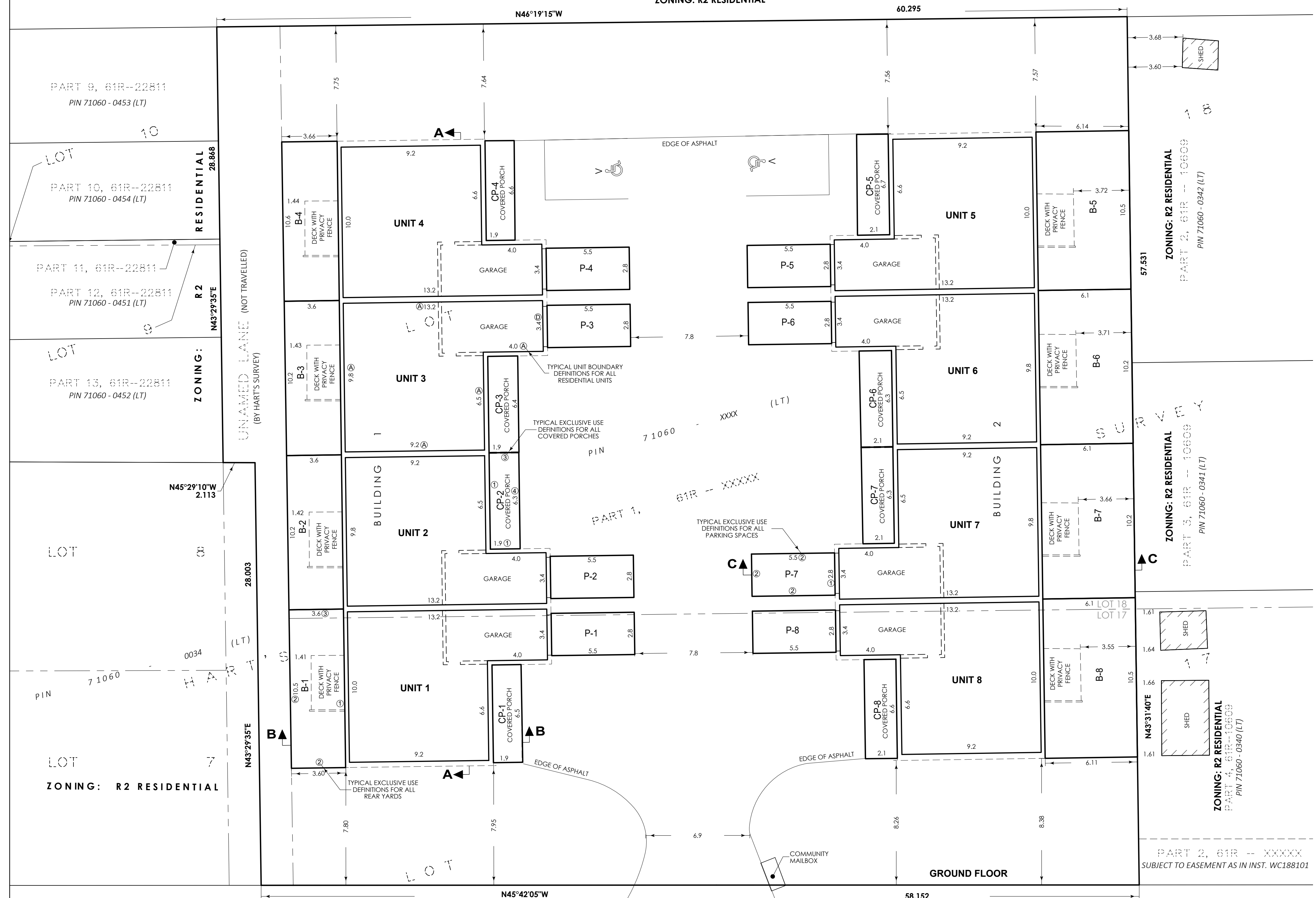
James M. Laws
 JAMES M. LAWS, O.L.S.

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 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
- (j) CONTOURS N/A
- (k) ALL MUNICIPAL SERVICES AVAILABLE
- (l) TOGETHER WITH EASEMENT AS IN INST. WC188101

ADDITIONAL INFORMATION

ZONING: R2 RESIDENTIAL	CP-4	EXCLUSIVE USE COVERED PORCH
SITE AREA: 3208.5m ²	B-4	EXCLUSIVE USE REAR YARD
NUMBER OF RESIDENTIAL UNITS: 8	P-4	EXCLUSIVE USE PARKING
NUMBER OF BARRIER FREE VISITOR PARKING: 2	V	VISITOR PARKING



UNIT BOUNDARY DEFINITIONS
 MONUMENTS 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

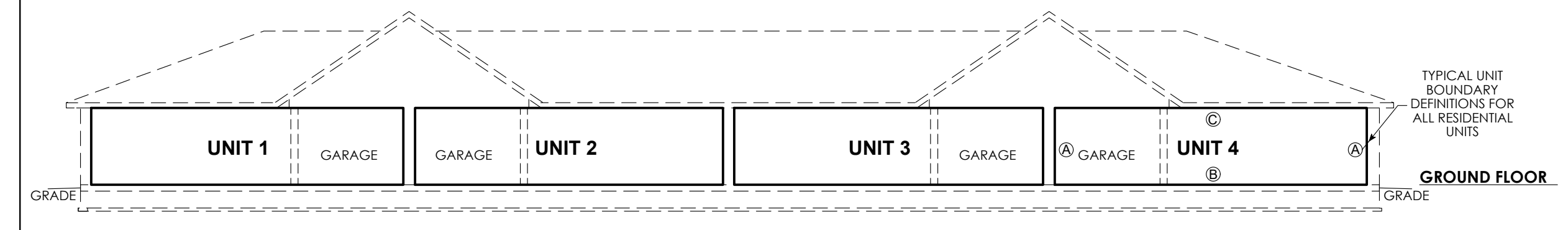
- (A) THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
- (B) THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE FLOOR
- (C) UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS & PRODUCTION THEREOF
- (D) THE UNFINISHED 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 PROJECTION 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.

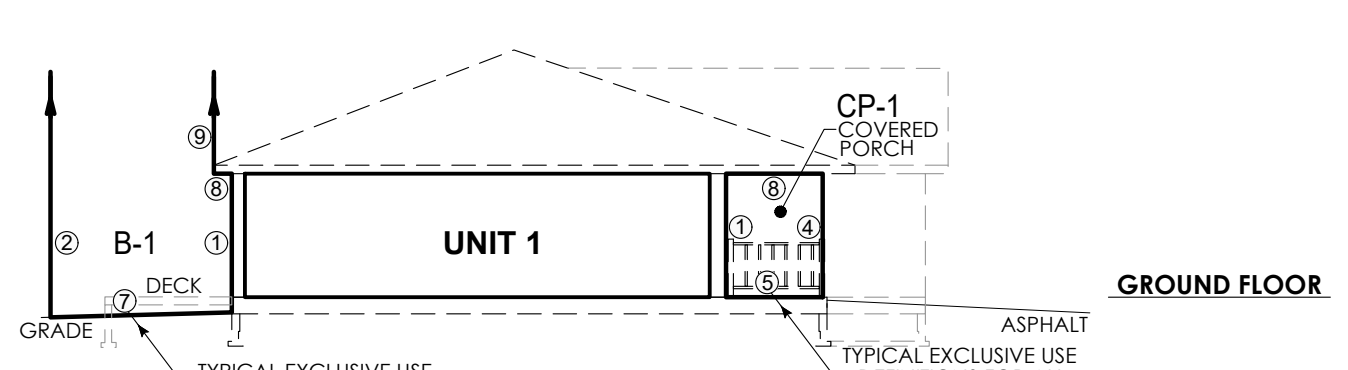
STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

EXCLUSIVE USE DEFINITIONS

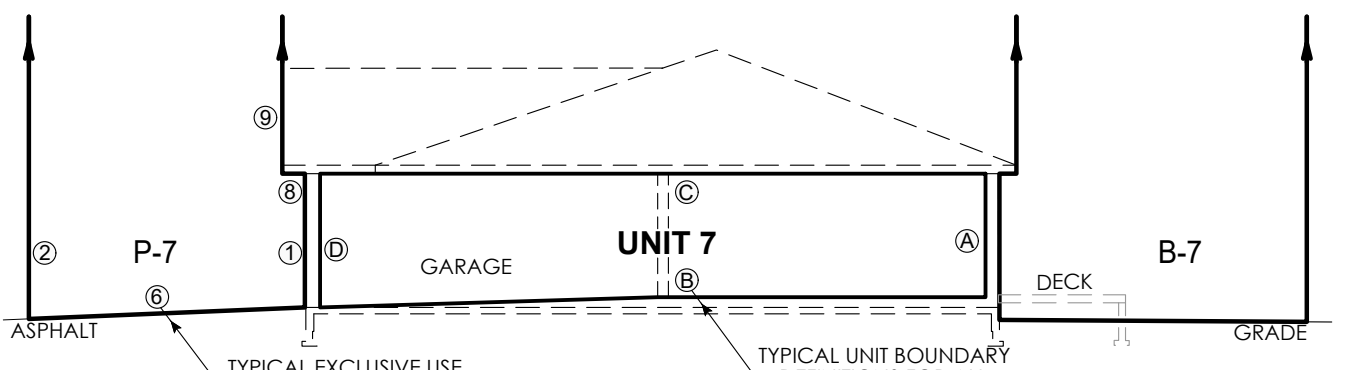
- ① FACE OR PRODUCTION OF EXTERIOR WALL
- ② DIMENSION OUTLINED ON PLAN
- ③ PRODUCTION OF THE CENTRELINE OF WALLS BETWEEN UNITS AND PROJECTIONS THEREOF
- ④ VERTICAL PLANE ESTABLISHED BY THE EDGE OF PORCH FLOOR AND PROJECTIONS THEREOF
- ⑤ UPPER SURFACE OF PORCH FLOOR
- ⑥ FINISHED ASPHALT SURFACE
- ⑦ FINISHED GRADE
- ⑧ UNDERSIDE OF THE ALUMINUM FACIA BOARD/SOFFIT AND PROJECTIONS THEREOF
- ⑨ VERTICAL PLANE OF THE ALUMINUM FACIA BOARD



CROSS SECTION A-A
 BUILDING 1
 TYPICAL FOR ALL RESIDENTIAL UNITS



CROSS SECTION B-B
 BUILDING 1
 TYPICAL FOR ALL RESIDENTIAL UNITS AND EXCLUSIVE USE AREAS B-1 TO B-8 AND CP-1 TO CP-8



CROSS SECTION C-C
 BUILDING 2
 TYPICAL FOR ALL RESIDENTIAL UNITS AND EXCLUSIVE USE AREAS P-1 TO P-8



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
DRAWN BY: SI	CHECKED BY: BP/EP	PROJECT NO. 34203-25
Oct 28, 2025-8:44:11 AM G:\MOUNT FOREST\HARTS SURVEY\NEWFOUNDLAND ST CONDO\ACAD\DP NEWFOUNDLAND CONDO (34203-25) UTM 2010.dwg		