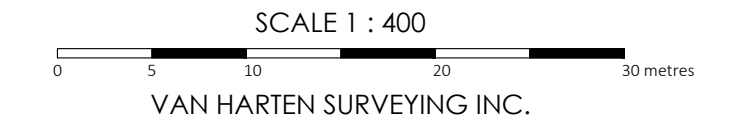
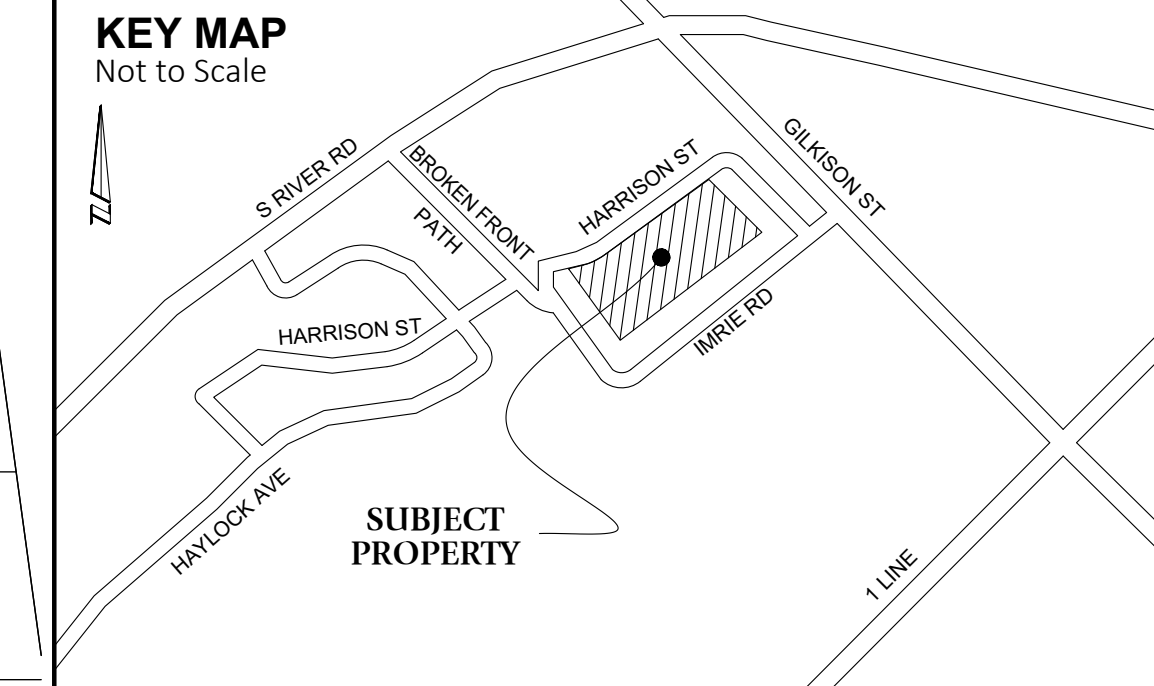


**DRAFT PLAN OF VACANT LAND CONDOMINIUM BLOCK 40 REGISTERED PLAN 61M-252 TOWNSHIP OF CENTRE WELLINGTON COUNTY OF WELLINGTON**



**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: MARCH 20, 2026  
*TERRY ELLERY, PRESIDENT*  
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: MARCH 20, 2026  
*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 VACANT LAND 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) SUBJECT TO EASEMENTS AS IN INST. WC719987

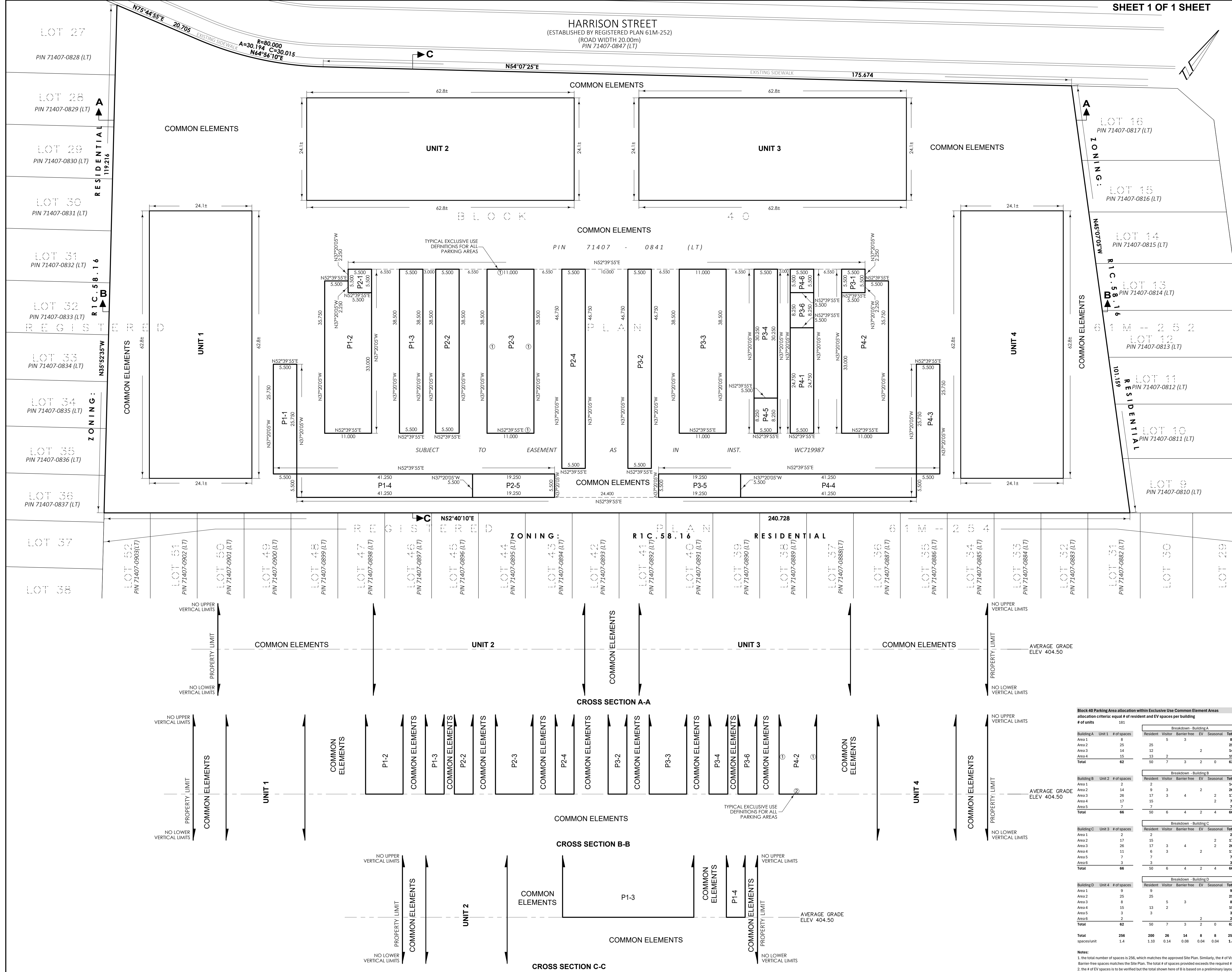
**ADDITIONAL INFORMATION**  
ZONING: R4.58.18  
SITE AREA: 24188 m<sup>2</sup>

**EXCLUSIVE USE DEFINITIONS**  
① DIMENSION OUTLINED ON PLAN  
② UPPER SURFACE OF GRADE



Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110  
DRAWN BY: SJ CHECKED BY: EP/JL PROJECT NO. 35247-26

May 20, 2026 8:42:02 AM  
G:\CENTRE WELLINGTON\61M-252 and 61M-254 E\ora\BLOCK 40 CONDO\ACAD\DP VLC BLOCK 40 (35247-26) R1 UTM 2010.dwg



**Block 40 Parking Area allocation within Exclusive Use Common Element Areas**  
allocation criteria: equal # of resident and EV spaces per building

# of units	Breakdown - Building A				
	Resident	Visitor	Barrier free	EV	Seasonal
Building A Unit 1 # of spaces	8	5	3	8	8
Area 1	25	25	3	2	25
Area 2	14	12	2	14	14
Area 3	15	13	2	15	15
Area 4	7	7	2	7	7
Total	62	50	7	62	62

# of spaces	Breakdown - Building B				
	Resident	Visitor	Barrier free	EV	Seasonal
Building B Unit 2 # of spaces	14	9	3	2	26
Area 1	14	17	3	2	17
Area 2	17	13	4	2	17
Area 3	7	7	2	7	7
Area 4	3	3	2	3	3
Total	66	50	6	66	66

# of spaces	Breakdown - Building C				
	Resident	Visitor	Barrier free	EV	Seasonal
Building C Unit 3 # of spaces	2	2	2	2	12
Area 1	17	15	2	2	17
Area 2	26	17	3	2	26
Area 3	11	6	3	2	11
Area 4	7	7	2	7	7
Area 5	3	3	2	3	3
Total	66	50	6	66	66

# of spaces	Breakdown - Building D				
	Resident	Visitor	Barrier free	EV	Seasonal
Building D Unit 4 # of spaces	25	14	3	2	9
Area 1	25	25	3	2	25
Area 2	8	5	3	8	8
Area 3	15	13	2	15	15
Area 4	3	3	2	3	3
Area 5	2	2	2	2	2
Total	62	50	7	62	62

spaces/unit	Resident	Visitor	Barrier free	EV	Seasonal
Total	256	200	26	14	8
spaces/unit	1.4	1.10	0.14	0.08	0.04

**Notes:**  
1. The total number of spaces is 256, which matches the approved Site Plan. Similarly, the # of Visitor and Barrier free spaces matches the Site Plan. The total # of EV spaces provided exceeds the required # by 24.  
2. The # of EV spaces is to be verified but the total shown here of 8 is based on a preliminary layout.