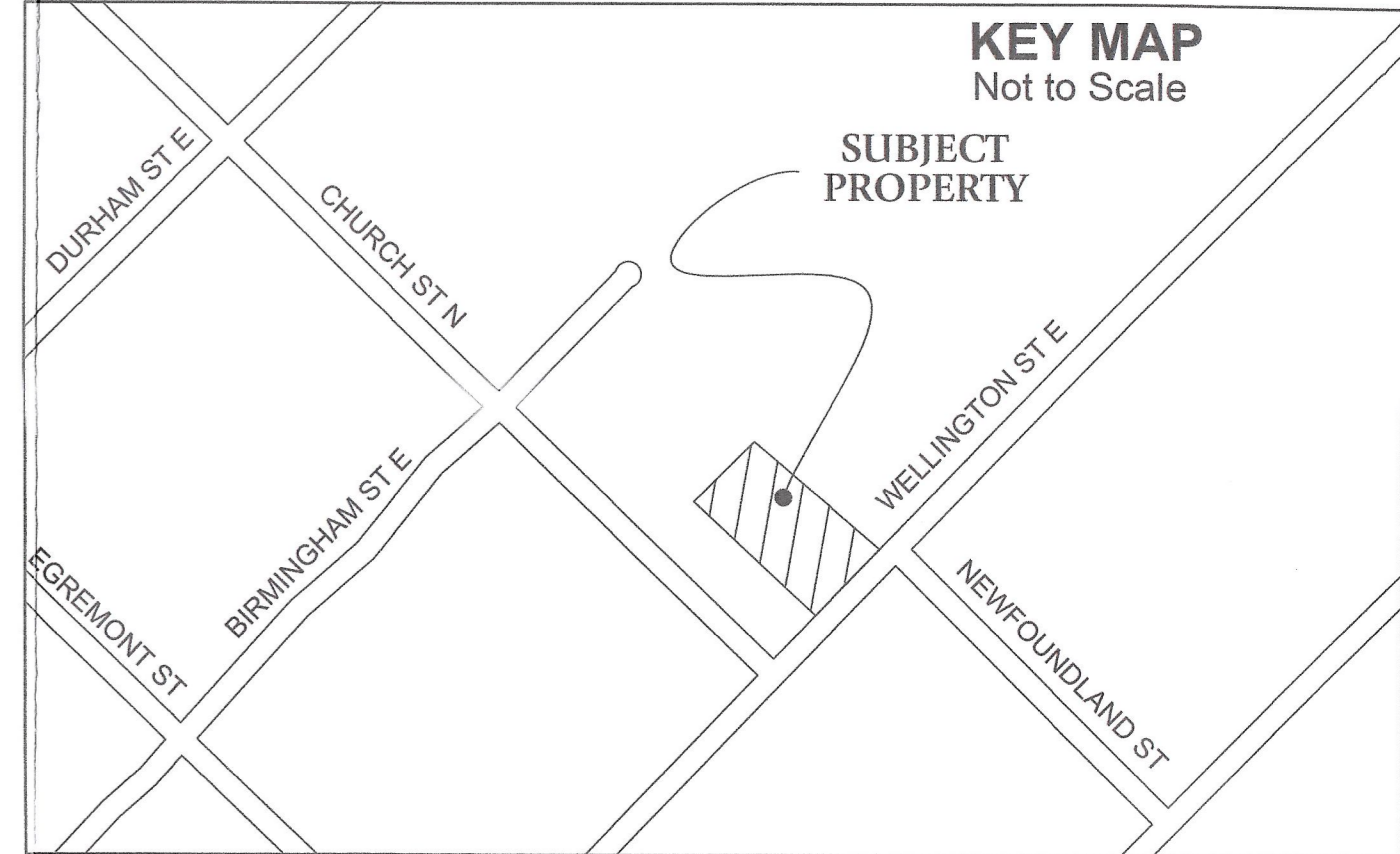


**DRAFT PLAN OF STANDARD CONDOMINIUM
PART OF PARK LOT 2
SOUTH SIDE OF BIRMINGHAM STREET
PLAN OF THE TOWN OF MOUNT FOREST
GEOGRAPHIC TOWN OF MOUNT FOREST
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON**

SCALE 1 : 150
VAN HARTEN SURVEYING INC.

METRIC:
DISTANCES AND COORDINATES 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: 5053745 ONTARIO INC.

DATE: MARCH 25, 2024.

BRAD WILSON
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 25, 2025.

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 STACKED 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

ADDITIONAL INFORMATION

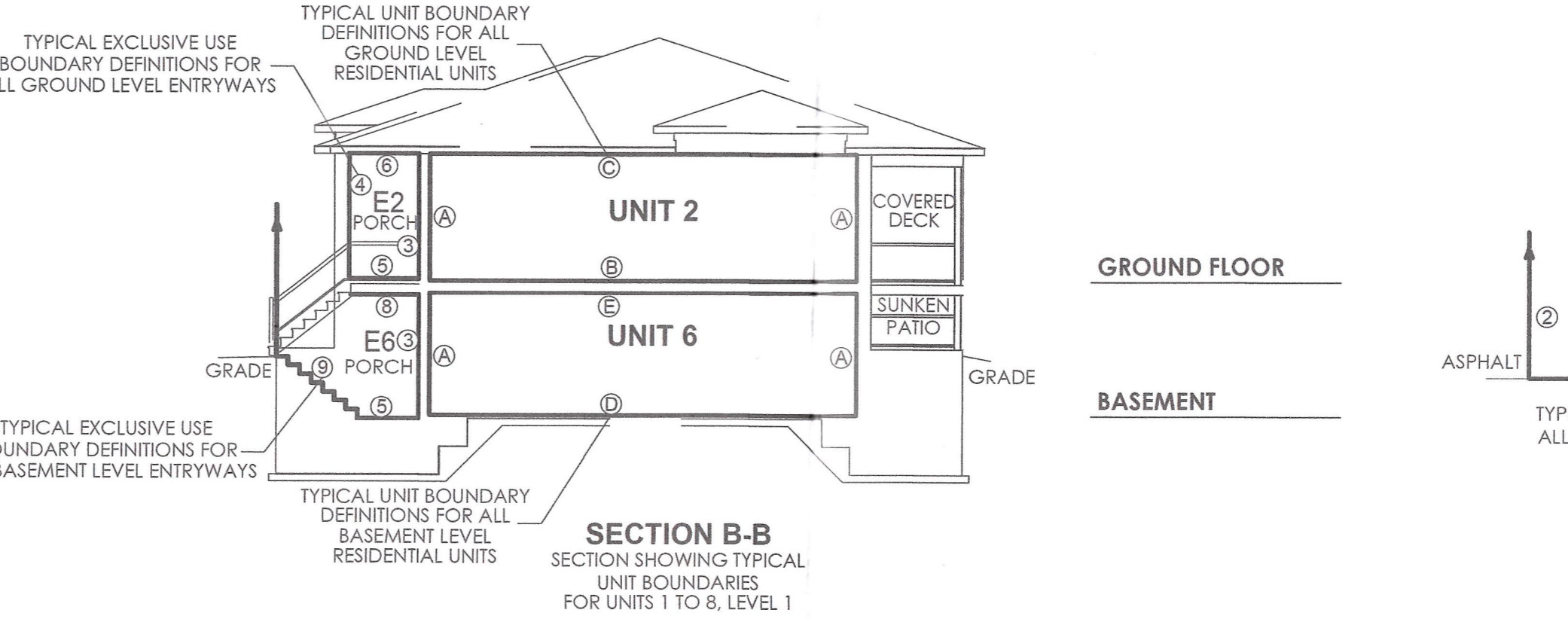
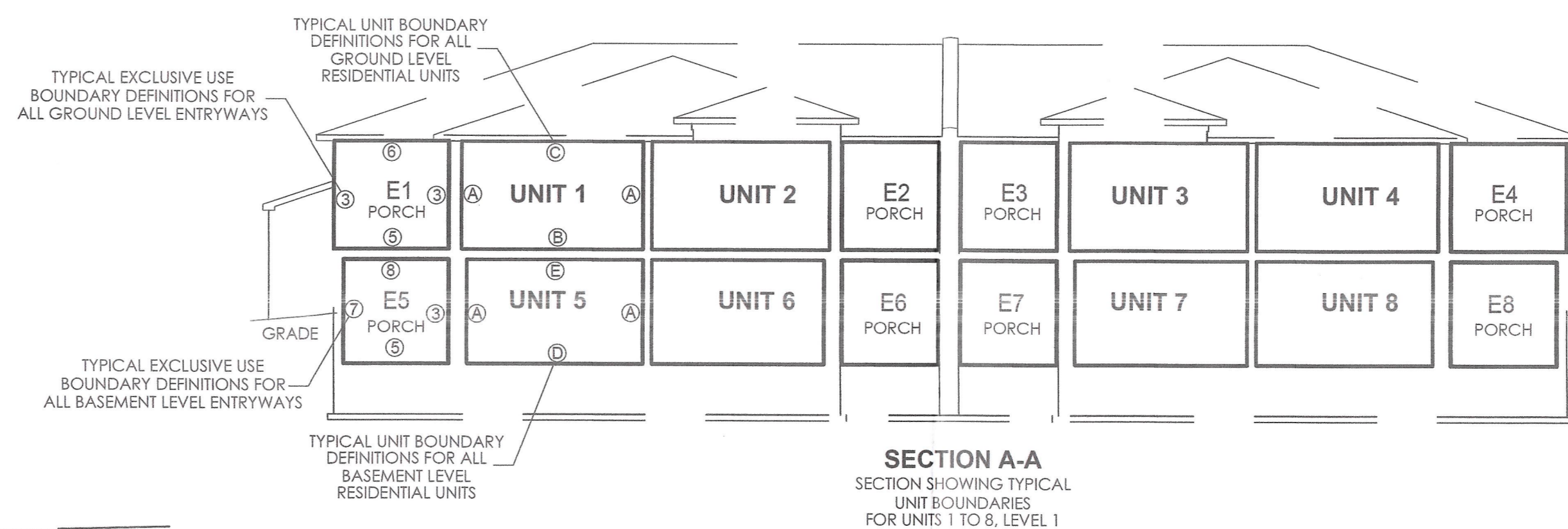
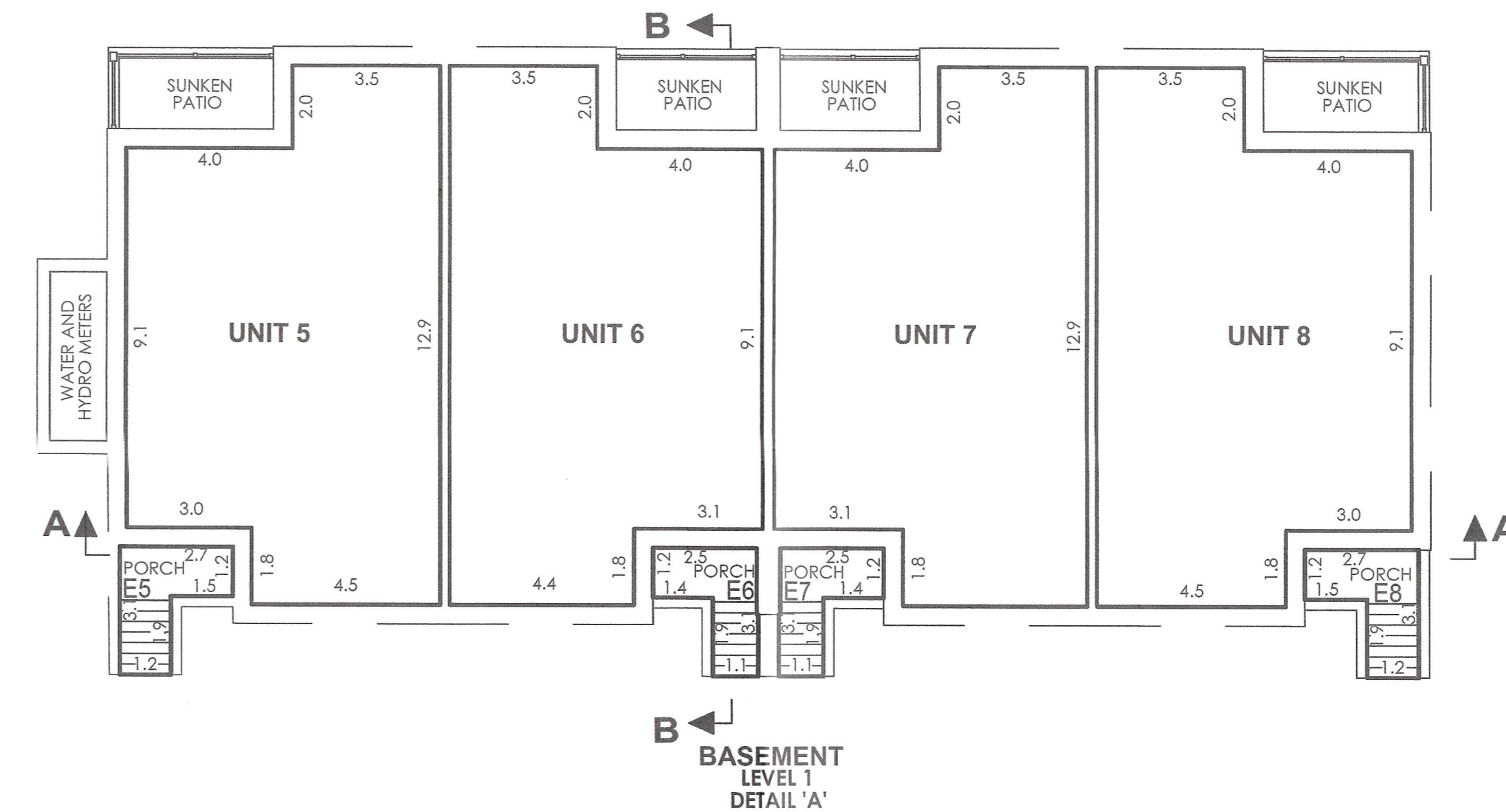
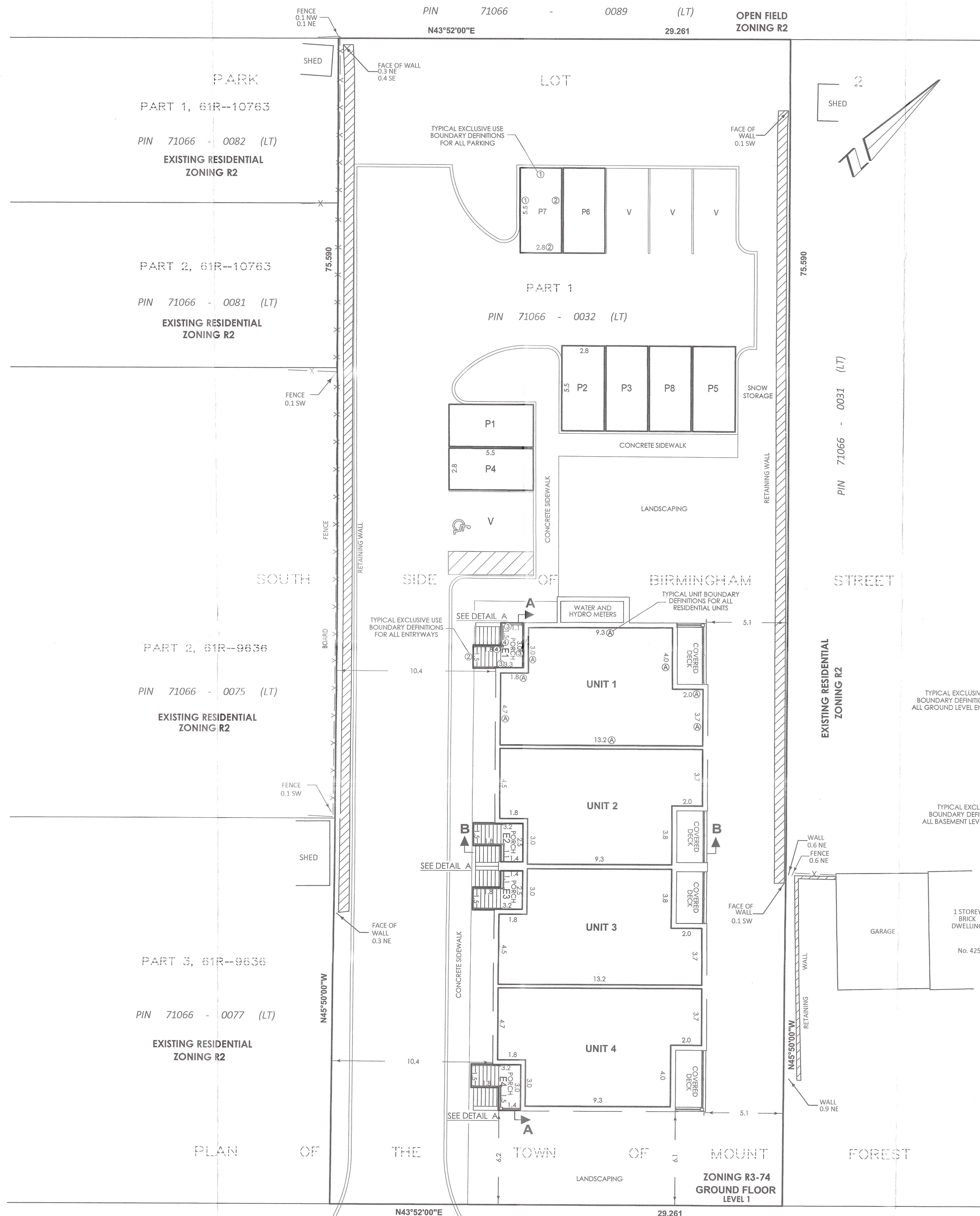
ZONING: R3-74
SITE AREA: 2211.83 m²
NUMBER OF RESIDENTIAL UNITS: 8
NUMBER OF EXCLUSIVE USE PARKING SPACES: 8
NUMBER OF VISITOR PARKING SPACES: 3
NUMBER OF BARRIER FREE VISITOR PARKING SPACES: 1

Subject to the conditions set forth in our letter dated 13 November 2024, this Draft Plan of Condominium No. 23CD-24001 is approved under ss. 21 of the Planning Act and ss. 9 of the Condominium Act, 1998.
This 27th day of November 2024.
Aldo L. Salls, RPP, MCIP
Director of Planning and Development
County of Wellington



Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110
DRAWN BY: SI CHECKED BY: EP/JL

Mar 25, 2024 - 2:53:43 PM PROJECT NO. 31151-22
G:\MOUNT FOREST\PLAN OF MOUNT FOREST\405 WELLINGTON STREET CONDO\ACAD\DP CONDO (405 Wellington Condo) [31151-22] UTM 2010.dwg



EXCLUSIVE USE DEFINITIONS

- ① FRONT FACE OF CONCRETE CURB AND PROJECTIONS THEREOF
- ② DIMENSION OUTLINED ON PLAN
- ③ FACE OR PRODUCTION OF EXTERIOR WALL
- ④ THE FACE AND PLANE OF CONCRETE WALLS, GUARDRAILS AND PROJECTIONS THEREOF
- ⑤ UPPER SURFACE OF THE UNFINISHED CONCRETE FLOOR AND PROJECTIONS THEREOF
- ⑥ UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS & PRODUCTION THEREOF
- ⑦ EXTERIOR FACE CONCRETE SUNKEN TERRACE WALL AND PROJECTIONS THEREOF
- ⑧ UNDERSIDE SURFACE OF THE PORCH ABOVE
- ⑨ UPPER SURFACE OF STAIRS
- ⑩ ASPHALT SURFACE

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
- Ⓐ THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
 - Ⓑ UNIT SIDE SURFACE OF PLYWOOD OR WAFFERBOARD SUBFLOOR
 - Ⓒ UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS & PRODUCTION THEREOF
 - Ⓓ THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE FLOOR/CORE SLAB
 - Ⓔ THE UNFINISHED UNIT SIDE SURFACE OF THE WOOD JOISTS IN THE CEILINGS AND PROJECTIONS THEREOF

