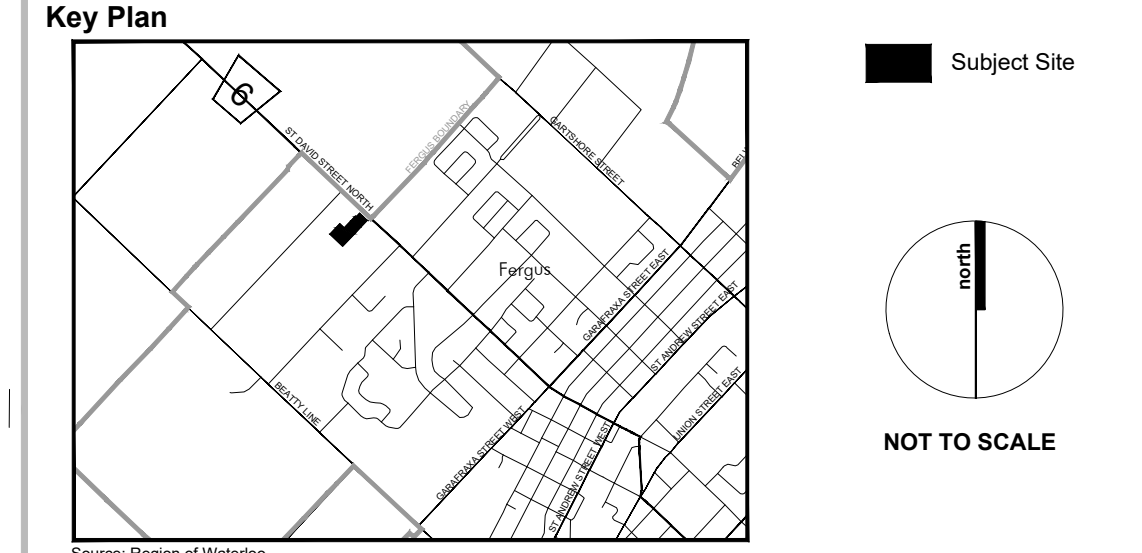


Draft Plan of Vacant Land Condominium

PART LOT 1, PLAN 87 (NICHOL)
TOWNSHIP OF CENTRE WELLINGTON
WELLINGTON COUNTY

Surveyor's Certificate
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: May 2, 2022
TREVOR MCNEIL
ONTARIO LAND SURVEYORS
MTE

Owner's Certificate
I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: May 3, 2022 | 6:52:35 AM PDT
Decided by: ZAGHARY OLIVEIRA AND JACOB OLIVEIRA



Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. As Shown	B. As Shown	C. As Shown
D. Residential	F. As Shown	H. Municipal Water Supply
E. As Shown	G. As Shown	I. Sandy Loam
J. As Shown	K. All Services As Required	L. As Shown

Area Schedule

Description	Units	Total
Residential	1-49	1.071 ha.±
Common Element		0.331 ha.±
Total	49	1.402 ha.±

Unit Types	No.	Unit Types	No.
Single-detached		Townhouses	
11 m Corner	2	5.5 m End	8
11 m Interior	10	5.5 m Interior	12
Total	12	6.0 m End	6
		6.0 m Interior	11
		Total	37

- VACANT LAND CONDOMINIUM BOUNDARIES
- TOWNHOUSE BUILDING ENVELOPE
- DENOTES BLOCK NUMBER
- DENOTES UNIT NUMBER

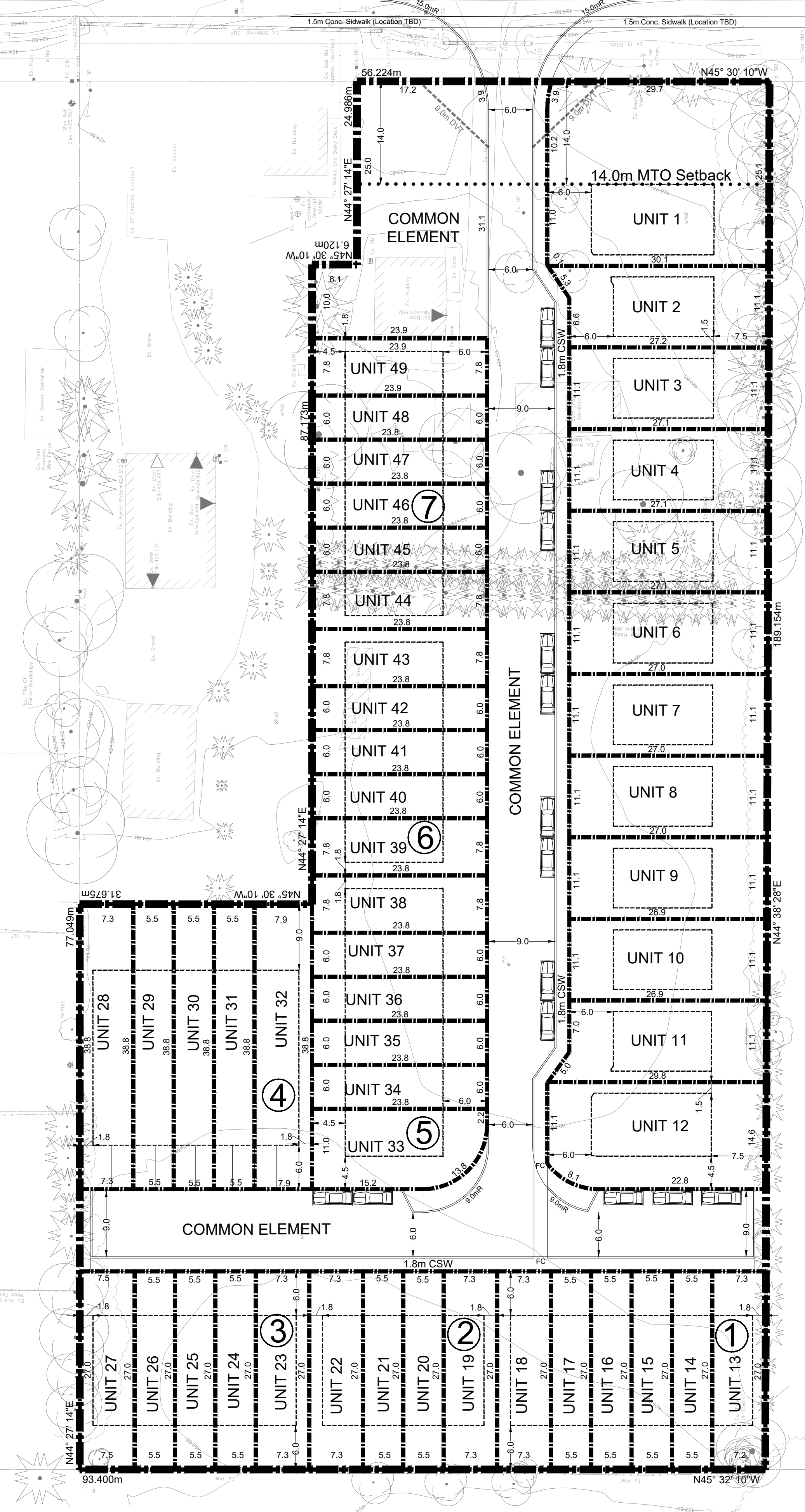
Rev.	Date	Issued / Revision	By

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEVANS CENTRE DR. KITCHENER, ON, N2B 3K9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp	Date
	Oct. 2, 2023
Drawn By	CCF/CAC
Plan Scale	1:400
File No.	18407B
Checked By	
Project	961 ST. DAVID STREET NORTH

File Name: **Draft Plan of Vacant Land Condominium**
K:\18407B-ST DAVID STREET-FERGUSON-VACANT LAND CONDO PLAN_20CT2023.DWG

ST. DAVID STREET NORTH / HIGHWAY 6



ON-STREET PARKING ASSUMPTIONS:
1. Min. 1.0m from driveway
2. Min. 9.0m from intersection (curb line/edge of pavement)
3. Parking permitted on one side of street only
4. Driveway locations are approximate and subject to change
Driveway widths - 3.0m

SIZE OF ON-STREET PARKING SPACES:
1. 2 or less tandem spaces - 5.5m space length
2. More than 2 tandem spaces - 6.7m space length
3. Width of each space - 3.0m