

# 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.

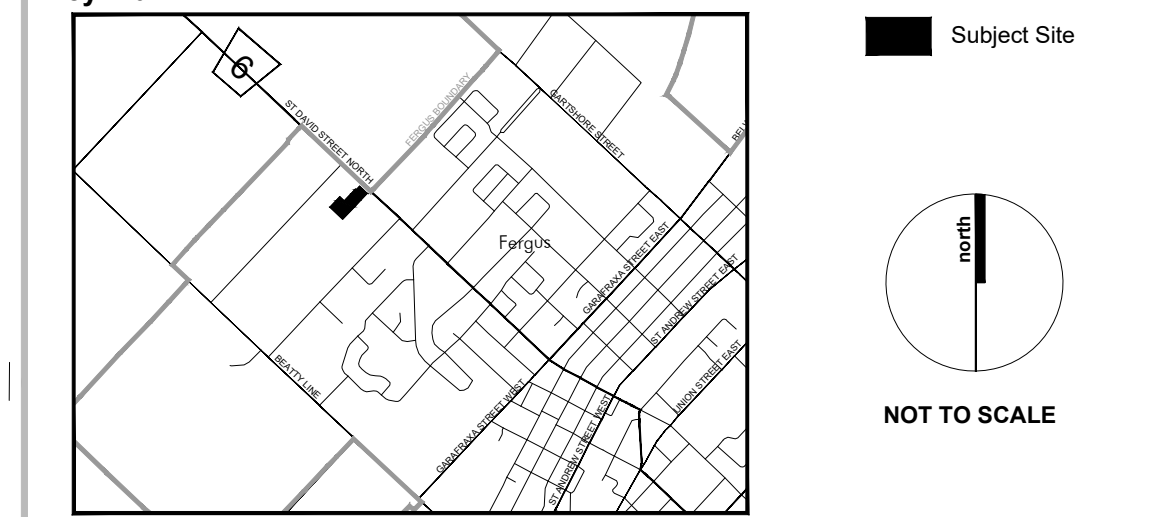
DATE: \_\_\_\_\_  
TREVOR MCNEIL  
ONTARIO LAND SURVEYORS  
MTE

### Owner's Certificate

I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: \_\_\_\_\_  
ZACJHARY OLIVEIRA AND  
JACOB OLIVEIRA

### Key Plan



### 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	1.078 ha.±
Common Element		0.324 ha.±
<b>Total</b>	<b>49</b>	<b>1.402 ha.±</b>

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
<b>Total</b>	<b>12</b>	6.0 m End	6
		6.0 m Interior	11
		<b>Total</b>	<b>37</b>

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

Rev.	Date	Issued / Revision	By

Notes:  
- Driveways and Aisles to be Defined by 0.15m Raised Curbing or Sidewalks as Shown.  
- FC - Denotes Flush Curb

**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGEVANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

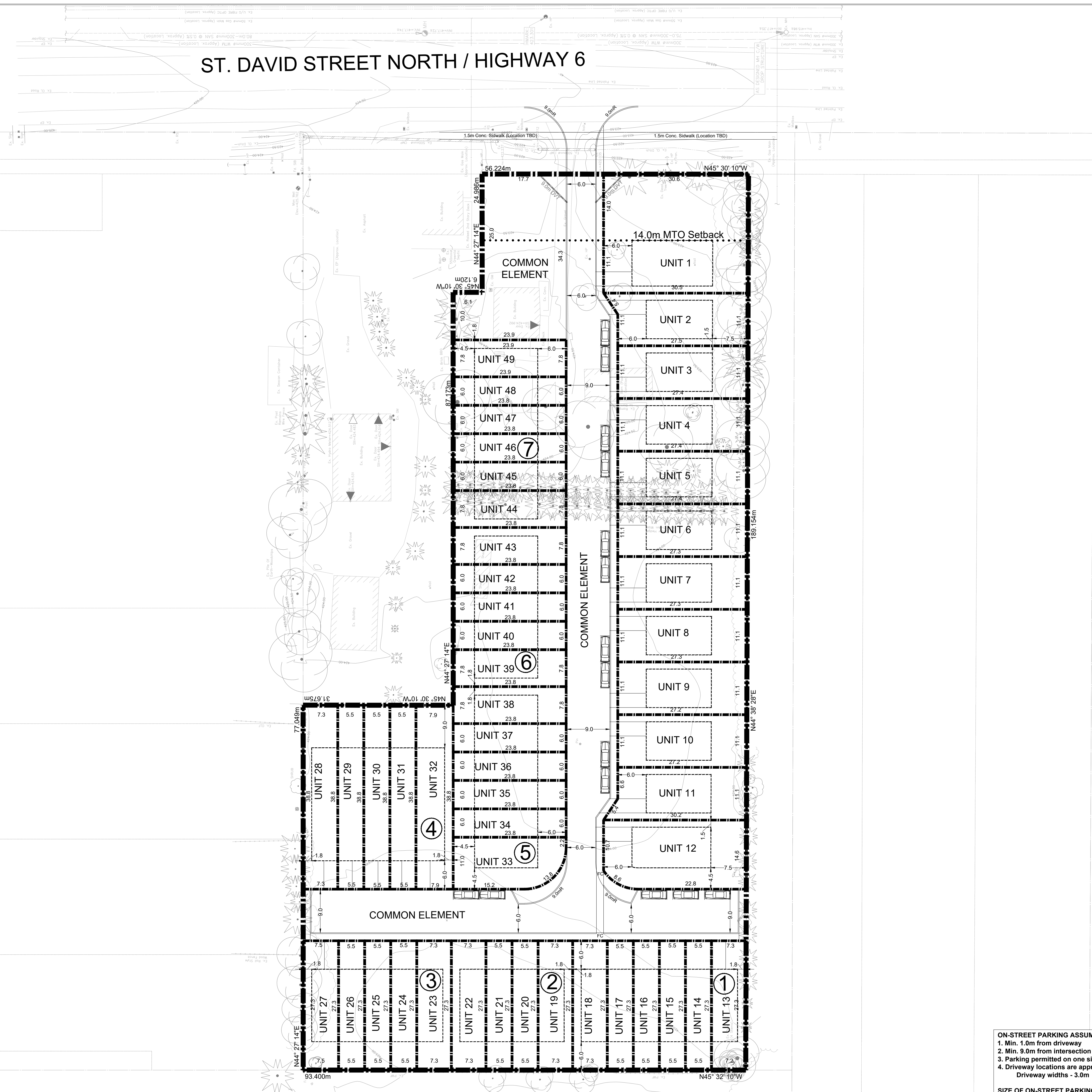
Stamp	Date
	June 19, 2023
Drawn By	CCF/CAC
Plan Scale	1:400
File No.	18407B
Checked By	

Project	Project Location
	961 ST. DAVID STREET NORTH

File Name: **Draft Plan of Vacant Land Condominium**

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## ST. DAVID STREET NORTH / HIGHWAY 6



- ON-STREET PARKING ASSUMPTIONS:**
- Min. 1.0m from driveway
  - Min. 9.0m from intersection (curb line/edge of pavement)
  - Parking permitted on one side of street only
  - Driveway locations are approximate and subject to change  
Driveway widths - 3.0m
- SIZE OF ON-STREET PARKING SPACES:**
- 2 or less tandem spaces - 5.5m space length
  - More than 2 tandem spaces - 6.7m space length
  - Width of each space - 3.0m