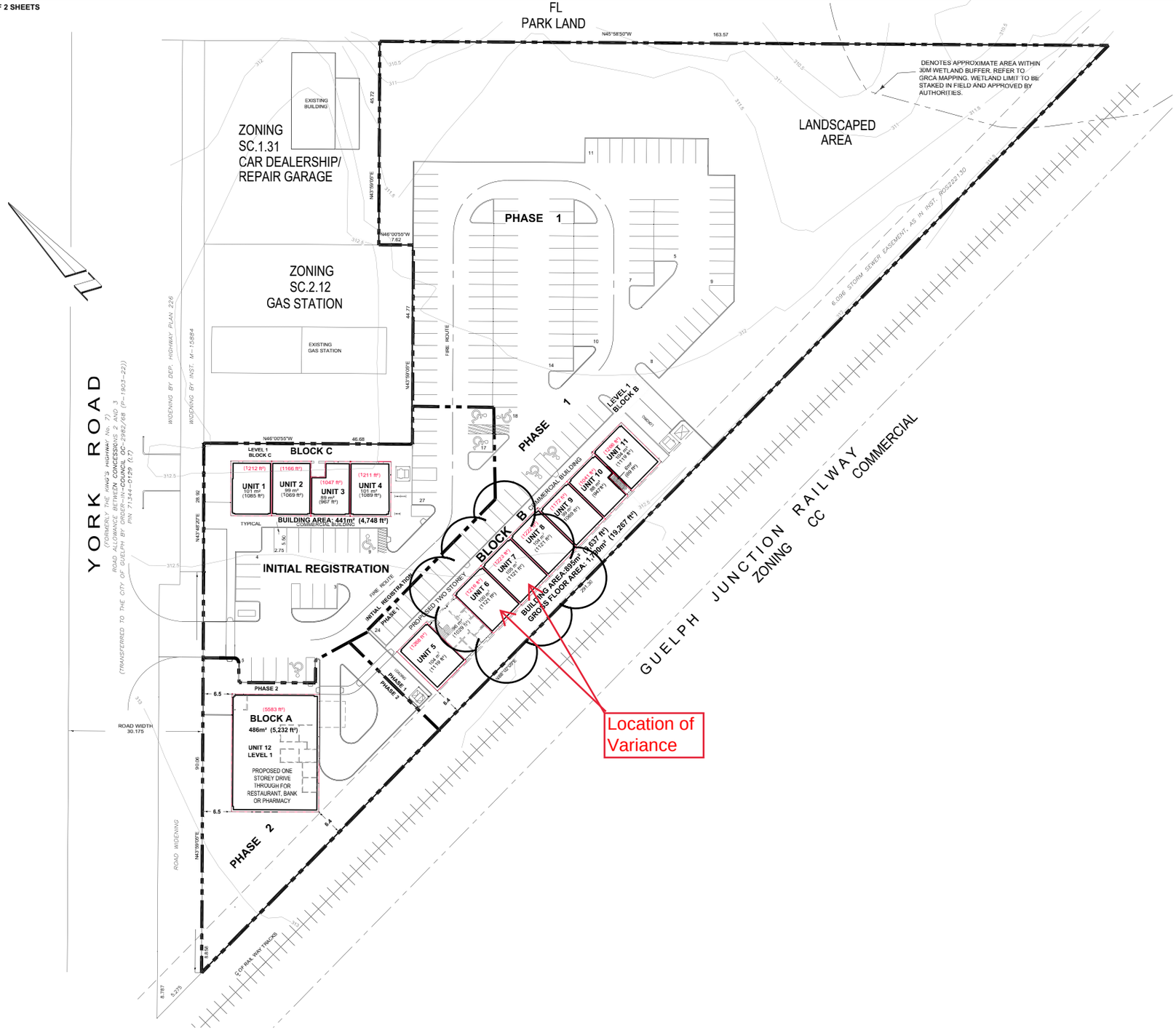
SHEET 1 OF 2 SHEETS

DRAFT PLAN OF PHASED CONDOMINIUM
PART OF
LOT 1 , CONCESSION 2, DIV. C
GEOGRAPHIC TOWNSHIP OF GUELPH
CITY OF GUELPH
COUNTY OF WELLINGTON

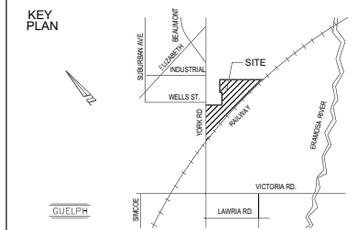
SCALE 1 : 400

0 10 20 30 METRES

VAN HARTEN SURVEYING INC.



KEY PLAN



OWNER'S CERTIFICATE

IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 51 OF THE PLANNING ACT, I HEREBY AUTHORIZE VAN HARTEN SURVEYING LTD. TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

_____
1776410 ONTARIO LTD.
RUDI ZUKOWSKI

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: _____

_____
JAMES LAWS, O.L.S.

SCHEDULE:
RE: SECTION 51(17) - THE PLANNING ACT.

(a) BOUNDARIES AS SHOWN
(b) HIGHWAYS ETC. AS SHOWN
(c) KEY PLAN AS SHOWN
(d) PURPOSE: COMMERCIAL
(e) EXISTING USE OF ADJOINING LANDS AS SHOWN
(f) DIMENSIONS AND LAYOUT OF PROPOSED UNITS AS SHOWN
(g) NATURAL AND ARTIFICIAL FEATURES AS SHOWN
(h) MUNICIPAL WATER AVAILABLE
(i) NATURE OF SOIL GRAVEL LOAM
(j) CONTOURS AS SHOWN
(k) ALL MUNICIPAL SERVICES AVAILABLE
(l) SUBJECT TO CITY OF GUELPH STORM EASEMENT AS IN INST. ROS222130.

ADDITIONAL INFORMATION

-ZONING: SC.2-12
-SITE AREA: 17,349 SQUARE METRES
-NUMBER OF COMMERICAL UNITS: 19
-DENSITY: 11.0 UNITS PER HECTARE

INITIAL PHASE - 30 PARKING SPACES
PHASE 1 - 141 PARKING SPACES
PARKING SPACES SIZE - 2.75 X 5.5

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.