

For Office Use Only:

File Number	<u>28CDPL2023061</u>	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- Official Plan Amendment
- Zoning By-Law Amendment
- Temporary Use By-law
- Draft Plan of Subdivision/Vacant Land Condominium
- Condominium Exemption
- Site Plan Application
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

The desired end results is to redline the existing draft plan of condominium approval to include the entire development of 34 townhouse units.

Property Assessment Roll Number: 33402027900



A. Applicant Information

Name of Owner Coast Road LP (C/O Mark Siegel)

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 26 Emerson Ave

Town and Postal Code Toronto, Ontario M6H 3S8

Phone Number 416-285-0004

Cell Number _____

Email mark@mdrdev.com

Name of Applicant Coast Road LP (C/O Mark Siegel)

Address 26 Emerson Ave

Town and Postal Code Toronto, Ontario M6H 3S8

Phone Number 4162850004

Cell Number _____

Email mark@mdrdev.com

Name of Agent G. Douglas Vallee Limited

Address 2 Talbot Street North

Town and Postal Code Simcoe ON, N3Y 3W4

Phone Number 519-426-6270

Cell Number _____

Email scottpuillandre@gdvallee.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to both owner and agent noted above.

Owner Agent Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 744 Nelson St W, Port Dover

Present Official Plan Designation(s): Urban Residential

Present Zoning: R4

2. Is there a special provision or site specific zone on the subject lands?

Yes No If yes, please specify corresponding number:
14.553

3. Present use of the subject lands:

Residential - Condominium

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

34 Townhouse units of various size

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No
- If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

An site plan has been approved by Norfolk County for a townhous development.

This application is being submitted to apply for Condominium Exemption.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? Yes No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
 Yes No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information

Zoning

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	68m	
Lot depth	208.7m	
Lot width	68m	
Lot area	1.4ha	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	68	
Number of visitor parking spaces	12	
Number of accessible parking spaces	4	
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: 34

Is this a conversion or addition to an existing building? Yes No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	<u>34</u>	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? Yes No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: Yes No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

Yes No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:
Discussion with landowner

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

Not in source water protection area

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water Communal wells
 Individual wells Other (describe below)
-

Sewage Treatment

- Municipal sewers Communal system
 Septic tank and tile bed in good working order Other (describe below)
-

Storm Drainage

- Storm sewers Open ditches
 Other (describe below)
-

2. Existing or proposed access to subject lands:

- Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street: _____

G. Other Information

1. Does the application involve a local business? Yes No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study

- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- Plan of standard condominium (2 paper copies and 1 electronic copy)
- Draft condominium declaration
- Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

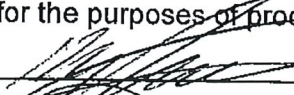
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.


Owner/Applicant Signature

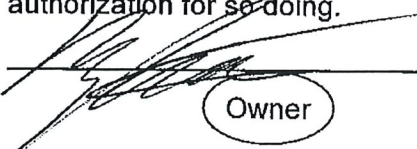
Sept 18, 2021
Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Mark Siegel am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner

Sept. 18, 2021
Date

Owner

Date



N. Declaration

I, Scott Puillandre of Paris Ontario

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

THE CITY OF NIAGARA FALLS



Owner/Applicant Signature

In THE NIAGARA REGION

This 20th day of SEPTEMBER

A.D., 20 21



A Commissioner, etc.

ELDON FRASER DARBYSON, a commissioner, etc.,
Province of Ontario, for G. Douglas Vallee Limited
Expires March 28, 2021



REQUIRED INFORMATION FOR
SUBDIVISION AND/OR PRESERVICING AGREEMENTS

SUBDIVISION INFORMATION

Subdivision Name and Phase Coast Road Townhouses (Phase 1)

Legal Description PT L1 & CON 1 WOODHOUSE AS IN NR23531 & ST NR26237 TOGETHER WITH AN EASEMENT OVER PT L1 & CON 1 WOODHOUSE PT 3 378741 AS IN NR2414 SUBJECT TO AN EASEMENT IN GROSS AS IN NR12890 NORFOLK COUNTY

Roll Number 33402027900

PIN Number 50240-0381 (LT)

Housing Type Number of Units

Single Detached _____

Semi-Detached _____

Duplex _____

Triplex _____

Four-plex _____

Street Townhouse 17 units (Phase 1)

Stacked Townhouse _____

Apartment _____

Proposed Street Names 744 Nelson St W. Units 1 to 34

Transfer Easements Block Number and Purpose _____

Transfer Block Number and Purpose _____

- Lands Contain any Contaminated or Impacted Soil YES NO UNKNOWN
- Lands Contain any Natural Watercourse YES NO UNKNOWN
- Lands Contain any Wetlands YES NO UNKNOWN
- Lands Contain any Archaeological Sites YES NO UNKNOWN
- Lands Contain any Endangered Species YES NO UNKNOWN
- Lands Contain an Existing Well and or Septic Field YES NO UNKNOWN
- Ministry of Natural Resources Screening YES NO UNKNOWN

OWNER INFORMATION

NAME Coast Road LP

CONTACT Mark Siegel

ADDRESS WITH POSTAL CODE 26 Emerson Ave, Toronto, Ontario M6H 3S8

PHONE NUMBER (416) 285-0004

EMAIL mark@mdrdev.com

ENGINEER INFORMATION

NAME G. Douglas Vallee Limited

CONTACT Greg Smith

ADDRESS WITH POSTAL CODE 2 Talbot Street North, Simcoe ON, N3Y 3W4

PHONE NUMBER (519) 426-6270

EMAIL gsmith@gdvallee.ca



MORTGAGEE INFORMATION (IF APPLICABLE)

NAME _____
CONTACT _____
ADDRESS WITH POSTAL CODE _____
PHONE NUMBER _____
EMAIL _____

LAWYER INFORMATION

NAME Boddy Ryerson LLP
CONTACT Wendy Newton
ADDRESS WITH POSTAL CODE 172 Dalhousie St., Suite 101 Box 1265 Brantford, ON N3T 5T3
PHONE NUMBER (519) 753-8417
EMAIL WNewton@boddy-ryerson.com

SURVEYOR INFORMATION

NAME Vallee & Yeo Ltd
CONTACT Michael Yeo
ADDRESS WITH POSTAL CODE 2 Talbot Street North, Simcoe On, N3Y 3W4
PHONE NUMBER (519) 410-6070
EMAIL michaelyeo@gdvallee.ca

INSURANCE INFORMATION

NAME Novex Insurance Company
CONTACT Mark Sampson
ADDRESS WITH POSTAL CODE 700 University Avenue, Toronto, ON M5G 0A1
PHONE NUMBER (416) 941-5221
EMAIL _____

FINANCIAL INSTITUTION INFORMATION (IF APPLICABLE)

NAME _____
CONTACT _____
ADDRESS WITH POSTAL CODE _____
PHONE NUMBER _____
EMAIL _____

ENDANGERED SPECIES ACT, 2007 (ESA)

The owner acknowledges and agrees to engage the Ministry of Natural Resources and Forestry (MNRF) Aylmer District Office regarding the Endangered Species Act, 2007 (ESA). The ESA provides protection for species listed as Endangered or Threatened on the Species at Risk in Ontario List. Individuals receive protection under Section 9 and their habitat is protected under Section 10. The ESA is a law of general application that is binding on everyone in the province of Ontario, and applies to both private and public lands. All ESA related requests must be submitted to ESA.Aylmer@ontario.ca.



TRANSFERS, EASEMENTS AND POSTPONEMENT OF INTEREST

The owner acknowledges and agrees that, it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, free and clear of any charges or encumbrances, and/or transfer(s) of easement in favour of the County and/or utilities at no cost to the County. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges to the County's agreements.

INSURANCE CERTIFICATES


Prior to the execution of the development agreement, the owner shall at their expense obtain and keep in force, during the term of this development agreement, insurance coverage satisfactory to the County. The owner further acknowledges and agrees that he/she has authorized the County to discuss with their insurance provider the specific insurance requirements of the County. Also, the County will require any professionals hired to carry Professional Liability insurance to provide coverage for acts, errors and omissions arising from their professional services performed.

OWNER'S AUTHORIZATION

I/We Coast Road LP (c/o Mark Siegel) am/are the registered owner(s) of the lands that is the subject of this subdivision and/or preservicing agreement.

I/We authorize our Agent G. Douglas Vallee Limited to provide information on my/our behalf and to provide any of my/our personal information necessary for the processing of this subdivision and/or preservicing agreement. Moreover, this shall be your good and sufficient authorization for so doing.

I/We authorize the Agreement Administrator to provide and receive information on my/our behalf in connection to the insurance coverage, letter of credit and agreement registration of my/our development.



Owner Signature

Feb 6, 2023
Date



Please return the first three pages completed and signed. This page can be kept for your reference.

NORFOLK COUNTY CONTACT

Annette Helmig
Agreement and Development Coordinator
Norfolk County, Community Development Division
185 Robinson Street, Suite 200, Simcoe ON N3Y 5L6
519.426.5870 extension 1849
annette.helmig@norfolkcountv.ca

KICK OFF MEETING TO DISCUSS YOUR DEVELOPMENT IS ENCOURAGED

Appropriate internal and external agencies will be invited to discuss relevant draft plan of subdivision conditions

Complete set of preliminary engineering drawings for review prior to KICK OFF meeting

DOCUMENTATION REQUIRED FOR PRESERVICING AGREEMENT

Phasing plan

Detailed design acceptance including engineering drawings, supporting reports, studies and approvals

Owner's authorization

Owner's commercial general liability certificate of insurance

Current parcel register (property identifier or PIN printout)

Postponement of interest from mortgagee / chargee to preservicing (if applicable)

Construction estimates (100% for external works and 100% to secure site or 10% of total site)

Letter of credit or certified cheque for preservicing performance securities

User fee to the Corporation of Norfolk County (if time is of the essence a certified cheque is required)
\$1,541 for preparation of the preservicing agreement

DOCUMENTATION REQUIRED FOR SUBDIVISION AGREEMENT

Final reference plan for any transfer easements and lands to be transferred

Final 37M Plan for signature and deposit

Letter from owner requesting holding (H) symbol be removed from the subject lands

Clearance letter and supporting documentation demonstrating clearance

Professional liability insurance for surveyor and / or engineer

Hydro One approval to proceed

Postponement of interest from mortgagee / chargee to subdivision (if applicable)

Construction estimates (100% for uncompleted works and 10% for completed works)

Letter of credit or certified cheque for subdivision performance securities

User fee to the Corporation of Norfolk County (if time is of the essence a certified cheque is required)
\$4,256 for preparation of the subdivision agreement

\$407 for financial administration of this agreement

\$703 to remove the holding from the zoning on the property (if applicable)

\$494 per tree cash-in-lieu of trees (if applicable)

5% land appraisal cash-in-lieu of parkland as per consolidated by-law 2016-126 (if applicable)

Current property taxes to be paid (if applicable)

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010). COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.		
POINT ID	NORTHING (GRID)	EASTING (GRID)
ORP @	4736997.04	563358.41
ORP @	4737196.62	563297.67
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PARTS _____ APPROVED AND
 PART(S) _____ EXEMPTED UNDER
 SECTION 9 OF THE CONDOMINIUM ACT 1998 AND SECTION 51 OF THE
 PLANNING ACT THIS _____ DAY OF _____, 2022.

BRANDON SLOAN
 GENERAL MANAGER COMMUNITY DEVELOPMENT
 NORFOLK COUNTY

INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
1	4	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVEL 1
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1
3	86	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS
5	NIL	ARCHITECTURAL PLANS (PHASE 1)
6	NIL	STRUCTURAL PLANS (PHASE 1)

PART / SHEET	DATE
PART 1 OF 6 PARTS SHEET 2 OF 8 SHEETS	

NORFOLK STANDARD CONDOMINIUM PLAN No. 45

LEVEL 1
 REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK No. 37
 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF NORFOLK (No. 37)

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
 3) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2022.

Oct. 13/2022
 DATE

MICHAEL W. YEO
 ONTARIO LAND SURVEYOR

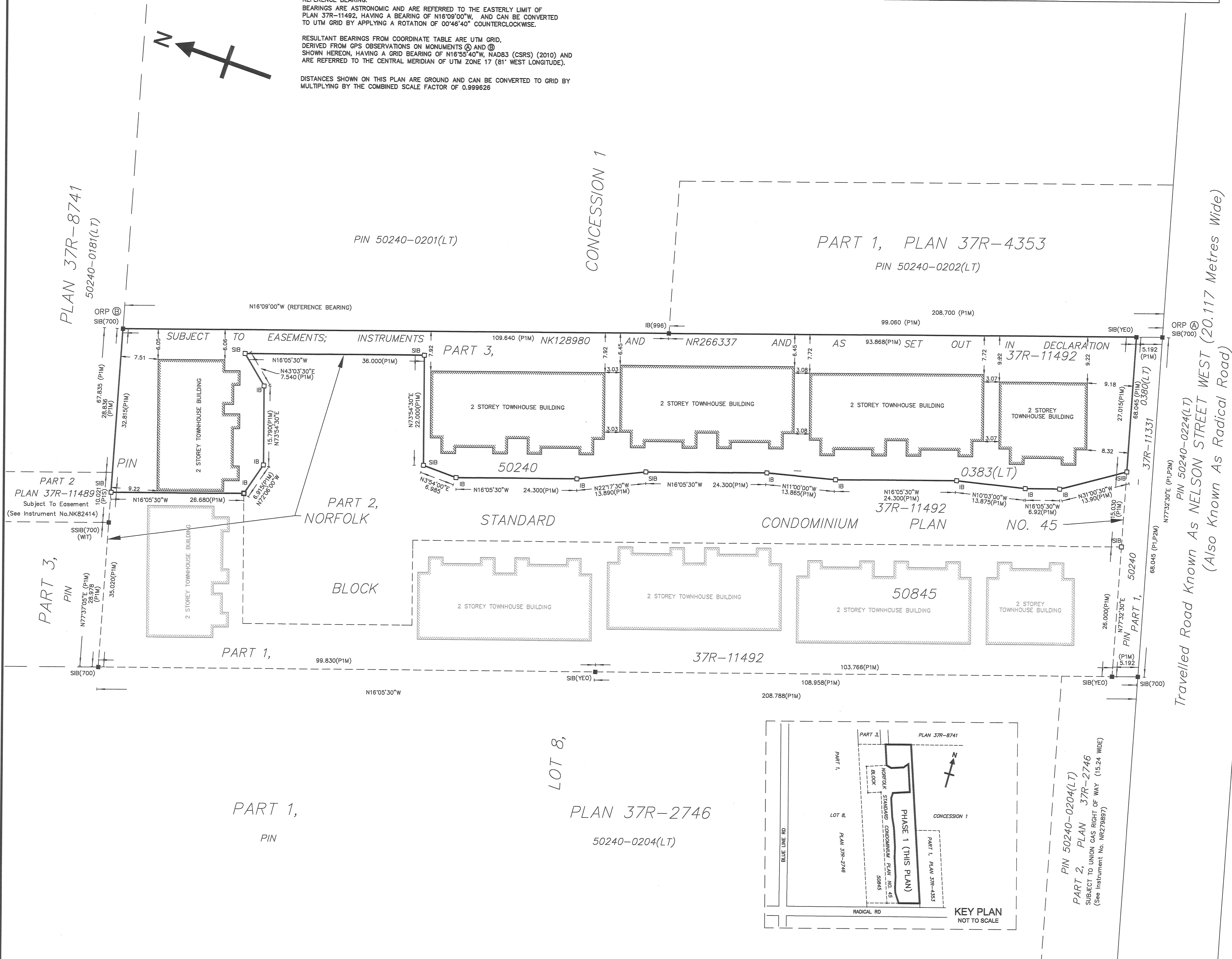
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-36423

DECLARATION REGISTERED AS NUMBER NK152271
 SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS FOR THE PHASE (PURSUANT TO SECTION 8 (1) (G) AND (H) OF THE CONDOMINIUM ACT (1998))

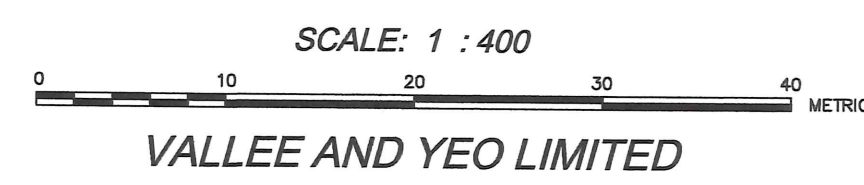
SUBJECT TO (SERVIENT INTERESTS)	PART(S)	PLAN	DESCRIBED IN	ALL UNITS
	3	37R-11492	NR266337	ALL UNITS
	3	37R-11492	NK128980	ALL UNITS
	EASEMENT OVER COMMON ELEMENTS		DECLARATION	
TOGETHER WITH (APPURTENANT INTERESTS)	1 AND 2	37R-11492	DECLARATION	ALL UNITS
	2	37R-11489	NK82414	ALL UNITS

THIS PLAN IS COMPRISED OF ALL OF P.I.N. 50240-0383(LT)

NOTES:
 REFERENCE BEARING:
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 37R-11492, HAVING A BEARING OF N16°09'00"W, AND CAN BE CONVERTED TO UTM GRID BY APPLYING A ROTATION OF 00°46'40" COUNTERCLOCKWISE.
 RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS ON MONUMENTS @ AND @ SHOWN HEREON, HAVING A GRID BEARING OF N16°55'40"W, NAD83 (CSRS) (2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999626



PLAN OF SURVEY OF
 PART OF LOT 8, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WOODHOUSE
 NORFOLK COUNTY



LEGEND:
 SIB DENOTES STANDARD IRON BAR
 SSIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 ■ DENOTES FOUND
 □ DENOTES PLANTED
 WIT DENOTES WITNESS MONUMENT
 YEO DENOTES VALLEE AND YEO LIMITED.
 700 DENOTES JEWITT AND DIXON LTD.
 996 DENOTES J.B. DODD, O.L.S.
 P1 DENOTES PLAN 37R-11492
 M DENOTES MEASURED
 ORP DENOTES OBSERVED REFERENCE POINT
 P1 DENOTES PLAN 37R-11492

CERTIFICATE OF DECLARANT:
 THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT:
 DATED AT SIMCOE, ONTARIO THIS _____ DAY OF _____, 2022

I HAVE THE AUTHORITY TO BIND
 THE CORPORATION

MARK SIEGEL
 PRESIDENT
 COAST ROAD GP INC.
 COAST ROAD LP

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

vallee & yeo limited
 ONTARIO LAND SURVEYOR
 2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
 PHONE: 519 426-6270 FAX 519 426-6277
 michael.yeo@vallee.ca

DRAWN BY: TJC	CLIENT: COAST ROAD	DWG: 18-026-PH1
CHECKED BY: M.W.Y.		

PART / SHEET	DATE
PART 1 OF 8 PARTS SHEET 4 OF 8 SHEETS	

NORFOLK STANDARD CONDOMINIUM PLAN No. 45
LEVEL 1 UNITS 18 TO 34 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK No. 37
 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF NORFOLK (No. 37)

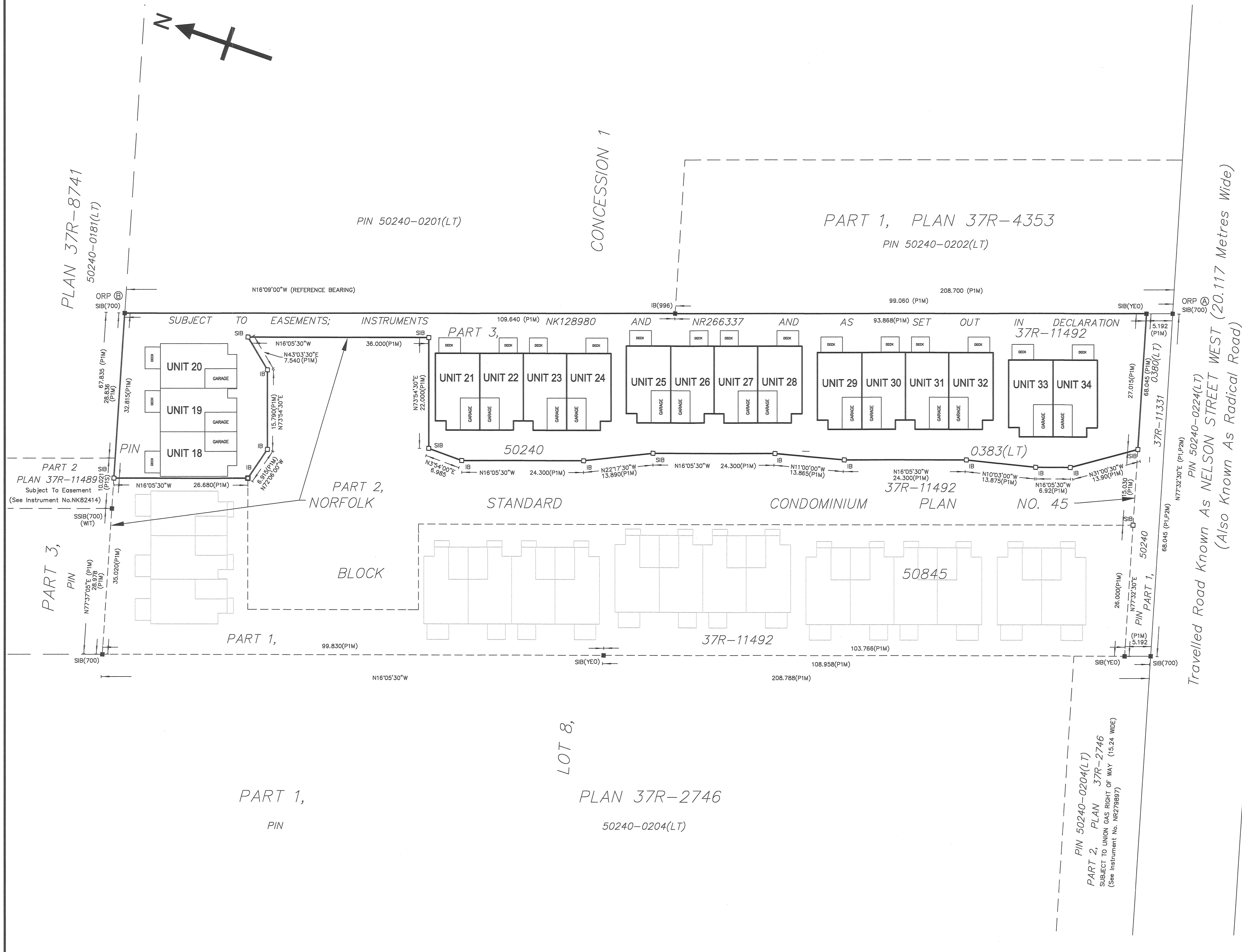
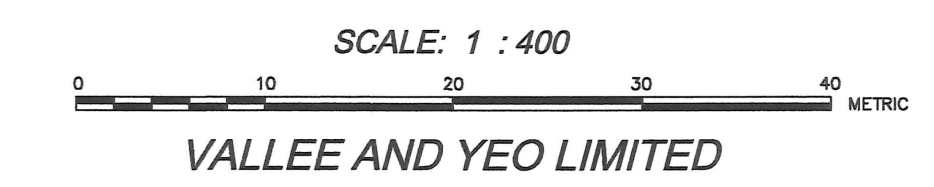
SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
 3) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2022.

Oct. 13/2022
 DATE

MICHAEL W. YEO
 ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER NK152271

PLAN OF SURVEY OF
 PART OF LOT 8, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WOODHOUSE
 NORFOLK COUNTY



UNIT BOUNDARY DEFINITIONS:
 MONUMENTS 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.
 AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.

CERTIFICATE OF DECLARANT:
 THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT:
 DATED AT SIMCOE, ONTARIO THIS _____ DAY OF _____, 2022.

I HAVE THE AUTHORITY TO BIND
 THE CORPORATION

MARK SIEGEL
 PRESIDENT
 COAST ROAD GP INC.
 COAST ROAD LP

vallee & yeo limited
 ONTARIO LAND SURVEYOR
 2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
 PHONE: 519 426-8270 FAX 519 426-8277
 michaelyeo@gvallee.ca

DRAWN BY: TJC
 CHECKED BY: M.W.Y. CLIENT: COAST ROAD DWG: 18-026-PH1

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

PART / SHEET	DATE
PART 1 OF 6 PARTS SHEET 7 OF 8 SHEETS	

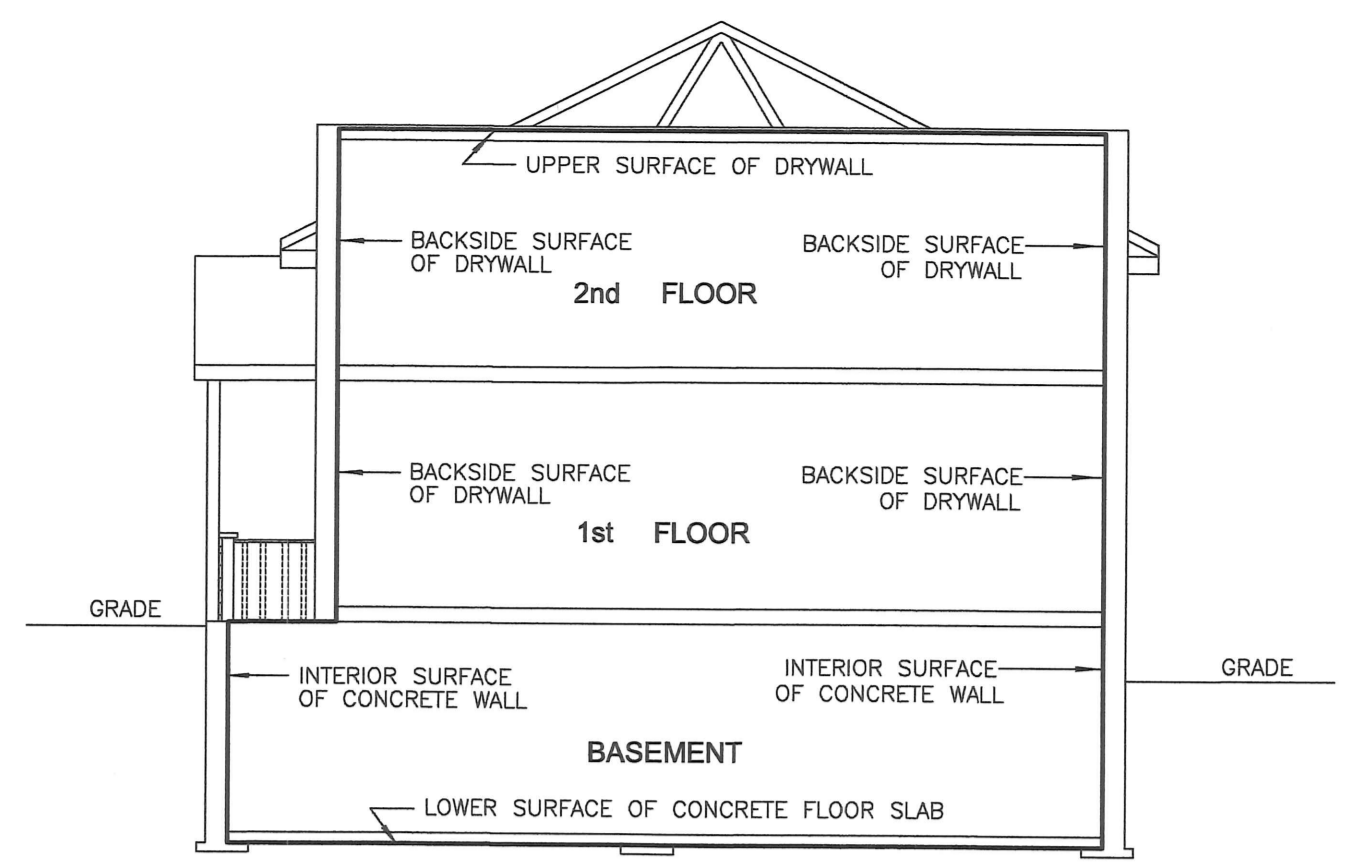
NORFOLK STANDARD CONDOMINIUM PLAN No. 45
LEVEL 1 UNITS 18 TO 34 INCLUSIVE
 REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK No. 37
 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

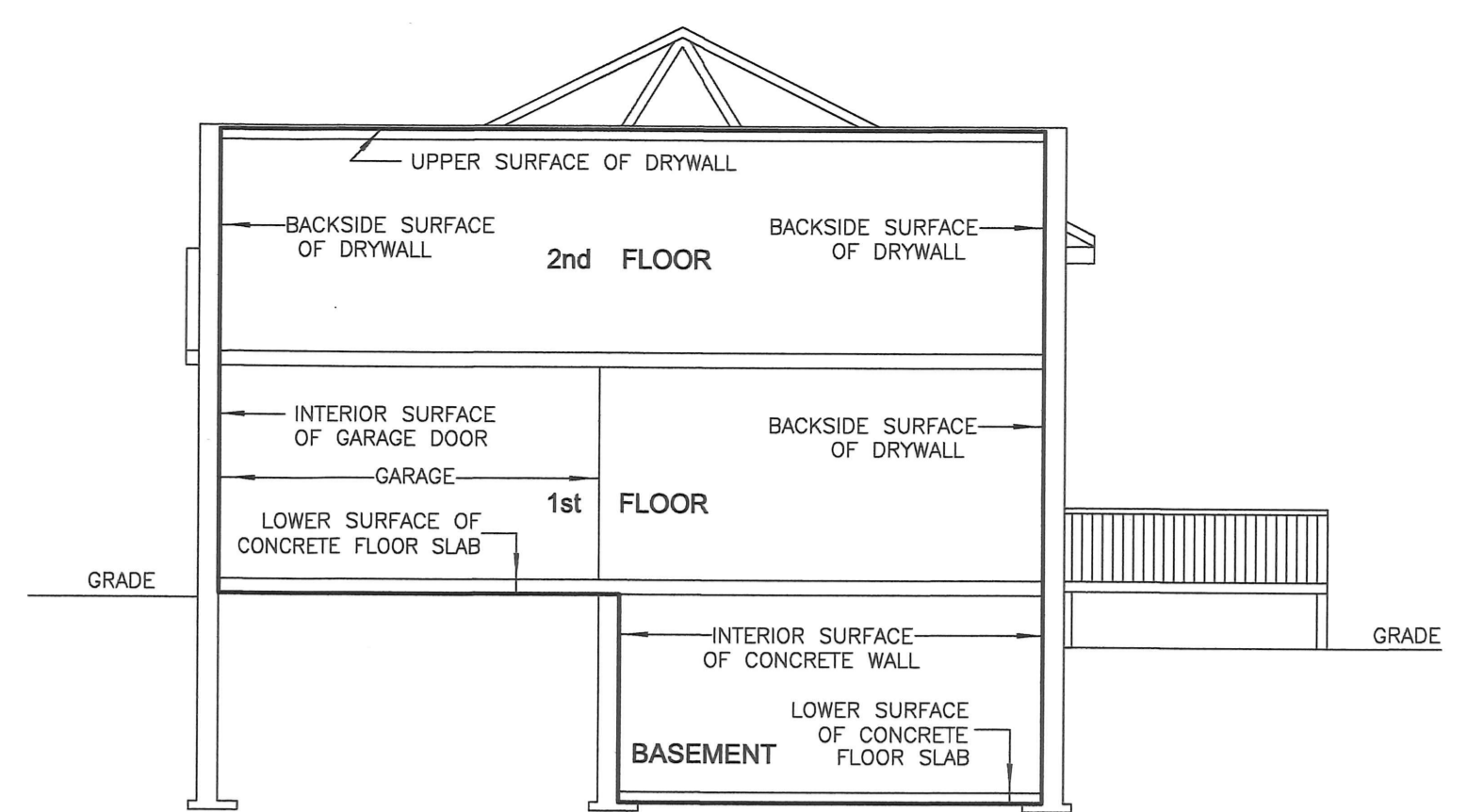
SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
 3) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2022.

DATE: Oct 13/2022
 MICHAEL M. YEO
 ONTARIO LAND SURVEYOR

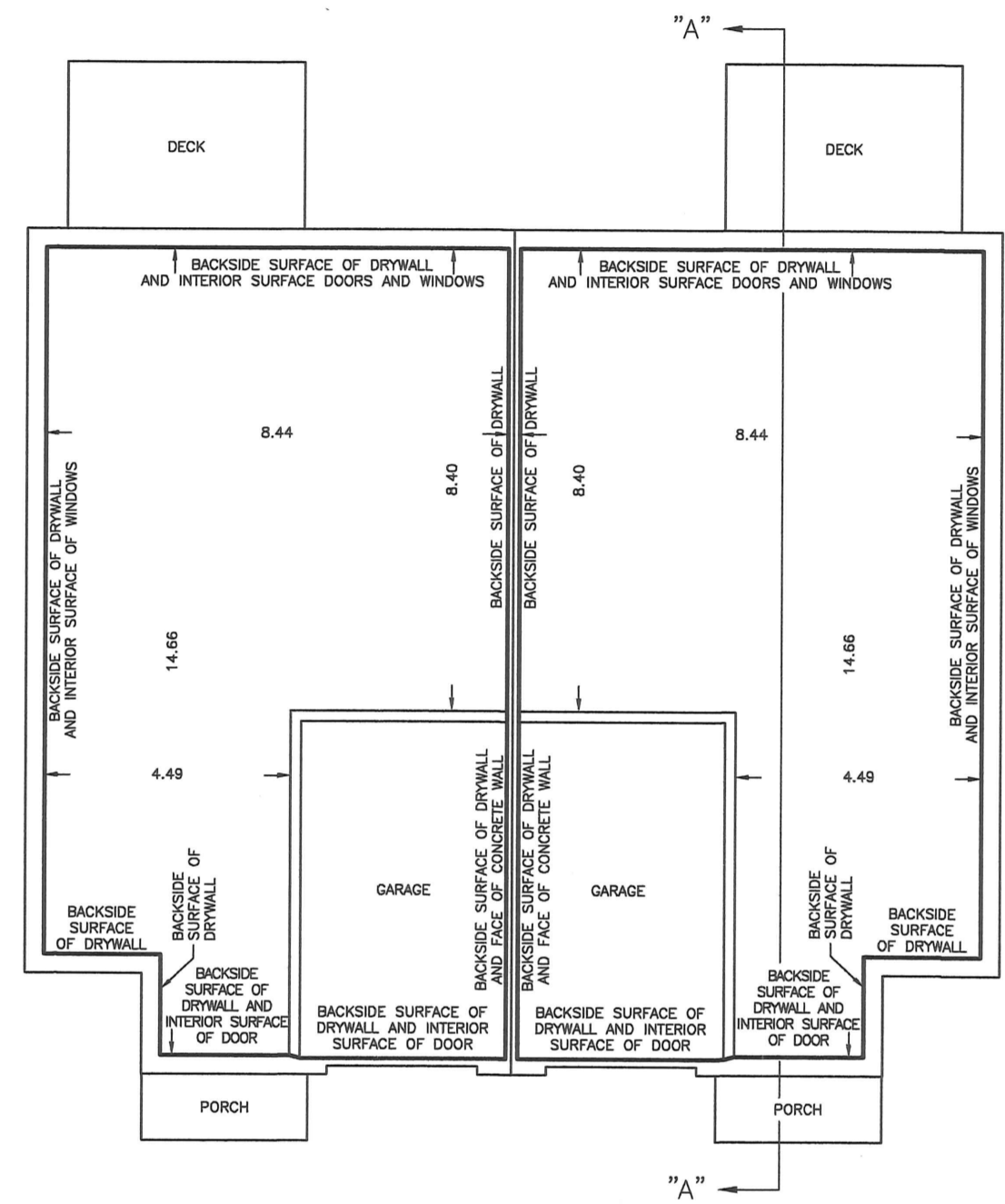
DECLARATION REGISTERED AS NUMBER NK152271



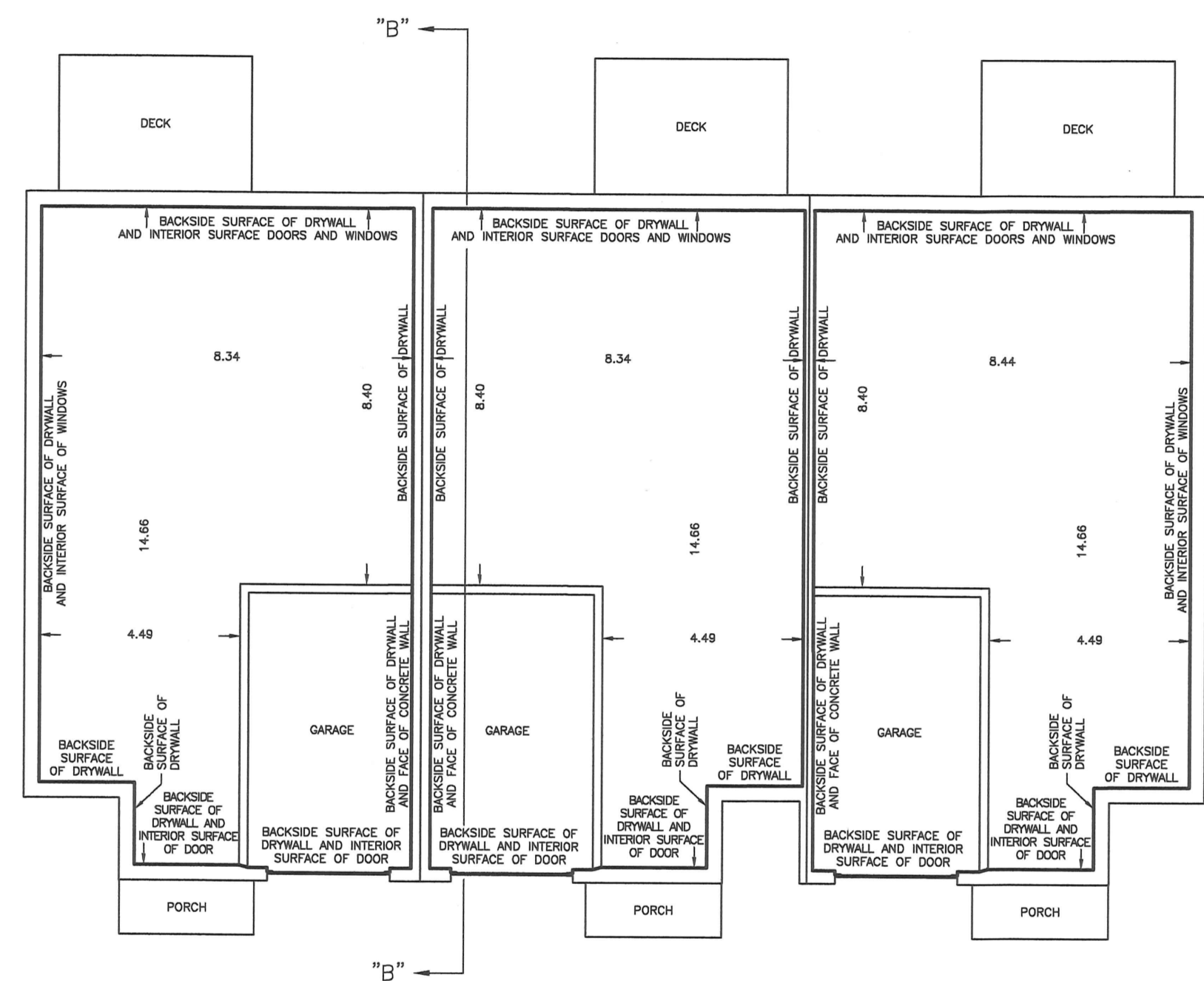
CROSS SECTION 'A-A' TO ILLUSTRATE UNIT EXTERIOR BOUNDARIES
 TYPICAL FOR ALL UNITS
 (NOT TO SCALE)



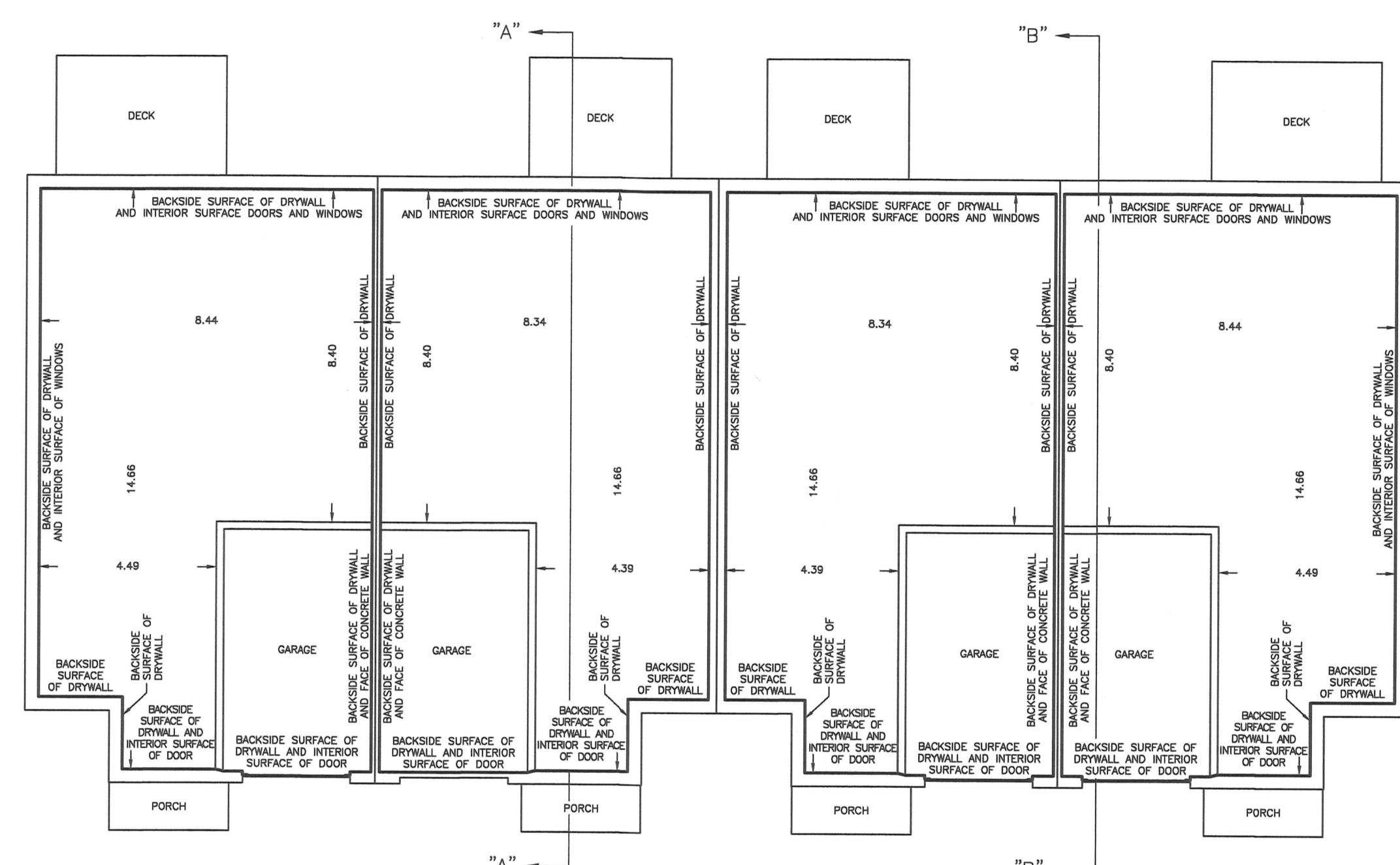
CROSS SECTION 'B-B' TO ILLUSTRATE UNIT EXTERIOR BOUNDARIES
 TYPICAL FOR ALL UNITS
 (NOT TO SCALE)



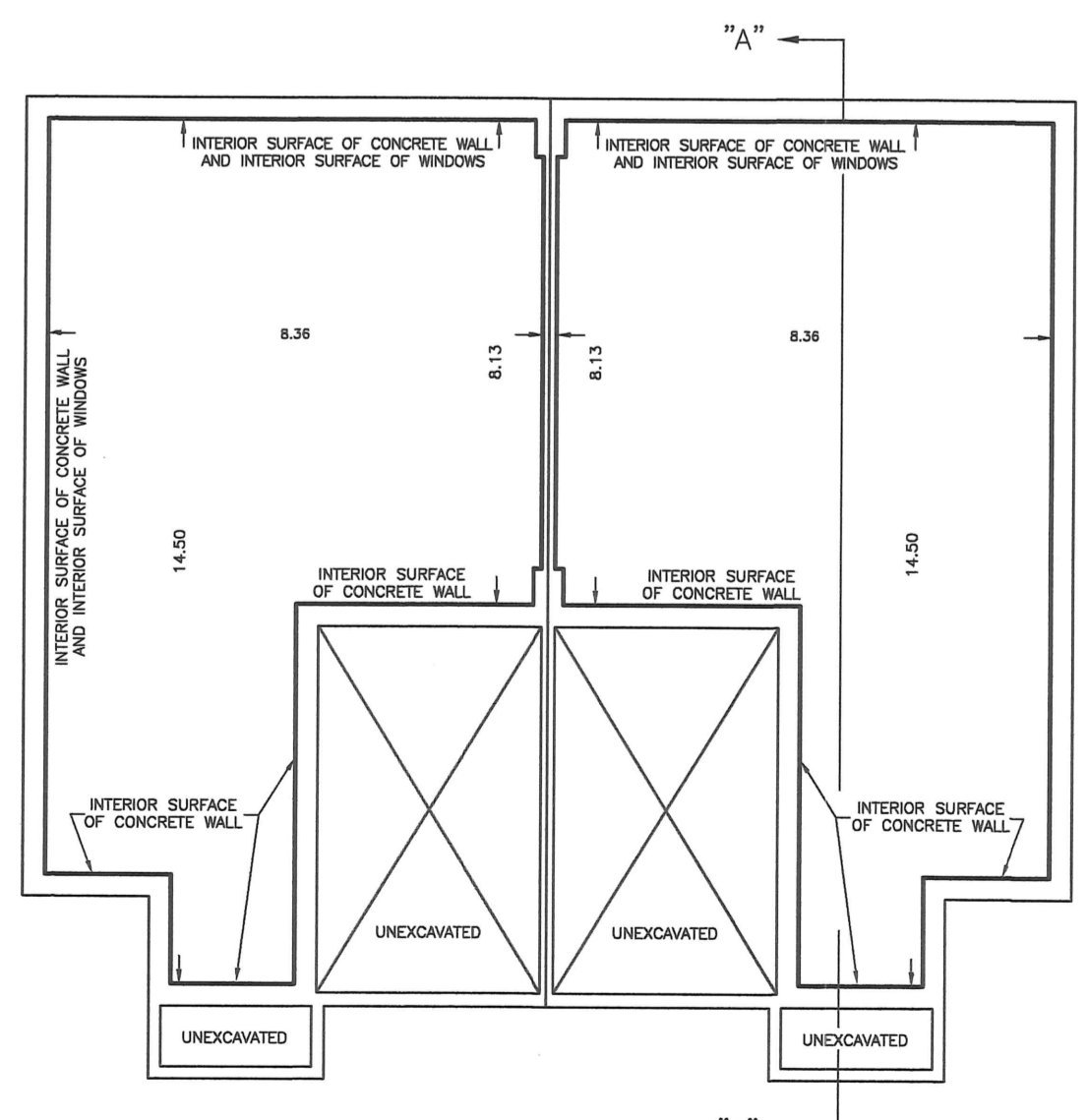
2 UNIT TOWNHOUSE - UNITS 33 & 34 - 1st FLOOR
 (TYPICAL)
 (NOT TO SCALE)



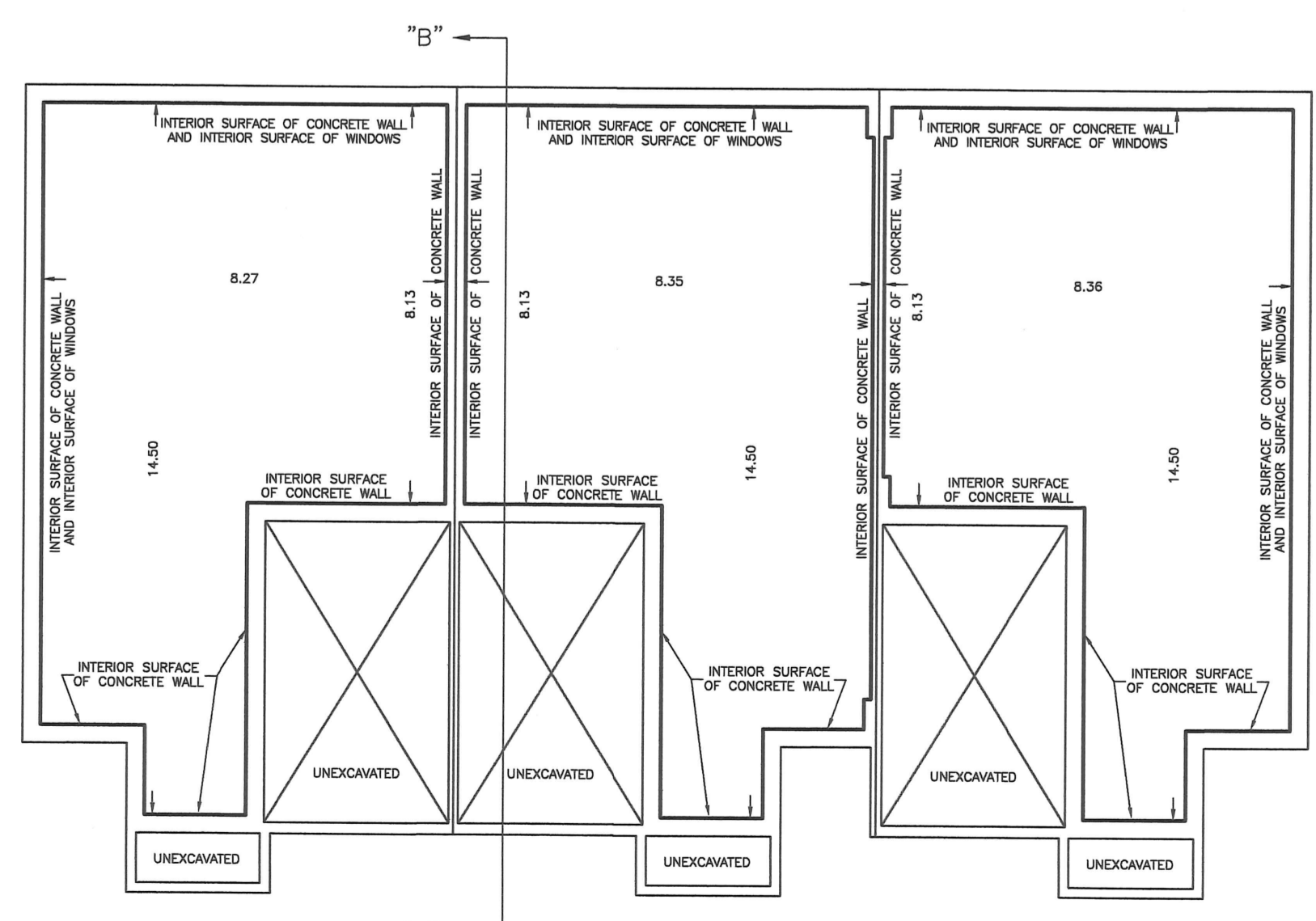
3 UNIT TOWNHOUSE - UNITS 18, 19 & 20 - 1st FLOOR
 (TYPICAL)
 (NOT TO SCALE)



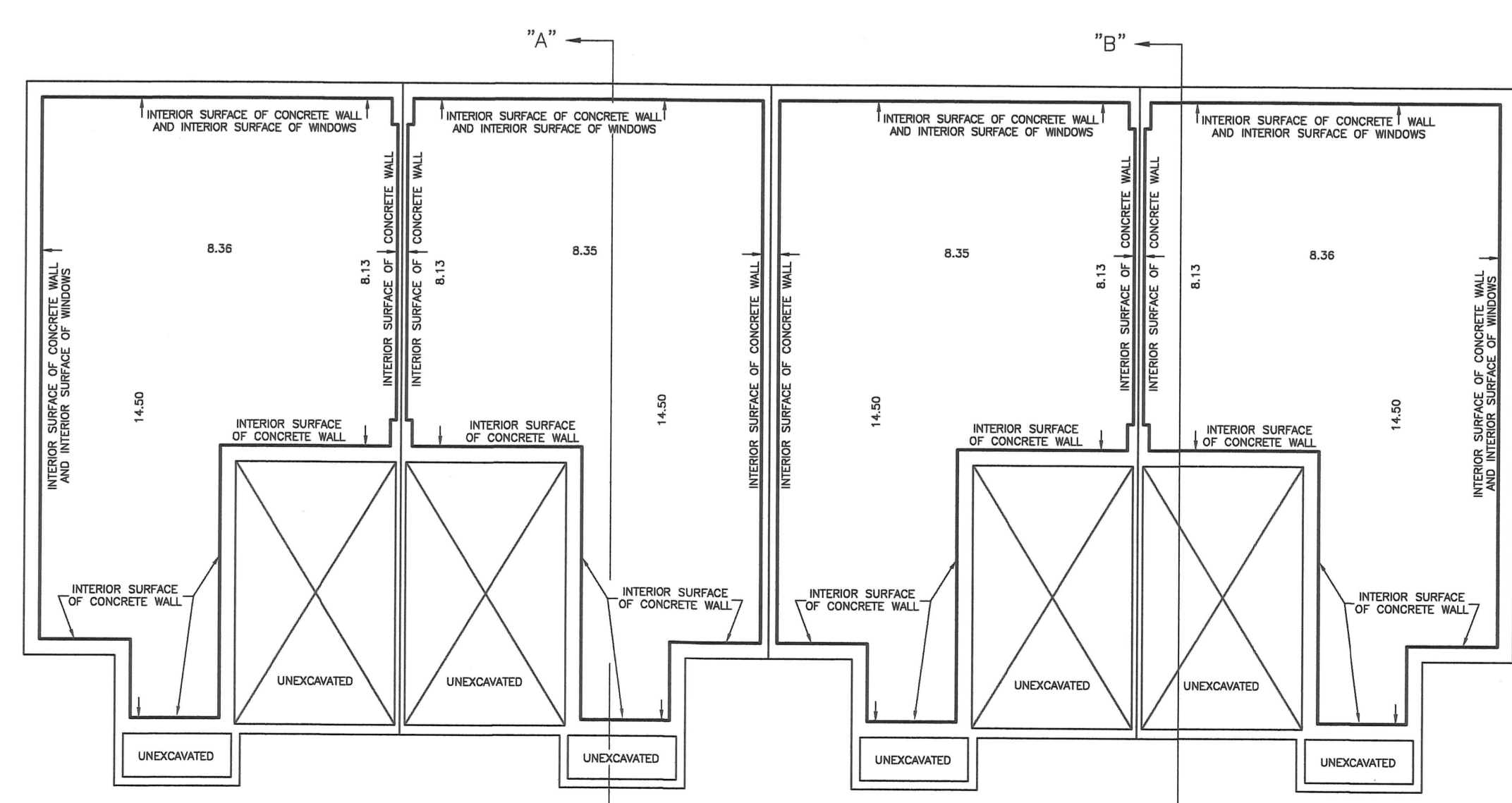
4 UNIT TOWNHOUSE - UNITS 21 TO 32 INCLUSIVE - 1st FLOOR
 (TYPICAL)
 (NOT TO SCALE)



2 UNIT TOWNHOUSE - UNITS 33 & 34 - BASEMENT
 (TYPICAL)
 (NOT TO SCALE)



3 UNIT TOWNHOUSE - UNITS 18, 19 & 20 - BASEMENT
 (TYPICAL)
 (NOT TO SCALE)



4 UNIT TOWNHOUSE - UNITS 21 TO 32 INCLUSIVE - BASEMENT
 (TYPICAL)
 (NOT TO SCALE)

PLAN OF SURVEY OF
 PART OF LOT 8, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WOODHOUSE
 NORFOLK COUNTY

LEGEND:
 ——— DENOTES UNIT BOUNDARIES AND BOUNDARIES OF THE COMMON ELEMENTS
 ——— DENOTES EXTERIOR FACE OF STRUCTURAL WALLS

UNIT BOUNDARY DEFINITIONS:
 MONUMENTS 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.
 AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.

CERTIFICATE OF DECLARANT:
 THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT:
 DATED AT SIMCOE, ONTARIO THIS _____ DAY OF _____, 2022

I HAVE THE AUTHORITY TO BIND THE CORPORATION
 MARK SIEGEL
 PRESIDENT
 COAST ROAD GP INC.
 COAST ROAD LP

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

vallee & yeo limited
 ONTARIO LAND SURVEYOR
 2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
 PHONE: 519 426-6270 FAX 519 426-6277
 michael.yeo@vallee.co

DRAWN BY: TJC	CLIENT: COAST ROAD	DWG: 18-026-PH1
CHECKED BY: M.W.Y.		

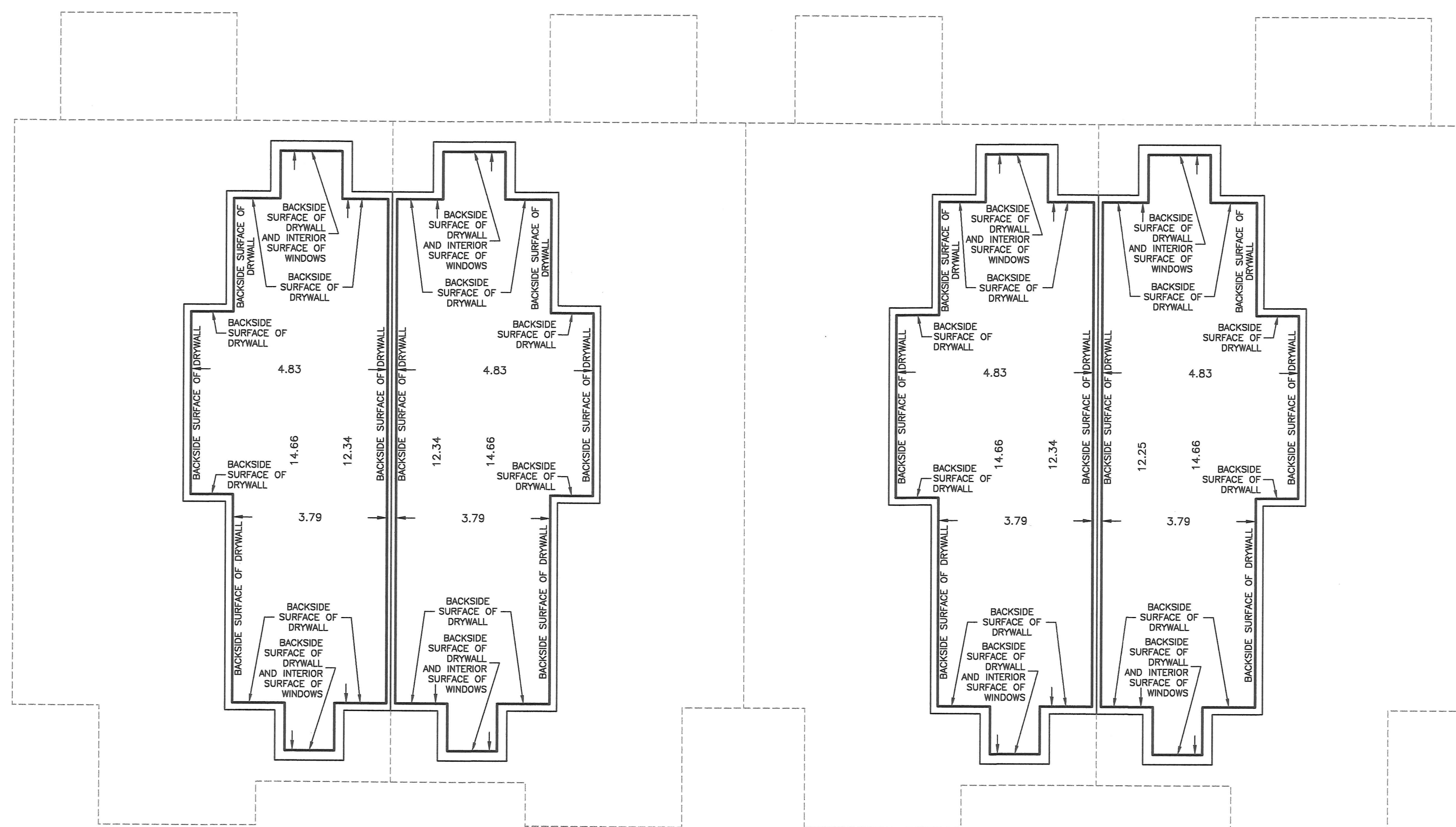
PART / SHEET	DATE	NORFOLK STANDARD CONDOMINIUM PLAN No. 45
PART 1 OF 6 PARTS SHEET 8 OF 8 SHEETS		
		LEVEL 1 UNITS 18 TO 34 INCLUSIVE
		REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK No. 37 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF NORFOLK (No. 37)

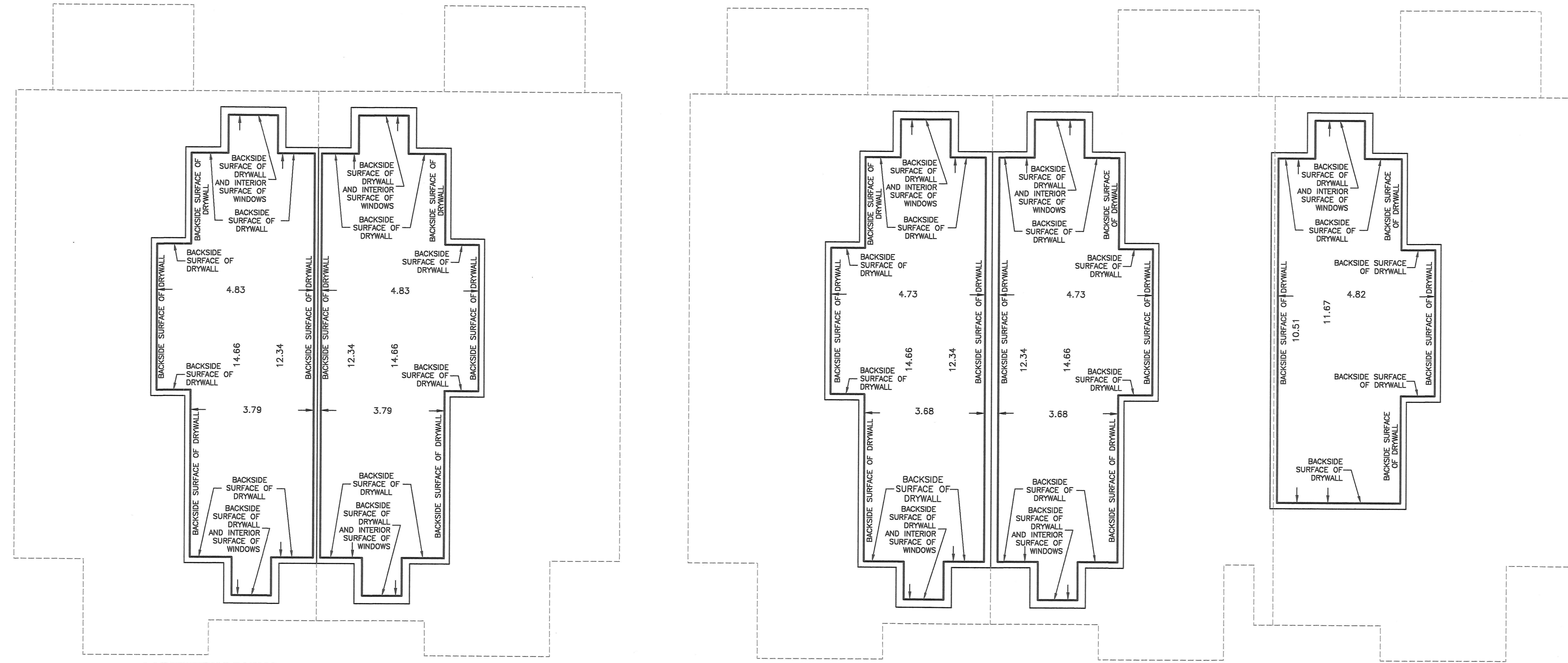
SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998),
THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE
UNDER THEM.
2) THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
3) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2022

Oct 13/2022
DATE
MICHAEL W. YEO
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER NK152271



4 UNIT TOWNHOUSE - UNITS 21 TO 32 INCLUSIVE - 2nd FLOOR
(TYPICAL)
(NOT TO SCALE)



2 UNIT TOWNHOUSE - UNITS 33 & 34 - 2nd FLOOR
(TYPICAL)
(NOT TO SCALE)

3 UNIT TOWNHOUSE - UNITS 18, 19 & 20 - 2nd FLOOR
(TYPICAL)
(NOT TO SCALE)

PLAN OF SURVEY OF
PART OF LOT 8, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

LEGEND:
—— DENOTES UNIT BOUNDARIES AND BOUNDARIES OF THE COMMON ELEMENTS
—— DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
----- DENOTES PERIMETER OF STRUCTURE

UNIT BOUNDARY DEFINITIONS:
MONUMENTS 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.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.

CERTIFICATE OF DECLARANT:
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO
UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT:
DATED AT SIMCOE, ONTARIO THIS _____ DAY OF _____, 2022

I HAVE THE AUTHORITY TO BIND
THE CORPORATION
MARK SIEGEL
PRESIDENT
COAST ROAD GP INC.
COAST ROAD LP

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

vallee & yeo limited
ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
PHONE: 519 426-6270 FAX 519 426-6277
michael.yeo@vallee.co

DRAWN BY: TJC	CHECKED BY: M.W.Y.	CLIENT: COAST ROAD	DWG: 18-026-PH1
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PART / SHEET	DATE
PART 2 OF 6 PARTS SHEET 2 OF 2 SHEETS	

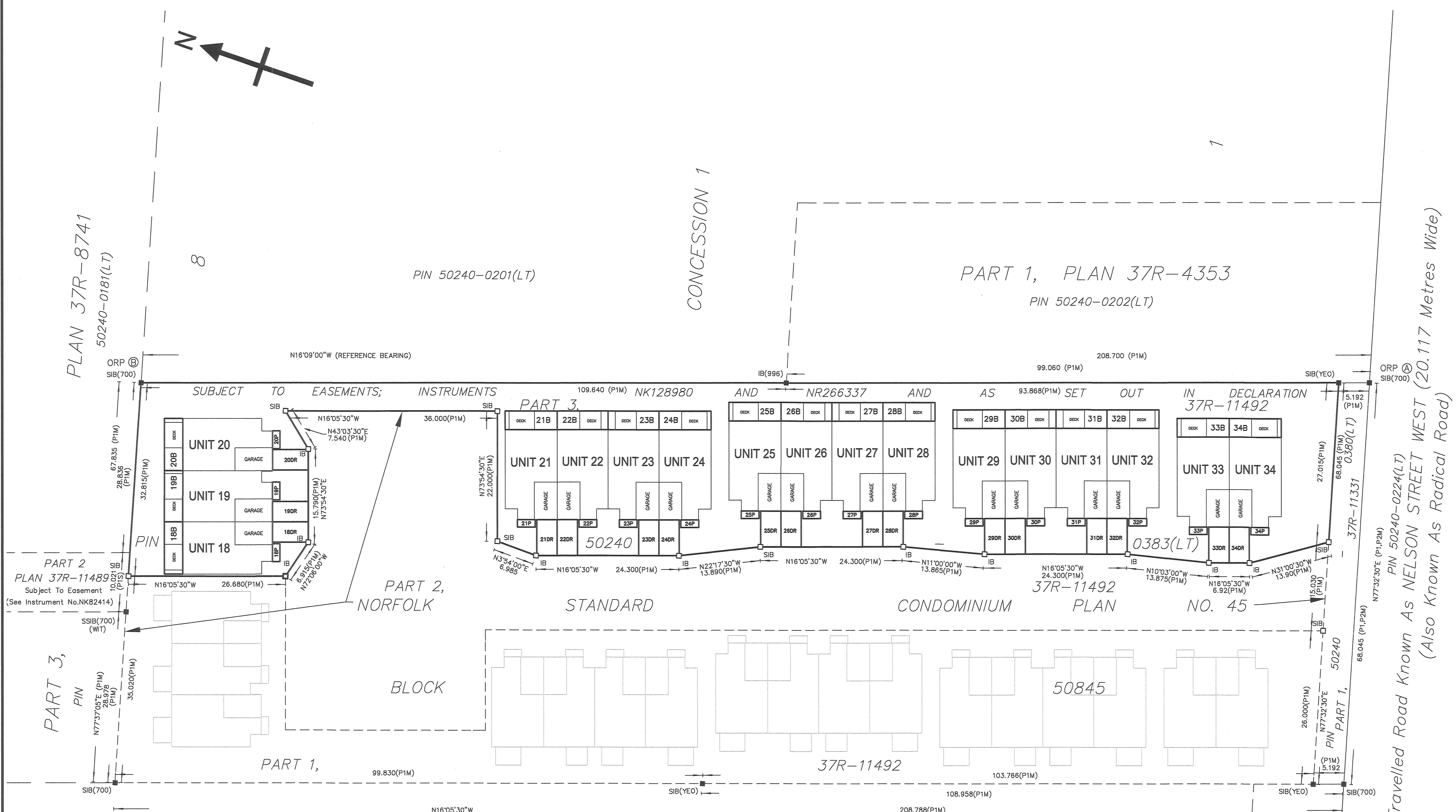
NORFOLK STANDARD CONDOMINIUM PLAN No.

SURVEYOR'S CERTIFICATE:

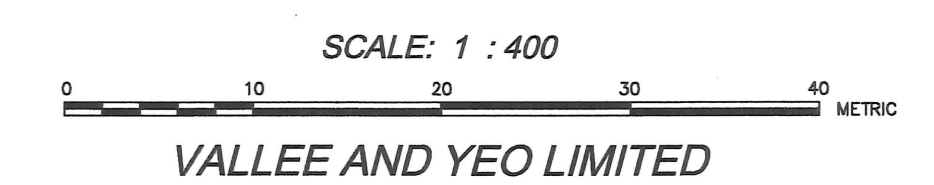
I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS

Oct. 13/2022
SIMCOE, ONTARIO

MICHAEL W. YEO
ONTARIO LAND SURVEYOR



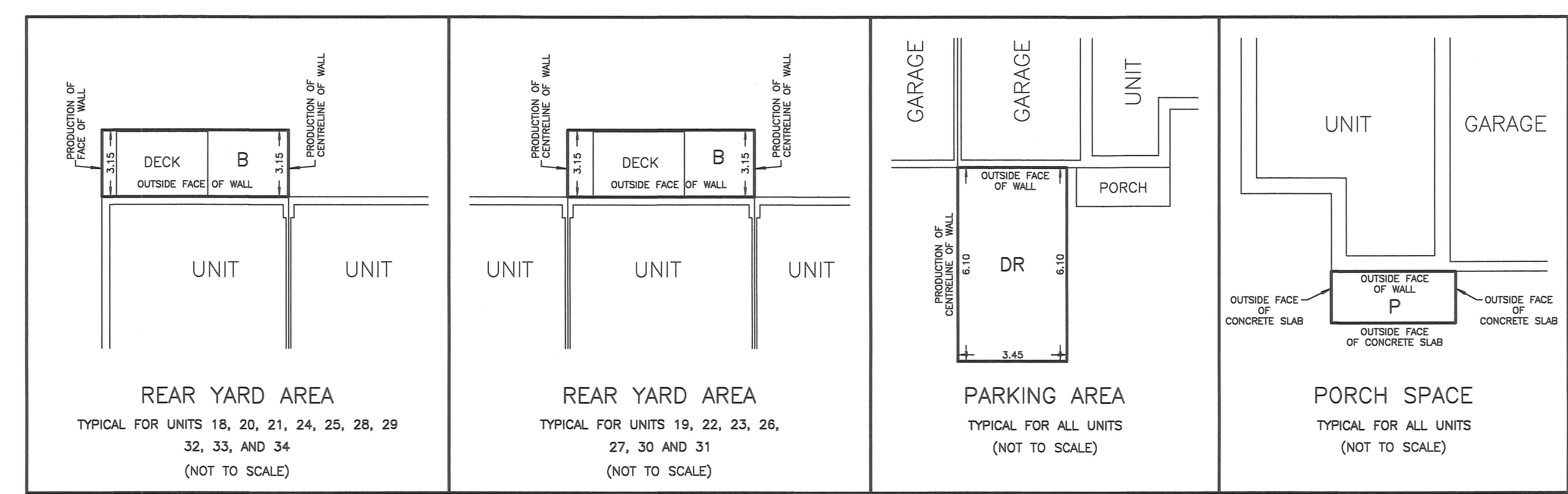
PLAN OF SURVEY OF EXCLUSIVE USE PORTIONS OF COMMON ELEMENTS ON LEVEL 1



NOTES:

- DENOTES BOUNDARIES OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
- DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
- B DENOTES REAR YARD AREA
- DR DENOTES PARKING AREA
- P DENOTES PORCH AREA

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



PIN 50240-0204(LT)
PART 2, PLAN 37R-2746
SUBJECT TO UNION GAS RIGHT OF WAY (15.24 MIDE)
(See Instrument No. NR279897)

vallee & yeo limited
ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
PHONE: 519 426-6270 FAX 519 426-6277
michael.yeo@gvallee.ca

DRAWN BY: TJC	CLIENT: COAST ROAD	DWG: 18-026-PH1
CHECKED BY: M.W.Y.		

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (8° WEST LONGITUDE) MADS (GNS) (2010), COORDINATE VALUES ARE TO A URBM ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OASO 216/10.		
POINT ID	NORTHING (GND)	EASTING (GND)
OPR ①	4736987.04	963336.41
OPR ②	4737198.82	963397.67

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE CORPORATION OF NORFOLK COUNTY HAS DEPARTED PARTS 1 AND 2 OF THIS DESCRIPTION PURSUANT TO SECTION 8(7) OF THE CONDOMINIUM ACT, 1988 S.O. 1988, CHAPTER 18, FROM THOSE PROVISIONS OF SECTIONS 8(1) AND 8(1.1) OF THE PLANNING ACT, R.S.O. CHAPTER P.13 THAT WOULD NORMALLY APPLY UNDER SECTION 9(2) OF THE CONDOMINIUM ACT, 1988, S.O. 1988, CHAPTER 18.

BRANDON SLOAN
GENERAL MANAGER COMMUNITY DEVELOPMENT
NORFOLK COUNTY

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	8	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVEL 1
2	2	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1
3	86	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS
5	NIL	ARCHITECTURAL PLANS (PHASE 1)
6	NIL	STRUCTURAL PLANS (PHASE 1)

PART / SHEET	DATE
PART 1 OF 6 PARTS SHEET 2 OF 8 SHEETS	

NORFOLK STANDARD CONDOMINIUM PLAN NO. 45

LEVEL 1

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK NO. 57 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1) THE SAID PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1988), THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 01st DAY OF OCTOBER, 2022.

DATE: Jan 24, 2023

Signature: *[Handwritten Signature]*

ONRANO LAND SURVEYOR NUMBER: 1-26423

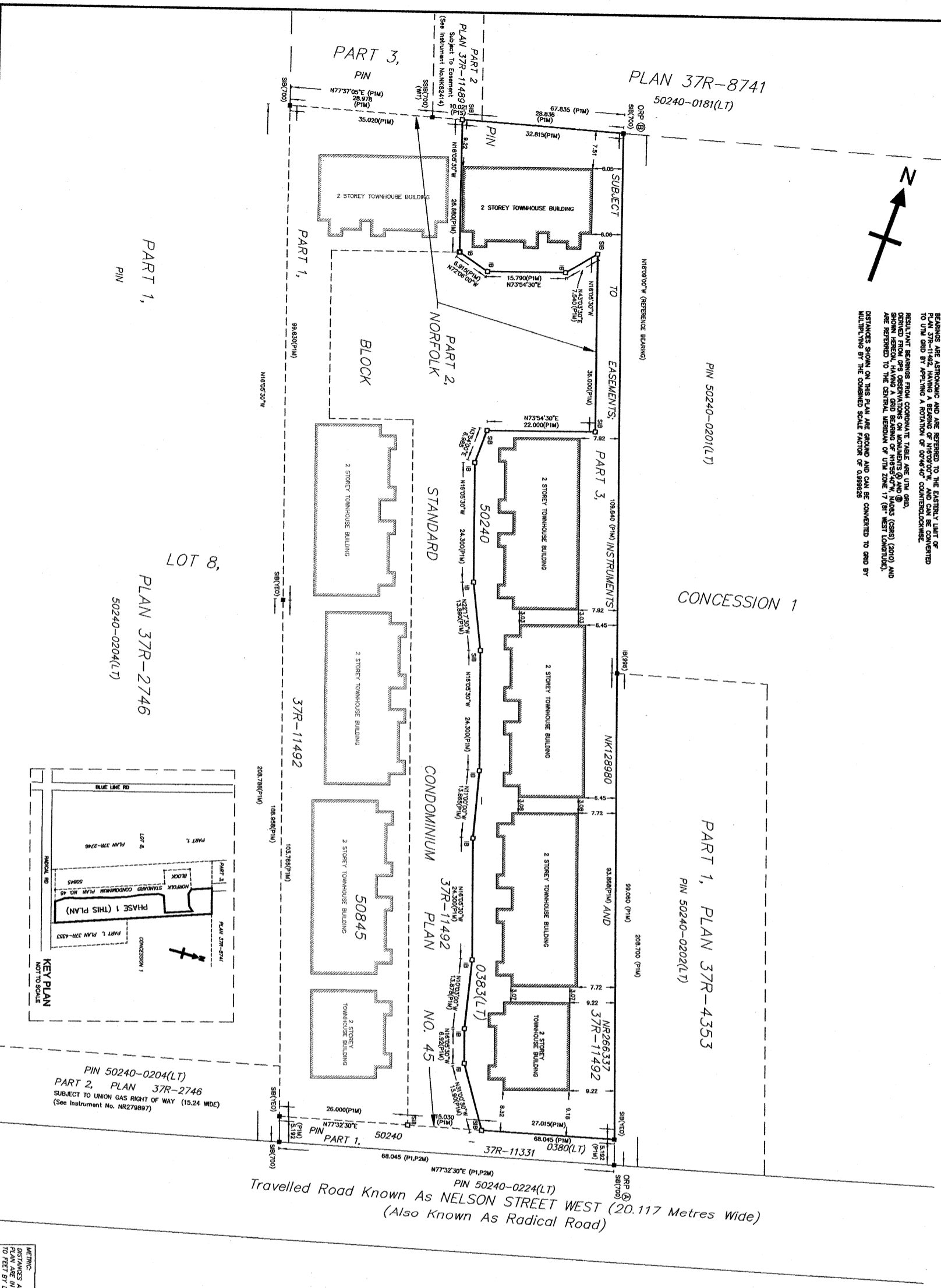
THIS PLAN OF SURVEY RELATES TO A/S PLAN SUBMISSION FORM NUMBER 1-26423

DECLARATION REGISTERED AS NUMBER: NK128837

SCHEDULE OF APURTENANT AND SERVIENT INTERESTS FOR THE PHASE (Pursuant to Section 8 (1) (b) and (h) of the Condominium Act (1988))

PART(S)	PLAN	DESCRIBED IN
3	37R-11482	NK288337
3	37R-11482	NK128880
TOGETHER WITH APURTENANT INTERESTS	37R-11488	NK2414

THIS PLAN IS COMPRISED OF ALL OF PLAN 50240-0383(LT)



PLAN OF SURVEY OF PART OF LOT 8, CONCESSION 1 GEOGRAPHIC TOWNSHIP OF WOODHOUSE NORFOLK COUNTY

SCALE 1:400

VALLEE AND YEO LIMITED

LEGEND:

- SB DENOTES STANDARD IRON BAR
- SB DENOTES SPOT STANDARD IRON BAR
- SB DENOTES NAIL
- SB DENOTES ROUND
- SB DENOTES PLATED
- WB DENOTES WITNESS MOUNTMENT
- YED DENOTES YALEE AND YEO LIMITED
- YED DENOTES WITNESS MOUNTMENT
- 888 DENOTES 48, 0000, O.L.S.
- P1 DENOTES PLAN 37R-11482
- OPR DENOTES OBSERVED REFERENCE POINT
- P1 DENOTES PLAN 37R-11482

CERTIFICATE OF DECLARANT:

COAST ROAD GP INC.

I, MARK SEIBEL, PRESIDENT, HAVE THE AUTHORITY TO BIND THE CORPORATION, I AM A GENERAL PARTNER.

THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN THE MEANING OF THE LIMITED PARTNERSHIP ACT.

THE FIRM NAME OF THE LIMITED PARTNERSHIP IS COAST ROAD LP.

vallee & yeo limited

ONTARIO LAND SURVEYOR
1100 WEST STREET NORTH, SUITE 101, WYOMING, ONTARIO M9W 1A7
PHONE: (416) 491-4277
mobile: (416) 491-4277
info@valleeandyeo.com

DRAWN BY: TJC
CHECKED BY: M.W.Y.
CLIENT: COAST ROAD
DMS-18-028-PH1

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

PART / SHEET	DATE
PART 1 OF 8 PARTS SHEET 4 OF 8 SHEETS	

NORFOLK STANDARD CONDOMINIUM PLAN NO. 45

LEVEL 1 UNITS 18 TO 34 INCLUSIVE
 REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK NO. 37
 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

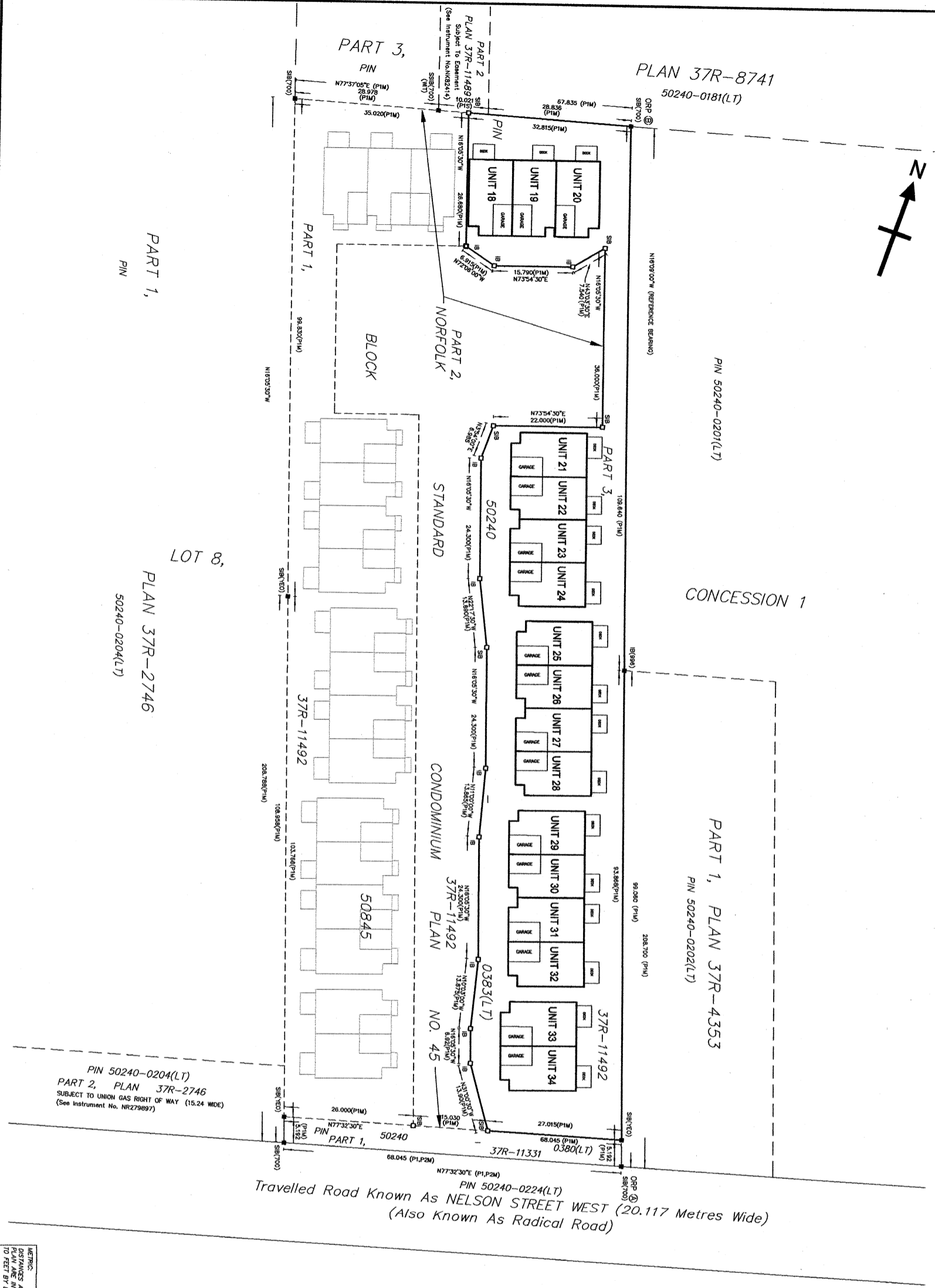
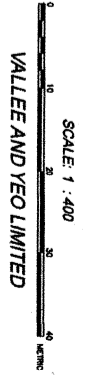
REPRESENTATIVE FOR LAND REGISTRY FOR THE
 LAND TITLES DIVISION OF NORFOLK (No. 37)

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), UNDER THE ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
 - 3) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2022
- DATE: January 24, 2023

DECLARATION REGISTERED AS NUMBER N152271

**PLAN OF SURVEY OF
 PART OF LOT 8, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WOODHOUSE
 NORFOLK COUNTY**



PART 1,
 PIN
 PLAN 37R-2746
 50240-0204(LT)

LOT 8,

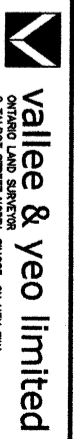
Travelled Road Known As NELSON STREET WEST (20.117 Metres Wide)
 (Also Known As Radical Road)

UNIT BOUNDARY DEFINITIONS:

MONUMENTS 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.
 AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

CERTIFICATE OF DECLARANT:

COAST ROAD GP INC.
 I, MARK SEIGEL, PRESIDENT, HAVE THE AUTHORITY TO BIND THE CORPORATION.
 I AM A GENERAL PARTNER.
 THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN THE MEANING OF THE LIMITED PARTNERSHIP ACT.
 THE FIRM NAME OF THE LIMITED PARTNERSHIP IS
 COAST ROAD LP.

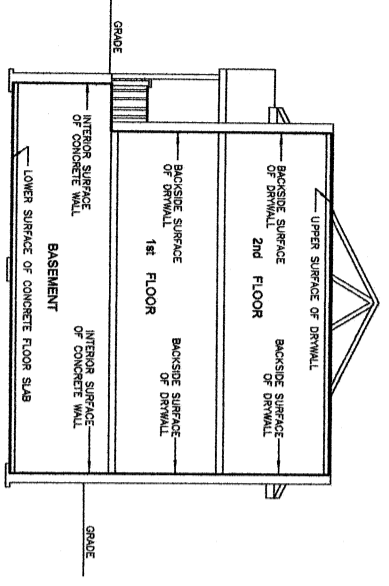


ONTARIO LAND SURVEYOR
 PHONE: 416-291-7070, FAX: 416-497-4277
 info@valleeandyeo.com

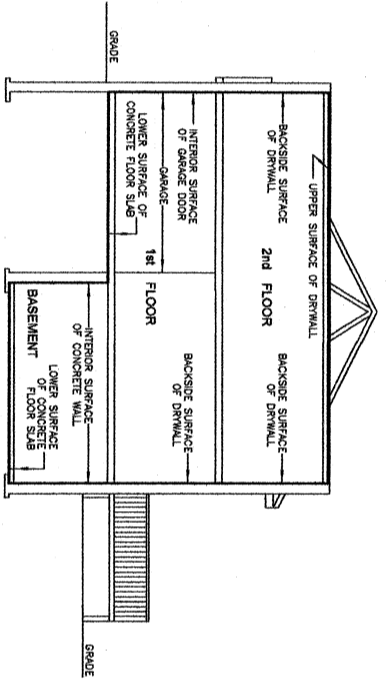
DRAWN BY: TJC
 CLIENT: COAST ROAD
 DATE: 18-02-2023

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

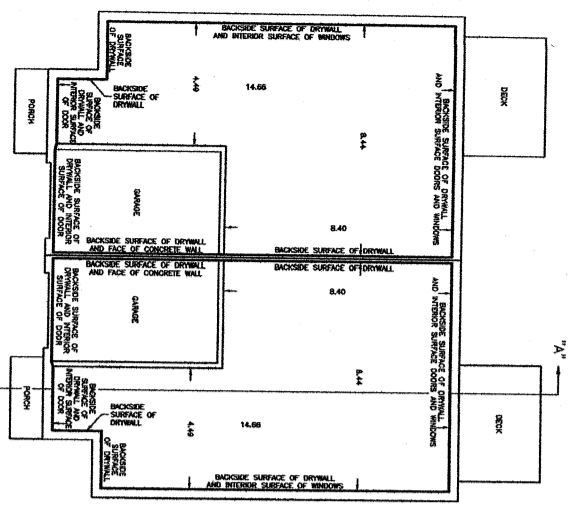
PART / SHEET	DATE
PART 1 OF 6 PARTS SHEET 7 OF 8 SHEETS	



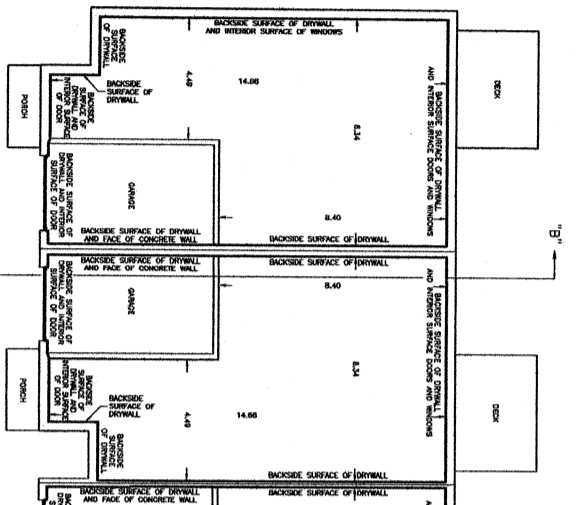
CROSS SECTION A-A TO ILLUSTRATE
UNIT EXTERIOR BOUNDARIES
TYPICAL FOR ALL UNITS
(NOT TO SCALE)



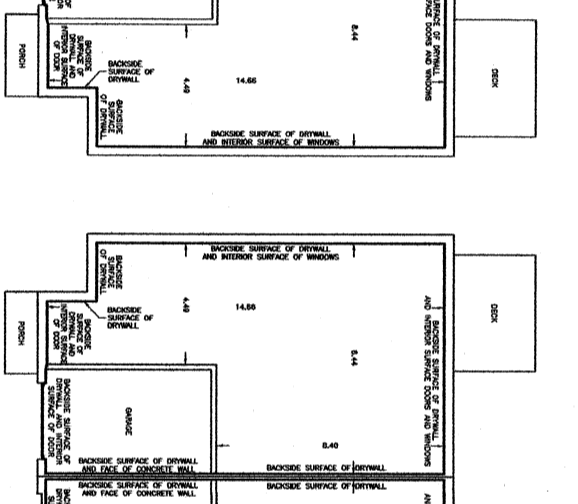
CROSS SECTION B-B TO ILLUSTRATE
UNIT EXTERIOR BOUNDARIES
TYPICAL FOR ALL UNITS
(NOT TO SCALE)



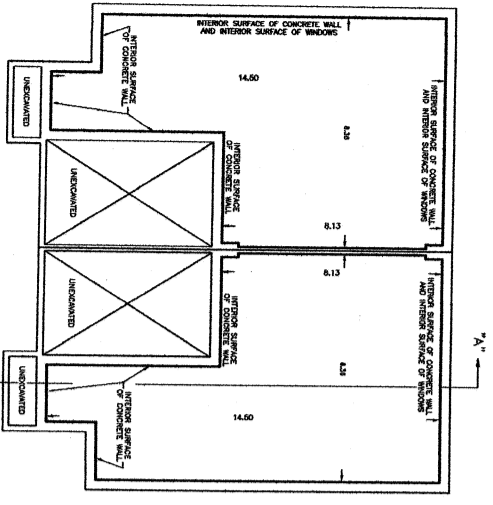
2 UNIT TOWNHOUSE - UNITS 33 & 34
- 1st FLOOR
(TYPICAL)
(NOT TO SCALE)



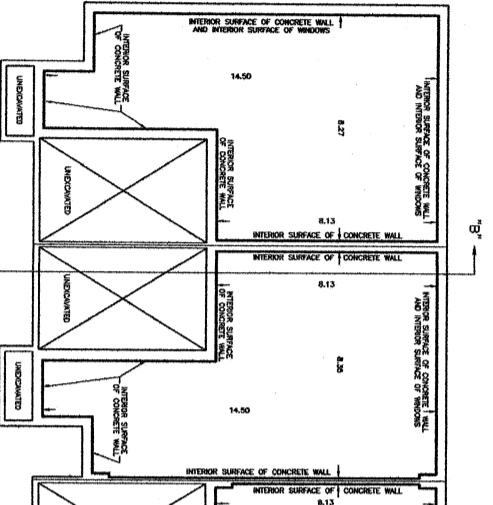
3 UNIT TOWNHOUSE - UNITS 18, 19 & 20
- 1st FLOOR
(TYPICAL)
(NOT TO SCALE)



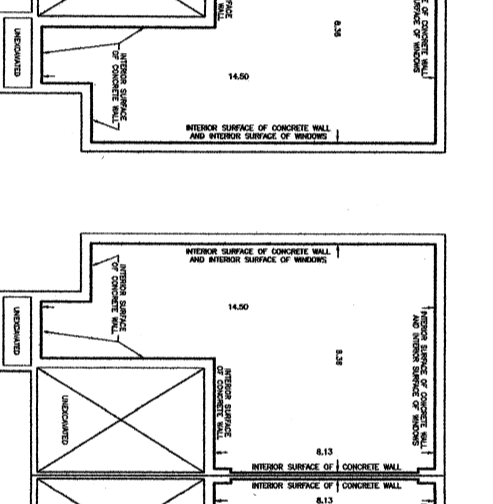
4 UNIT TOWNHOUSE - UNITS 21 TO 32 INCLUSIVE
- 1st FLOOR
(TYPICAL)
(NOT TO SCALE)



2 UNIT TOWNHOUSE - UNITS 33 & 34 -
BASEMENT
(TYPICAL)
(NOT TO SCALE)



3 UNIT TOWNHOUSE - UNITS 18, 19 & 20
- BASEMENT
(TYPICAL)
(NOT TO SCALE)



4 UNIT TOWNHOUSE - UNITS 21 TO 32 INCLUSIVE -
BASEMENT
(TYPICAL)
(NOT TO SCALE)

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

**PLAN OF SURVEY OF
PART OF LOT 8, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY**

LEGEND:
--- DENOTES UNIT BOUNDARIES AND BOUNDARIES OF THE COMMON ELEMENTS
--- DENOTES EXTERIOR FACE OF STRUCTURAL WALLS

UNIT BOUNDARY DEFINITIONS:
BOUNDARIES CONTROLLING THE EXTERIOR AND LOCATION OF THE UNITS ARE THE WALLS
FLOOR SLABS AND CEILING SLABS. BOUNDARIES FOR COMMON ELEMENTS ARE DESCRIBED IN
SCHEDULE 'C' OF THE DECLARATION.
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

CERTIFICATE OF DECLARANT:
COAST ROAD GP INC.

I, MARK SEGER, PRESIDENT, HAVE THE AUTHORITY TO BIND THE CORPORATION,
I AM A GENERAL PARTNER,
THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN THE MEANING OF
THE LIMITED PARTNERSHIP ACT,
THE FIRM NAME OF THE LIMITED PARTNERSHIP IS
COAST ROAD LP.

NORFOLK STANDARD CONDOMINIUM PLAN No. 45

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK No. 37
AT _____ O'CLOCK ON THE _____ DAY OF _____, 20__.

REPRESENTATIVE FOR LAND REGISTRY FOR THE
LAND TITLES DIVISION OF NORFOLK (No. 37)

SURVEYORS CERTIFICATE:
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998),
THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
2) THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
3) THE SURVEY WAS COMPLETED ON THE 8TH DAY OF OCTOBER, 2023.

DATE: October 24, 2023

DECLARATION REGISTERED AS NUMBER NK182271

vallee & yeo limited
2 WINDMILL STREET, NORFOLK, SURREY, ON N1Y 3M4
PHONE: 519 426-8270 FAX 519 426-8277
michael.yeo@valleeyeo.com

DRAWN BY: TAO
CHECKED BY: M.W.V.
CLIENT: COAST ROAD
DWG: 18-026-PH1

PART / SHEET	DATE
PART 1 OF 8 PARTS SHEET 8 OF 8 SHEETS	

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK No. 37
 AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

REPRESENTATIVE FOR LAND REGISTRY FOR THE
 LAND TITLES DIVISION OF NORFOLK (No. 37)

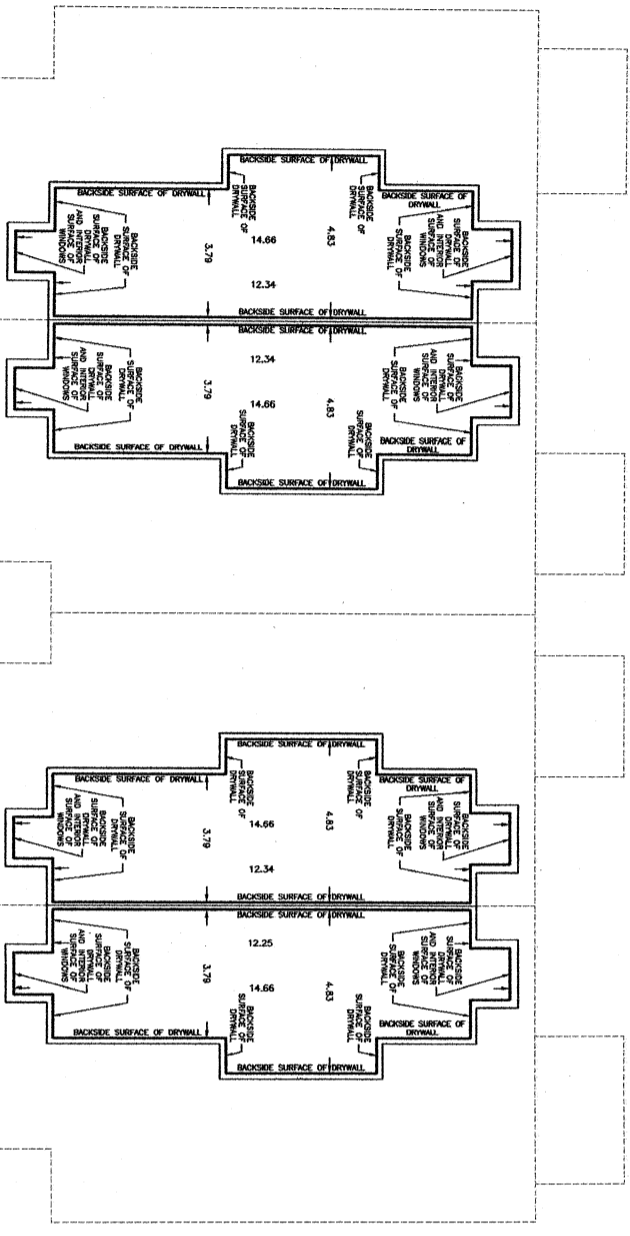
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1989),
 2) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE
 UNDER THEM,
 3) THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

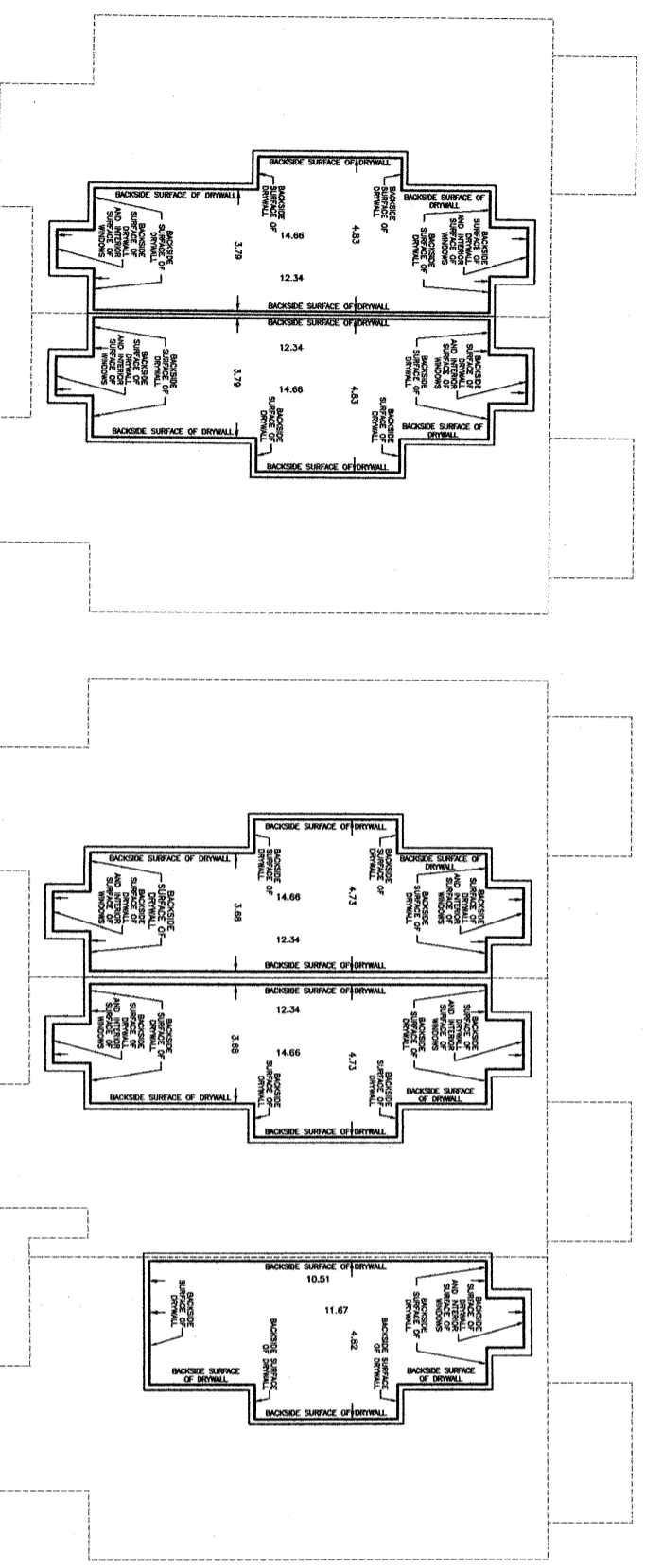
THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER 2022
 January 24, 2023

DATE _____
 MICHAEL W. YEO
 ONTARIO LAND SURVEYOR
 N(192271)

DECLARATION REGISTERED AS NUMBER _____ N(192271)



4 UNIT TOWNHOUSE - UNITS 21 TO 32 INCLUSIVE
 - 2nd FLOOR
 (TYPICAL)
 (NOT TO SCALE)



2 UNIT TOWNHOUSE - UNITS 33 & 34 -
 2nd FLOOR
 (TYPICAL)
 (NOT TO SCALE)

3 UNIT TOWNHOUSE - UNITS 18, 19 & 20 -
 2nd FLOOR
 (TYPICAL)
 (NOT TO SCALE)

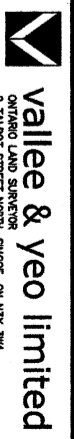
**PLAN OF SURVEY OF
 PART OF LOT 8, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WOODHOUSE
 NORFOLK COUNTY**

LEGEND:
 _____ DENOTES UNIT BOUNDARIES AND BOUNDARIES OF THE COMMON ELEMENTS
 _____ DENOTES PERIMETER OF STRUCTURE

UNIT BOUNDARY DEFINITIONS:
 MONUMENTS 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.
 AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

CERTIFICATE OF DECLARANT:
 COAST ROAD GP INC.

I, MARK SEIBEL, PRESIDENT, HAVE THE AUTHORITY TO SIGN THE CORPORATION,
 I AM A GENERAL PARTNER.
 THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN THE MEANING OF THE LIMITED PARTNERSHIP ACT.
 THE FIRM NAME OF THE LIMITED PARTNERSHIP IS
 COAST ROAD LP.



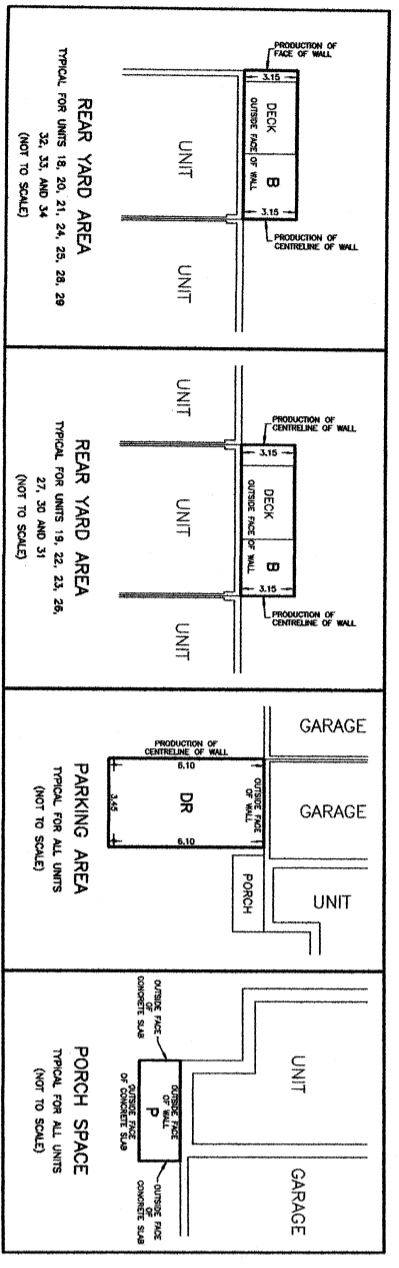
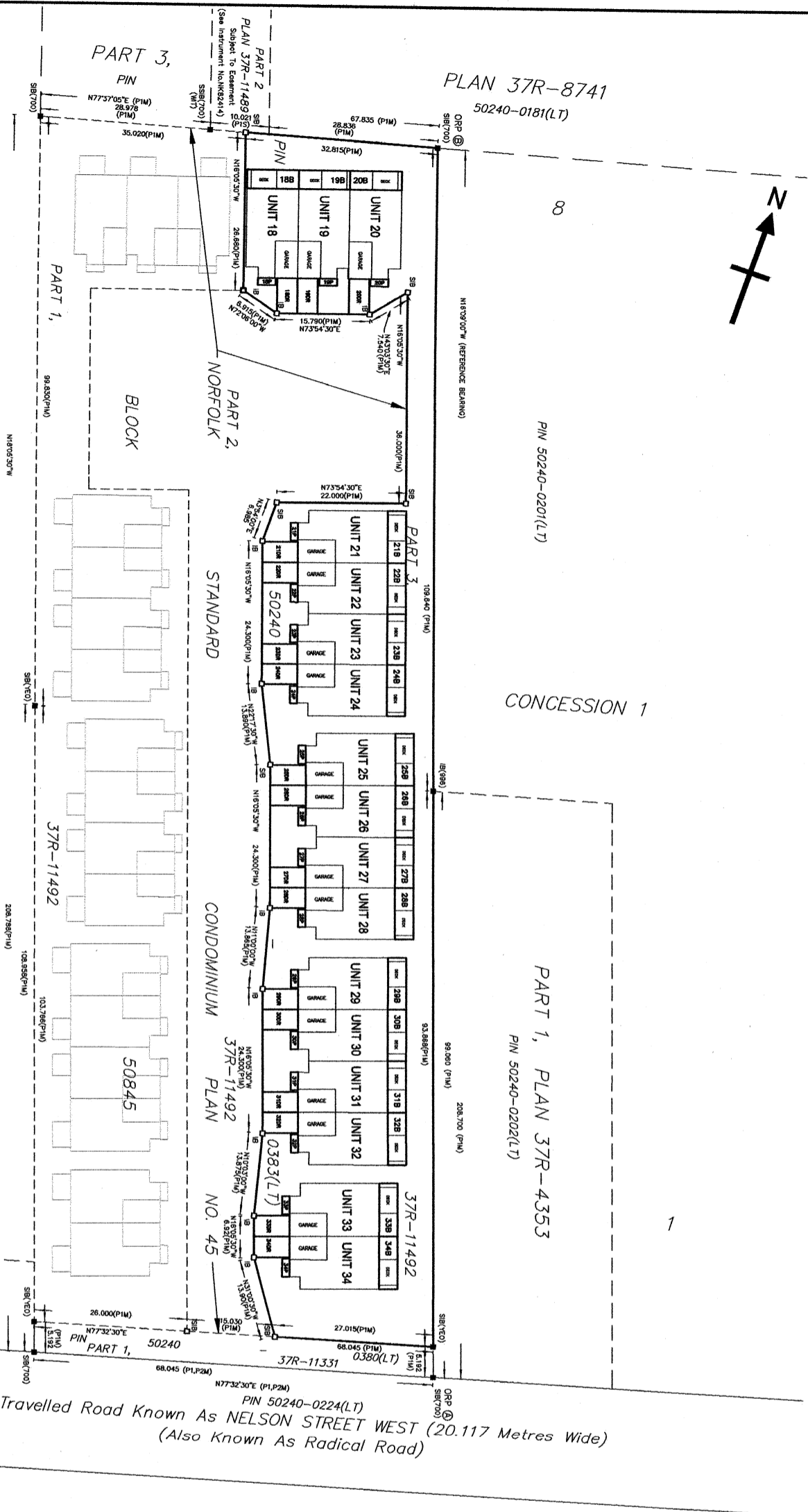
ONTARIO LAND SURVEYOR
 2 TALBOT STREET NORTH, SUITE, ON N5Y 3W4
 PHONE: 519 426-4270 FAX: 519 426-4277
 PHOTOGRAPHY@valleyandyeo.com

DRAWN BY: TAC
 CHECKED BY: M.W.Y.
 DWG: 18-026-PH1

NOTE:
 DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND SHOULD BE CONVERTED TO FEET BY DIVIDING BY 0.3048



PLAN 37R-8741
50240-0181(LT)



CONCESSION 1

PART 1, PLAN 37R-4353
PIN 50240-0201(LT)

PART 2, PLAN 37R-2746
PIN 50240-0204(LT)

PART 3, PLAN 37R-11492
PIN 50240-0202(LT)

Travelled Road Known As NELSON STREET WEST (20.117 Metres Wide)
(Also Known As Radical Road)

PART / SHEET	DATE
PART 2 OF 6 PARTS SHEET 2 OF 2 SHEETS	

NORFOLK STANDARD CONDOMINIUM PLAN No. 45
SURVEYORS CERTIFICATE:

I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXACT
AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS

January 24, 2023

[Signature]
VALLEE AND YEO LIMITED
REGISTERED LAND SURVEYOR
SINCE 2010

PLAN OF SURVEY OF EXCLUSIVE USE PORTIONS
OF COMMON ELEMENTS ON LEVEL 1

SCALE 1:400
VALLEE AND YEO LIMITED

- NOTES:
- 1. DOTTED BOUNDARIES OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
 - 2. DOTTED BOUNDARY FACE OF STRUCTURAL WALLS
 - 3. DOTTED REAR YARD AREA
 - 4. DOTTED PARKING AREA
 - 5. DOTTED PORCH AREA

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

vallee & yeo limited
ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SIMCOE, ON N5Y 3W4
PHONE: 519-428-4270 FAX: 519-428-4277
info@valleyeo.com

DRAWN BY: T.C.
CHECKED BY: K.M.V.
CLIENT: GOAST ROAD
DWG: 18-026-PH1

MAP A



28CDPL2023061

CONTEXT MAP

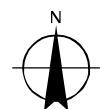
Urban Area of PORT DOVER



Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

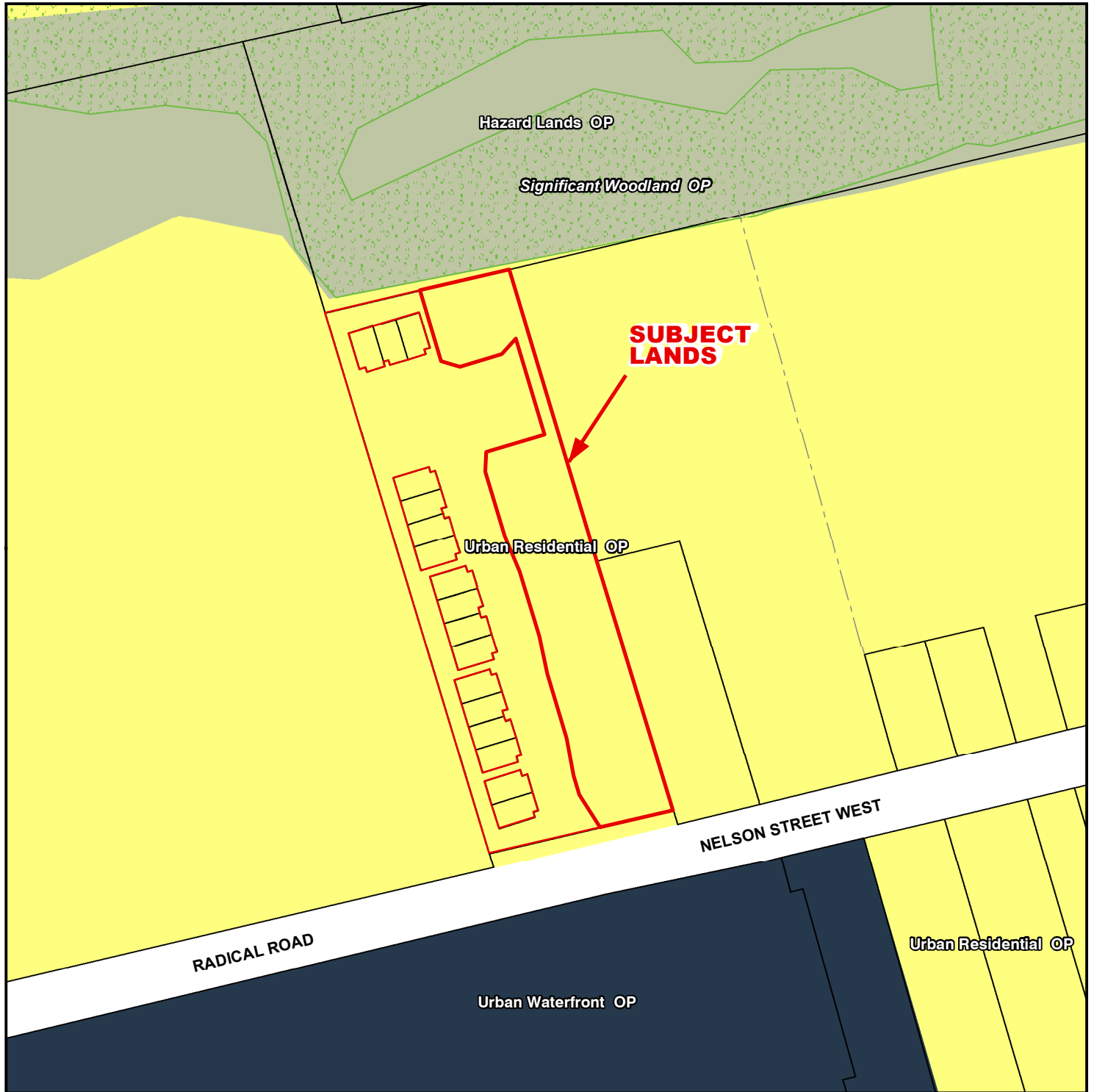
2/27/2023





40 20 0 40 80 120 160 Meters

OFFICIAL PLAN MAP






Urban Area of PORT DOVER



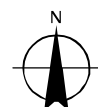
Legend

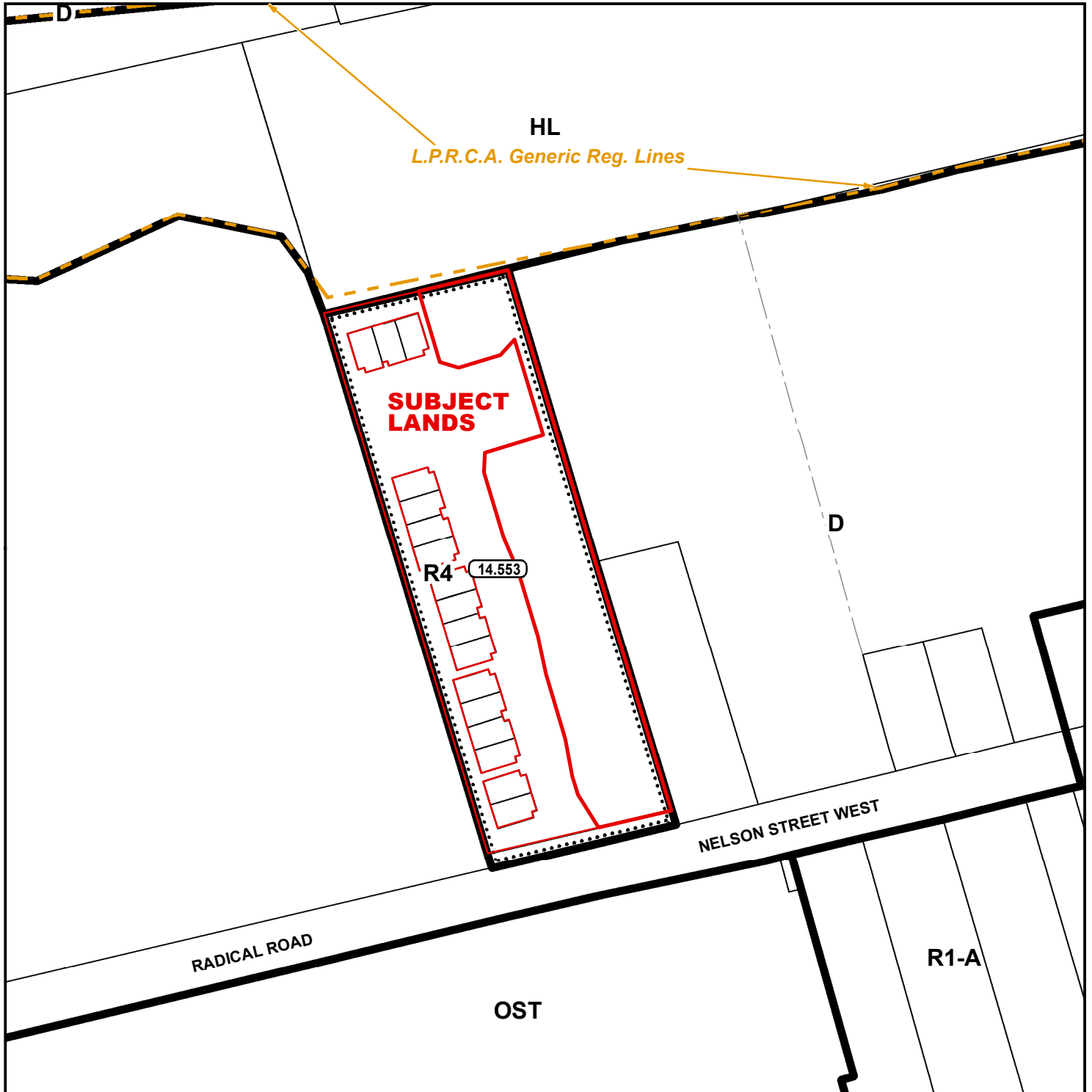
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Hazard Lands
-  Urban Residential
-  Urban Waterfront
-  Significant Woodland
-  Urban Area Boundary

2/27/2023





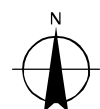
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

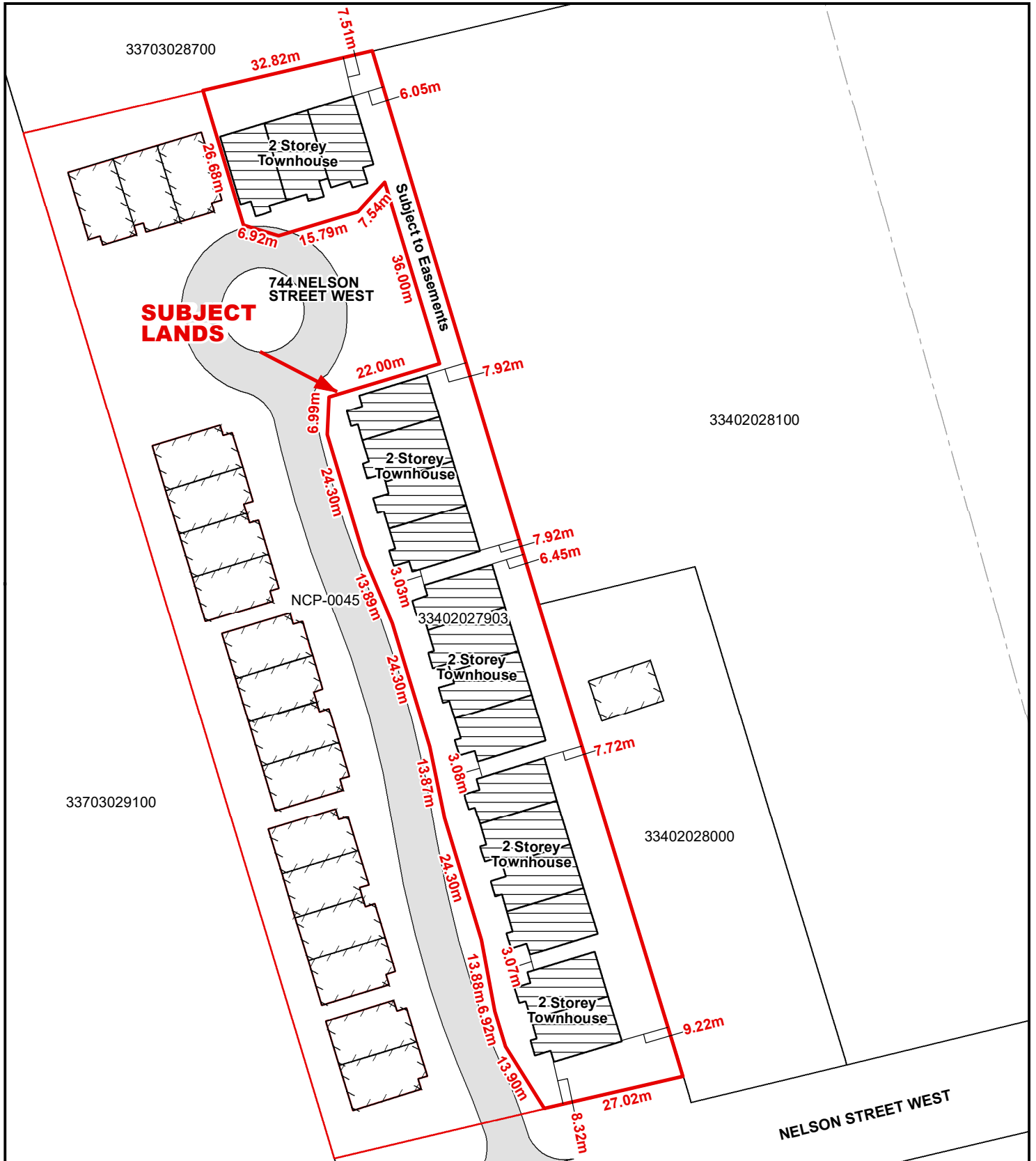
ZONING BY-LAW 1-Z-2014

2/27/2023

- (H) - Holding
- D - Development Zone
- HL - Hazard Land Zone
- OST - Open Space Tent & Trailer Zone
- R1-A - Residential R1-A Zone
- R4 - Residential R4 Zone



CONCEPTUAL PLAN
Urban Area of PORT DOVER



SUBJECT LANDS

744 NELSON STREET WEST

Subject to Easements

NCP-0045

NELSON STREET WEST

Legend

- Subject Lands
- Lands Owned

2/27/2023

