INDEX OF PARTS		
PART	SHEET(s)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, WITH ILLUSTRATION OF THE DIMENSIONS OF THE UNITS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	1	PLAN OF SURVEY OF THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
3	22	ARCHITECTURAL PLANS
4	10	STRUCTURAL PLANS

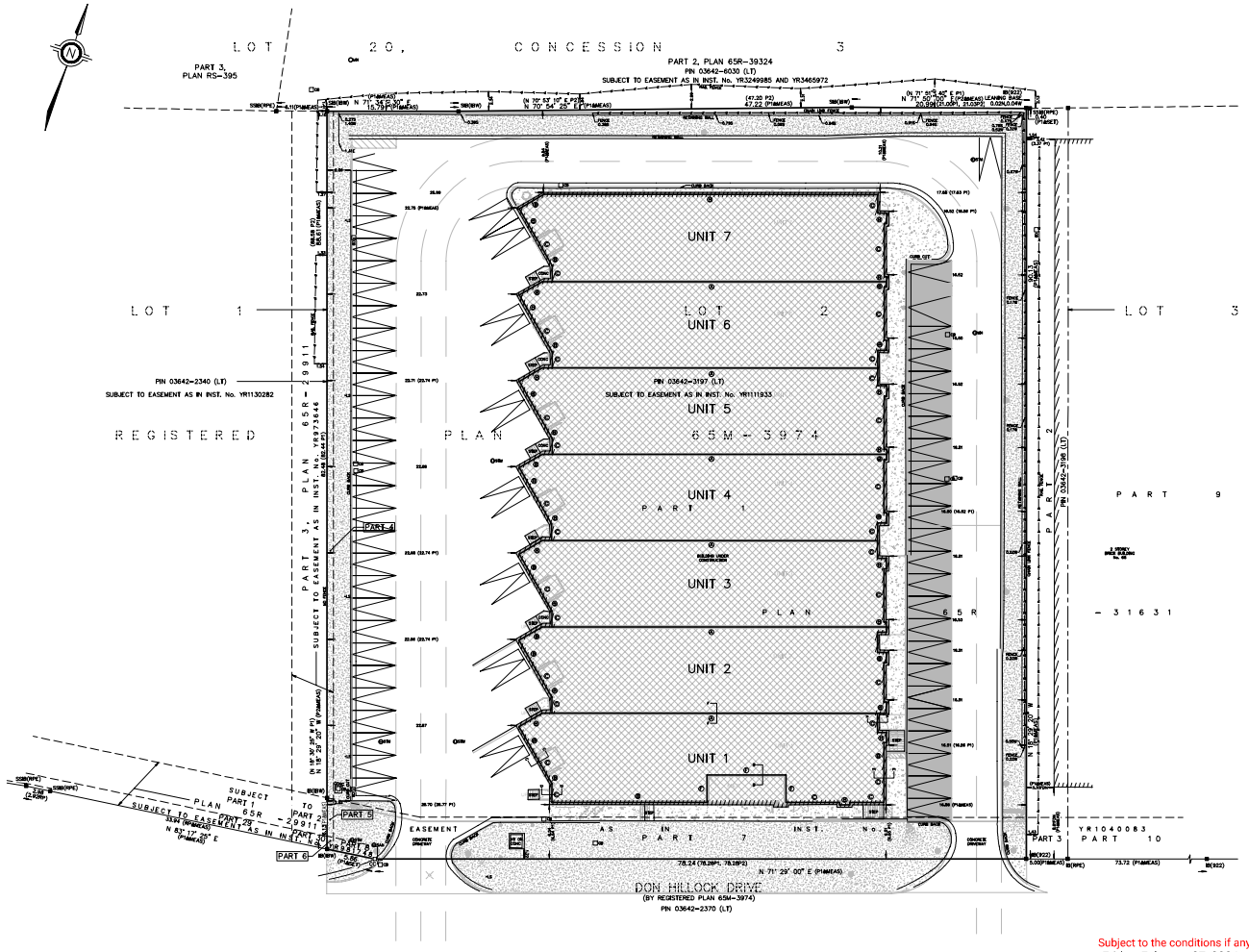
PART 1 OF 4 PARTS
SHEET 1 OF 1 SHEET

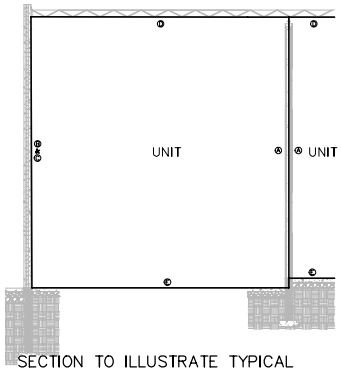
YORK REGION STANDARD CONDOMINIUM PLAN No.

LEVEL 1
UNITS 1 TO 7, BOTH INCLUSIVE

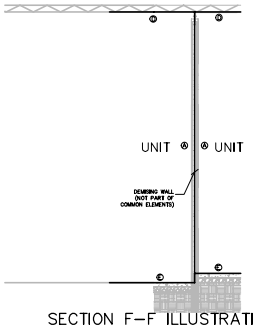
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF THE YORK REGION (No. 65) AT _____/O'CLOCK ON THE_____ DAY OF_____, 2025.

REPRESENTATIVE FOR LAND REGISTRAR

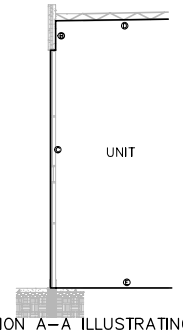




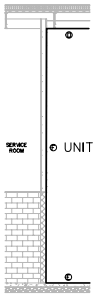
SECTION TO ILLUSTRATE TYPICAL UNIT BOUNDARIES FOR ALL UNITS
(NOT TO SCALE)



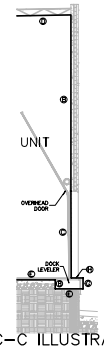
SECTION F–F ILLUSTRATING TYPICAL UNIT BOUNDARIES IN VICINITY OF DEMISING WALL BETWEEN UNITS
(NOT TO SCALE)



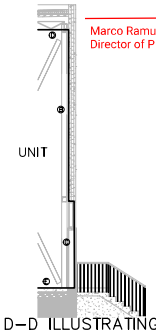
SECTION A–A ILLUSTRATING TYPICAL UNIT BOUNDARIES IN THE VICINITY OF THE WINDOWS AND FRONT ENTRANCE DOOR
(NOT TO SCALE)



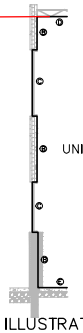
SECTION B–B ILLUSTRATING TYPICAL UNIT BOUNDARIES FOR UNIT 1 IN THE VICINITY OF THE SERVICE ROOM
(NOT TO SCALE)



SECTION C–C ILLUSTRATING TYPICAL UNIT BOUNDARIES IN THE VICINITY OF THE LOADING ENTRANCE
(NOT TO SCALE)



SECTION D–D ILLUSTRATING TYPICAL UNIT BOUNDARIES IN THE VICINITY OF THE MAN DOOR
(NOT TO SCALE)



SECTION E–E ILLUSTRATING TYPICAL UNIT BOUNDARIES IN THE VICINITY OF THE WINDOWS
(NOT TO SCALE)

Subject to the conditions if any, set forth in our letter dated
Friday, February 27, 2026
the Draft Plan is approved under Section 51 of the Planning Act, R.S.O.1990, and Section 9 of the Condominium Act, R.S.O. 1998, this 27 Day of February, 2026

Marco Ramunno, MCIP, RPP
Director of Planning and Development Services

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 SURVEY WAS COMPLETED ON THE XXth DAY OF XXXXX, 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

XXXX XX, 2025
DATE

WFAN ZHANG
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No.

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(PURSUANT TO CLAUSES 8(1) (C) AND (H) OF THE CONDOMINIUM ACT, 1998)

	PARTS	PLAN	DESCRIBED IN	NOTES
SUBJECT TO (SERVIENT INTERESTS)	4	PLAN 65R-31631	YR977846	ALL UNITS
	5, 6, 7 AND 8		YR1040083	ALL UNITS
	6 AND 8		YR891748	ALL UNITS
TOGETHER WITH (APPURTENANT EASEMENTS)	NIL	NIL	NIL	NIL

THIS PLAN COMPRISES ALL OF PIN 03642-3197 (LT).

PLAN OF SURVEY OF
PART OF LOT 2
REGISTERED PLAN 65M-3974
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

0 3 6 12 18m
SCALE 1:300

THE INTENDED PLOT SIZE OF THIS PLAN IS 1210mm IN WIDTH BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

PROVISION LAND CONSULTANTS INC.

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

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999708.

BEARINGS HEREON ARE GRID AND DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS)(2010.0) COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10		
POINT ID	NORTHING (m)	EASTING (m)
ORP A	4 855 432.45	662 702.37
ORP B	4 855 441.38	662 760.25
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATIONS HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 (1978 ADJUSTMENT) AND ARE DERIVED FROM BENCHMARK No. XXXXXXXXXX, HAVING AN ELEVATION OF XXX.XXm.

LEGEND

⊠	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
SNC	DENOTES SNC LAVALIN ONTARIO LTD., O.L.S.
W22	DENOTES W. LUCHAMPOWICZ LTD., O.L.S.
BRW	DENOTES BRW SURVEYORS LTD., O.L.S.
RP	DENOTES REGISTERED PLAN 65M-3974
P1	DENOTES PLAN OF SURVEY BY BRW SURVEYORS LTD., O.L.S. DATED NOVEMBER 8, 2024.
P2	DENOTES PLAN 65R-31631
CONC	DENOTES CONCRETE
	DENOTES XXXXXX
	DENOTES XXXXXX
	DENOTES XXXXXX

LEGEND FOR UNIT BOUNDARIES DEFINITION:

THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS AND CEILINGS, PLANES AND OTHER PHYSICAL FEATURES, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

ⓐ DENOTES	VERTICAL PLANE ESTABLISHED BY CENTRELINE OF DEMISING WALL BETWEEN UNITS AND THE PRODUCTION
ⓑ DENOTES	VERTICAL PLANE ESTABLISHED BY UNFINISHED UNIT SIDE SURFACE AND PLANE OF CONCRETE/CONCRETE BLOCK OR PRECAST WALL AND/OR THE PRODUCTION
ⓒ DENOTES	VERTICAL PLANE ESTABLISHED BY THE EXTERIOR SURFACE AND PLANE OF ALL TYPES OF EXTERIOR DOORS (INCLUDING LOADING DOORS), WINDOWS, DOOR FRAMES AND WINDOW FRAMES AND THE EXTERIOR SURFACE OF ALL GLASS PANELS FOLDED WINDOW, SLIDE DOORS OR WINDOWS BEING IN CLOSED POSITION
ⓓ DENOTES	HORIZONTAL PLANE ESTABLISHED BY LOWER SURFACE AND PLANE OF THE STEEL CEILING JOISTS AND PRODUCTION
ⓔ DENOTES	HORIZONTAL PLANE ESTABLISHED BY UPPER SURFACE AND PLANE OF THE UNFINISHED CONCRETE FLOOR SLAB AND PRODUCTION
ⓕ DENOTES	VERTICAL PLANE ESTABLISHED BY BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING AND PRODUCTION
ⓖ DENOTES	VERTICAL PLANE ESTABLISHED BY EXTERIOR SURFACE AND PLANE OF THE CONCRETE FOUNDATION WALL AND PRODUCTION
ⓗ DENOTES	HORIZONTAL PLANE ESTABLISHED BY UPPER SURFACE AND PLANE OF THE DOOR LEVELER STEEL PLATE AND PRODUCTION

FINAL APPROVAL – PLAN OF CONDOMINIUM

PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT, ON THE_____DAY OF_____, 2025.

_____
XXXXXXX XXXXX
COMMISSIONER, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
THE CORPORATION OF THE TOWN OF AURORA

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.

DATED AT_____THIS_____DAY OF_____, 2025.

2815503 ONTARIO INC.

_____
XXXXXXX XXXXX
I HAVE AUTHORITY TO BIND THE CORPORATION.

Y. ZHANG SURVEYING LIMITED
ONTARIO LAND SURVEYORS
(A DIVISION OF PROVISION LAND CONSULTANTS INC.)
www.yzhangsurveying.com

FIELD: SM/LC/MT	CAD: JL	CHECKED by: Yifan Z.
JOB NUMBER: 25-037		DATE: August 4, 2025
DRAWING FILE:		