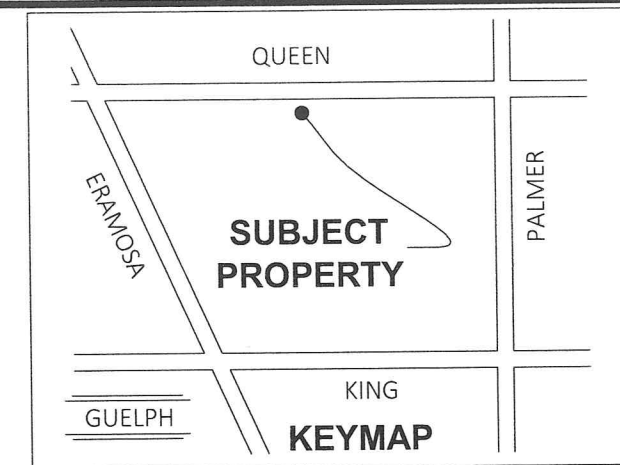
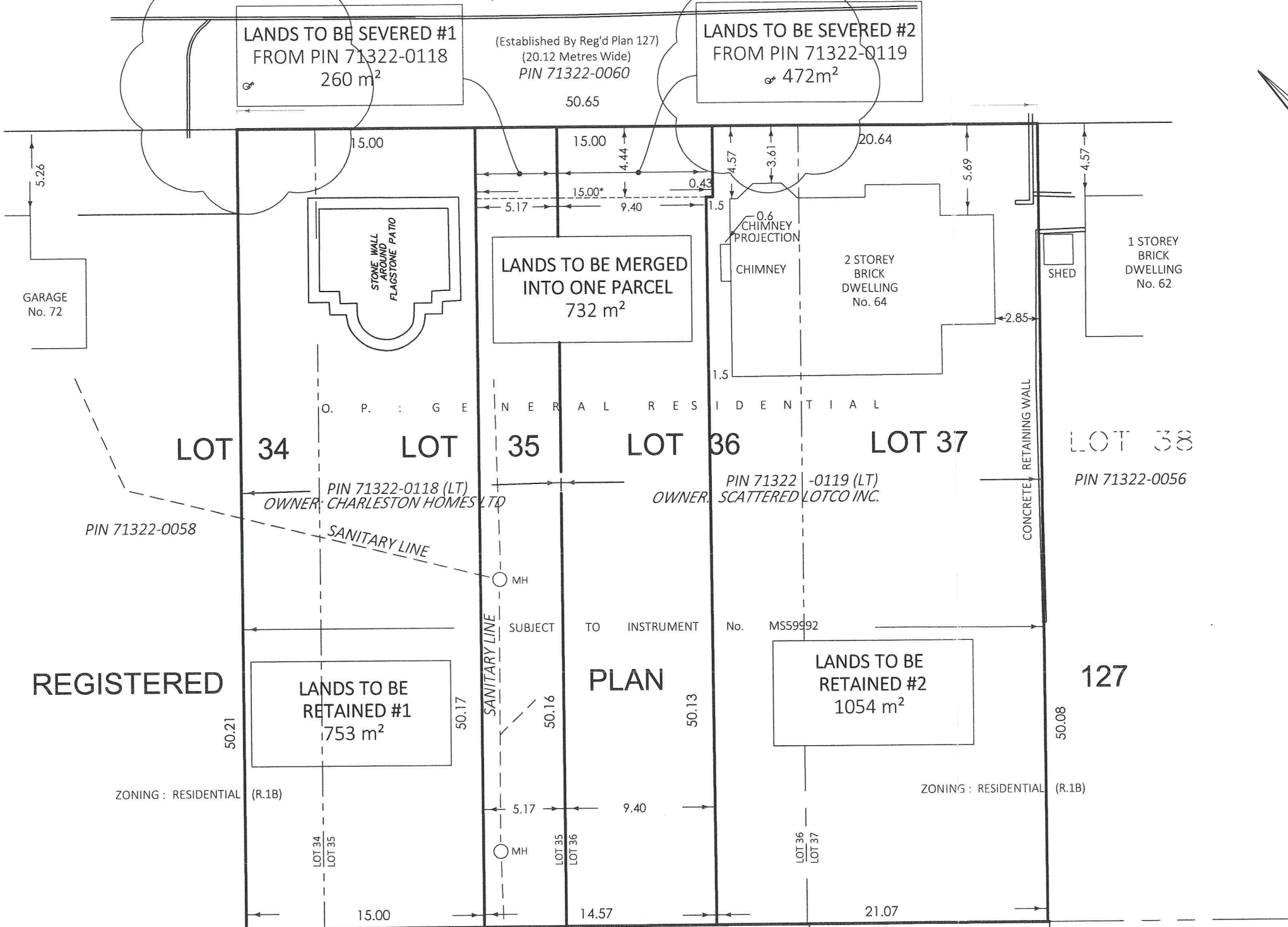


**QUEEN STREET**



**SEVERANCE SKETCH  
ALL OF LOTS 35, 36 AND 37  
AND PART OF LOT 34  
REGISTERED PLAN 127  
CITY OF GUELPH  
COUNTY OF WELLINGTON**

SCALE 1 : 300  
0 5 10 15 meters  
VAN HARTEN SURVEYING INC.

**ZONING DESIGNATION : RESIDENTIAL (R1B)**

ITEM	REQUIRED	RETAINED #2
MINIMUM LOT AREA	460m <sup>2</sup>	1054 m <sup>2</sup>
MINIMUM LOT FRONTAGE	15m	20.64m
MINIMUM FRONT YARD (SEE NOTE BELOW)		
MINIMUM INTERIOR SIDEYARD	1.5m	1.5m
REAR YARD	7.5m	34.5m

ITEM	REQUIRED	PARCEL TO MERGE
MINIMUM LOT FRONTAGE	15m	15.00m*

THIS SKETCH WAS PREPARED ON Tuesday, December 12, 2017  
(AT FRONT YARD SETBACK) (SEE NOTE BELOW)

BOUNDARY INFORMATION COMPILED FROM A SURVEY COMPLETED BY VANHARTEN SURVEYING DATED JULY 14, 2016

**NOTE:**  
\*THE MINIMUM FRONT YARD SETBACK SET BACK BASED FROM 5.1.2.7 OF THE ZONING BYLAW IS 4.44m

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

**REGISTERED**

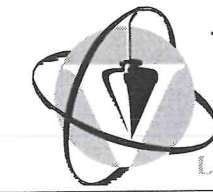
**PLAN**

**127**

- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  - SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B)
  - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL

THIS SKETCH WAS PREPARED ON THE 12TH DAY OF DECEMBER, 2017

*(Signature)*  
**JAMES M. LAWS**  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: JAM	CHECKED BY: JML	PROJECT No. 23892-16

Dec 12, 2017-2:15pm  
G:\GUELPH\127\ACAD\SEV LT34-37 (QUEEN 64) UTM 2010 NR.dwg