"WOODLAWN CEMETERY"

LOT 32, DIVISION 'A'

PIN 71302 - 0007(LT)

O.P. : OPEN SPACE AND PARK

ZONING : PARK P.4

LANDS TO BE RETAINED AREA=0.98ha

LANDS TO BE SEVERED AREA=0.30ha

COMMERCIAL

159.1

PIN 71302

0.141 (LT)

67.9

BELL

4.5

29.6

EXISTING 1 STOREY BRICK BUILDING #710 "THE BEER STORE" (TO BE DEMOLISHED)

ZONING : COMMERCIAL

(SC.1-28)

49.7

PART 2, 61R -- 22032

PROPOSED DEVELOPMENT

8.5

8.0

3.3

12.1

17.4

29.2

OFFICE/

23.7

23.7

37.0

18.9

124.6

59.3

GUELPH JUNCTION RAILWAY

DIVISION

LOT

87.0

WOOLWICH STREET

(FORMERLY KNOWN AS ELORA ROAD)

PIN 71303 - 0001(LT)

REGISTERED PLAN

"BAILEY PARK"

PIN 71302 - 0006(LT)

ZONING : PARK P.3

PIN 71302 - 0043(LT)

O.P. : OPEN SPACE AND PARK

PART 1, MIXED 61R -- 22255

19

A.

ZONING : COMMERCIAL (SC.1-10)

PIN 71302 - 0045(LT)

#698

501

O.P.

PART 2, 61R -- 22255

PART 3, 61R -- 22255

PIN 71302 - 0046(LT)

PIN 71302 - 0052(LT)

ZONING : BUSINESS B.4

O.P. : INDUSTRIAL

ROAD WIDENING BY BY-LAW No. 119581-4594, INST. M-3973

5.18m ROAD WIDENING BY BY INST. WC648566 PIN 71302-0141 PART 1, 61R--22032

ZONING : RESIDENTIAL R.3B

O.P. : LOW DENSITY RESIDENTIAL

PIN 71303 - 0020(LT)

ZONING : PARK P.4

NOTES:

TOTAL AREA OF RETAINED 1.11 Ha

LANDS RETAINED TO BE USED FOR EASEMENT TO BENEFIT THE SEVERED PARCEL AREA=0.13ha

SEVERANCE SKETCH

PART OF LOT 19, DIVISION A

GEOGRPAHIC TOWNSHIP OF GUELPH

CITY OF GUELPH

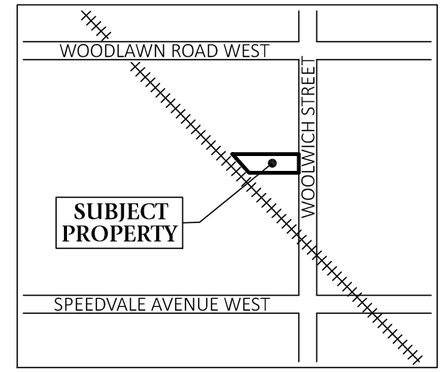
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 meters

VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED SERVICE COMMERCIAL (SC.1-28).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MIXED OFFICE/COMMERCIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 15th DAY OF AUGUST, 2022

JAMES LAWS
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28990-20

Aug 17, 2022-8:13:43 AM
G:\GUELPHT\DivA\acad\SEV LOT 19 (REIDS) UTM.dwg