

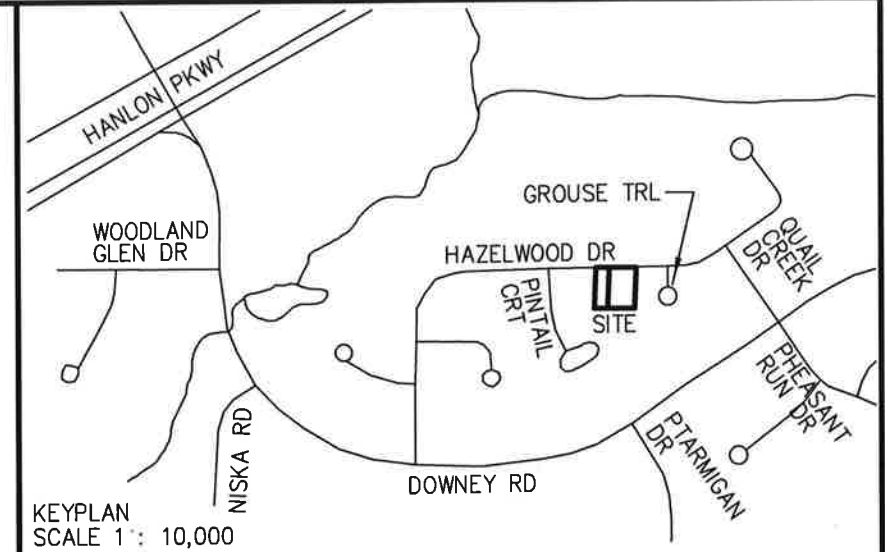
CITY OF GUELPH

BLOCK 150
REG. PLAN 770
P.1 ZONE (EXISTING SWM POND)

BLOCK 45
REG. PLAN 770
P.1 ZONE

BLOCK 43
REG. PLAN 61M-40
(EXISTING OPEN SPACE)

KNOWN AS HAZELWOOD DRIVE
(ASPHALT SURFACE - 20.0 WIDE)



SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 750

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

SUBJECT PROPERTY - 51 HAZELWOOD DRIVE
LEGAL DESCRIPTION - PART OF LOT 15, CONCESSION 5, GEOGRAPHIC
TOWNSHIP OF PUSLINCH, NOW IN CITY OF GUELPH

CURRENT ZONING - R.1B

ITEM	REGULATION	PROVIDED- PROPOSED DWELLING PART 1	PROVIDED- EXISTING DWELLING PART 2	CONFORMS
MIN. LOT AREA	460 sq.m.	956 sq.m.	1911 sq.m.	Y
MIN. LOT FRONTAGE	15.00	17.78	35.56	Y
MAX. BUILDING HEIGHT	3 STOREYS	2 STOREYS	2 STOREYS	Y
MIN. FRONT YARD	6.00	6.10	18.25	Y
MIN. EXTERIOR SIDE YARD	N/A			
MIN. SIDE YARD	1.50	1.50	2.67 & 7.41	Y
MIN. REAR YARD	7.50	7.50	11.17	Y

LEGEND

- PDY DENOTES PROPOSED DRIVEWAY
- PDG DENOTES PROPOSED DWELLING
- DENOTES EXISTING DWELLING
- - - - DENOTES PROPOSED BUILDING ENVELOPE

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LIMITED

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SURVEYING
MAPPING
GIS

DM DRAWN

CHECKED

DATED:
MAY 30, 2023

Ref. No.
23-14-888-01

