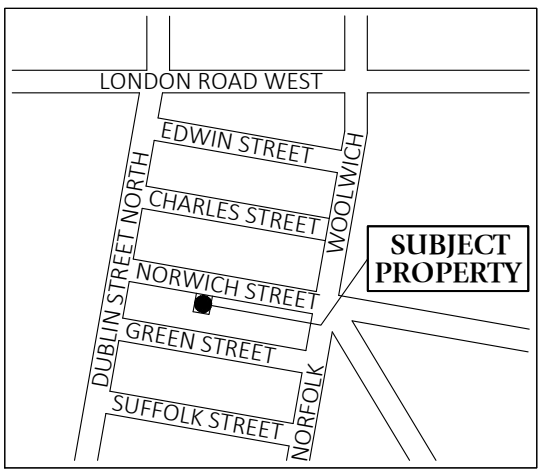
KEYMAP:



SKETCH FOR PROPOSED DRIVEWAY

ALL OF LOT 838, REGISTERED PLAN 8 CITY OF GUELPH COUNTY OF WELLINGTON

SCALE 1 : 100

0 1 2 5 10 meters

VAN HARTEN SURVEYING INC.

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 RESIDENTIAL (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL.
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.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

NORWICH STREET

30.17m WIDE

ESTABLISHED BY REGISTERED PLAN 8

PIN 71292 - 0282

3.0
3.5
PROPOSED DRIVEWAY
OH OH OH OH OH OH OH OH OH
HP
HO
1.2 WIDE SIDEWALK
Requested Variance
EXISTING PARKING SPACE FOR #34
EXISTING WALKWAY 0.9 WIDE
7.8
PROPOSED PARKING SPACE
EXISTING WALKWAY 0.8 WIDE
0.5
0.55
PRODUCTION SIDE OF PROPERTY LINE
0.8
6.9
1.4
COVERED PORCH
GM
3.0
HM
EXISTING DWELLING #34
EXISTING DWELLING #32
EXISTING DWELLING #28
17.1
17.1
PIN 71292 - 0299
1.1
REG'D PLAN 8
L O T 836
R.1B
RESIDENTIAL
PIN 71292 - 0235
RES
DENSITY
ZONING :
LOT AREA = 118m²
2.5
LOW
7.0
PIN 71292 - 0234
O.P. :
PIN 71292 - 0245

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 11th DAY OF AUGUST, 2023

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: AN	CHECKED BY: JEB	PROJECT No. 32567-23

Aug 11, 2023-12:09:27 PM
G:\GUELPH\008\835-839\ACAD\SKETCH LOT 836 (THOMSON) UTM 2010.dwg

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