

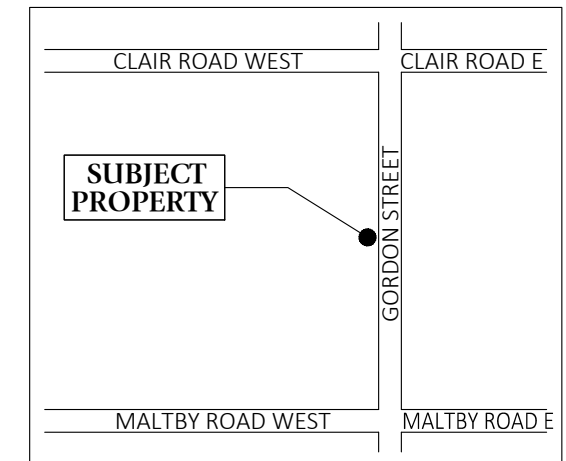
**MINOR VARIANCE SKETCH**  
**PART OF LOT 13, CONCESSION 7**  
 GEOGRAPHIC TOWNSHIP OF PUSLINCH  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 750



VAN HARTEN SURVEYING INC.

KEYMAP:



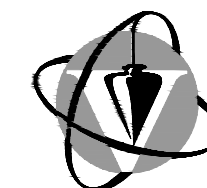
NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED URBAN RESERVE 1 (UR.1).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY GREENFIELD 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.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED  
 ON THE 11th DAY OF SEPTEMBER, 2023

*Jeff Buisman*  
**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR



**Van Harten**  
 LAND SURVEYORS - ENGINEERS

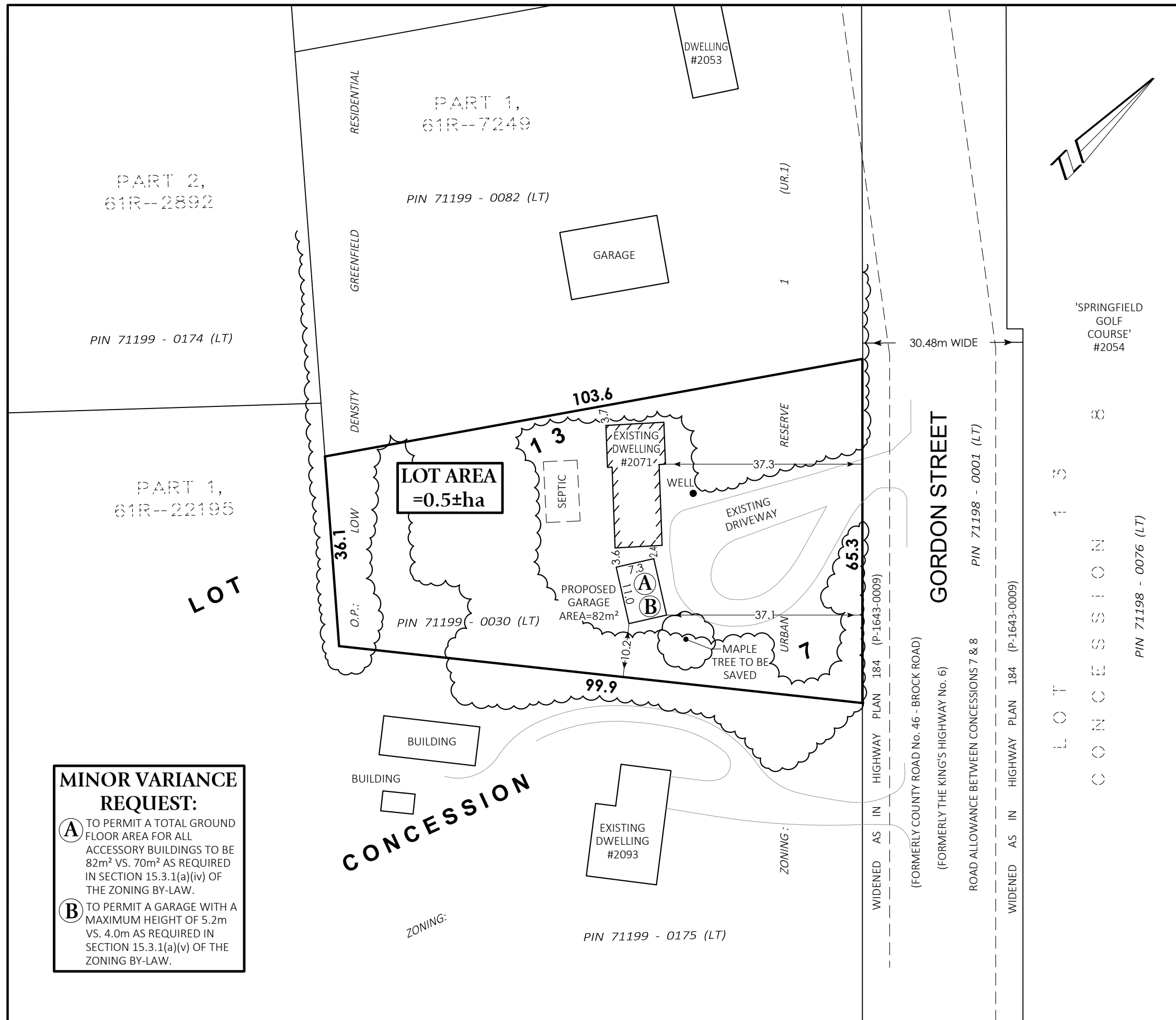
Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JEB PROJECT No. 32690-23

Sep 12, 2023-8:46:00 AM  
 G:\PUSLINCH\Con7\LOT13\ACAD\MV PLOT 13 (VURRABINDI) UTM 2010.dwg

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**MINOR VARIANCE REQUEST:**

**A** TO PERMIT A TOTAL GROUND FLOOR AREA FOR ALL ACCESSORY BUILDINGS TO BE 82m<sup>2</sup> VS. 70m<sup>2</sup> AS REQUIRED IN SECTION 15.3.1(a)(iv) OF THE ZONING BY-LAW.

**B** TO PERMIT A GARAGE WITH A MAXIMUM HEIGHT OF 5.2m VS. 4.0m AS REQUIRED IN SECTION 15.3.1(a)(v) OF THE ZONING BY-LAW.

**CONCESSION**

ZONING:

PIN 71199 - 0175 (LT)

ZONING:

WIDENED AS IN HIGHWAY PLAN 184 (P-1643-0009)

(FORMERLY COUNTY ROAD No. 46 - BROCK ROAD)

(FORMERLY THE KING'S HIGHWAY No. 6)

ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8

WIDENED AS IN HIGHWAY PLAN 184 (P-1643-0009)

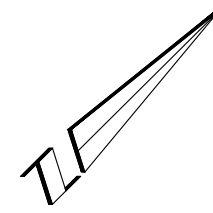
**GORDON STREET**

PIN 71198 - 0001 (LT)

LOT 13

CONCESSION

PIN 71198 - 0076 (LT)



'SPRINGFIELD GOLF COURSE' #2054

30.48m WIDE

**LOT AREA = 0.5±ha**

PIN 71199 - 0030 (LT)

O.P.: 36.1 LOW

DENSITY

GREENFIELD

RESIDENTIAL

PART 1, 61R-7249

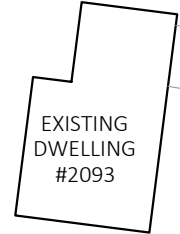
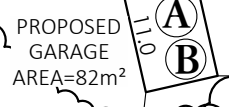
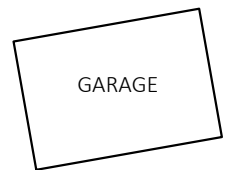
PIN 71199 - 0082 (LT)

PART 2, 61R-2892

PIN 71199 - 0174 (LT)

PART 1, 61R-22195

**LOT**



(UR.1)

1

RESERVE

URBAN

1

ZONING:

103.6

1 3

SEPTIC

EXISTING DWELLING #2071

WELL

EXISTING DRIVEWAY

PROPOSED GARAGE AREA=82m<sup>2</sup>

0.11 7.3 2.4

A B

37.1

MAPLE TREE TO BE SAVED

99.9

65.3

37.3

3.6

10.2

36.1

3.7

2.4

7.3

37.1

10.2

36.1

3.7

2.4

7.3

37.1

10.2

36.1

3.7

2.4

7.3

37.1