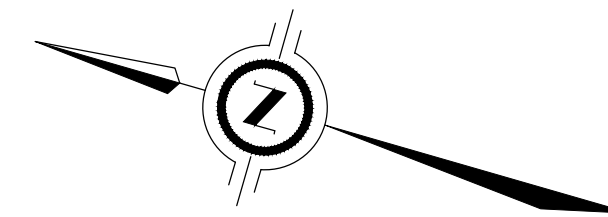


CITY OF GUELPH

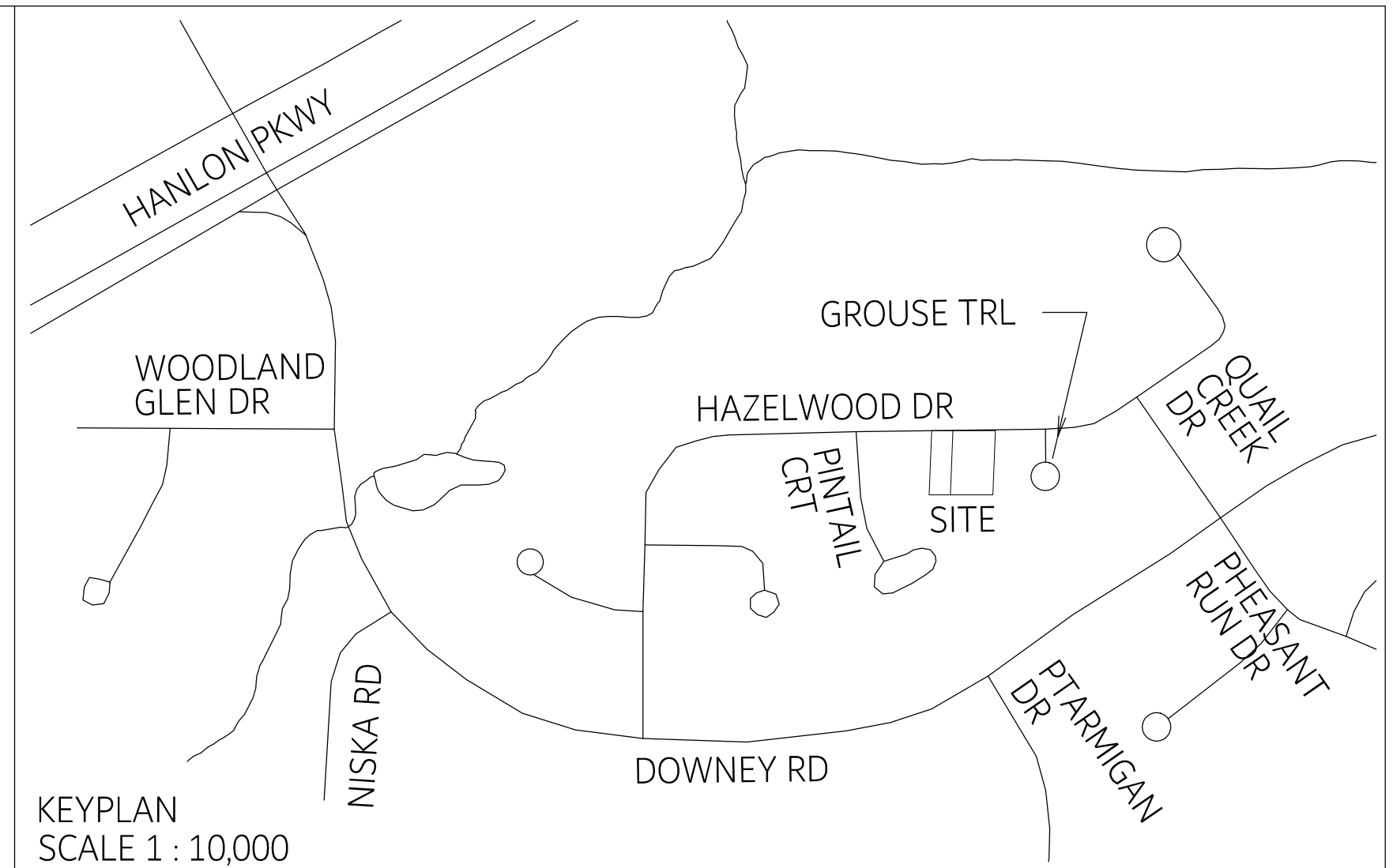
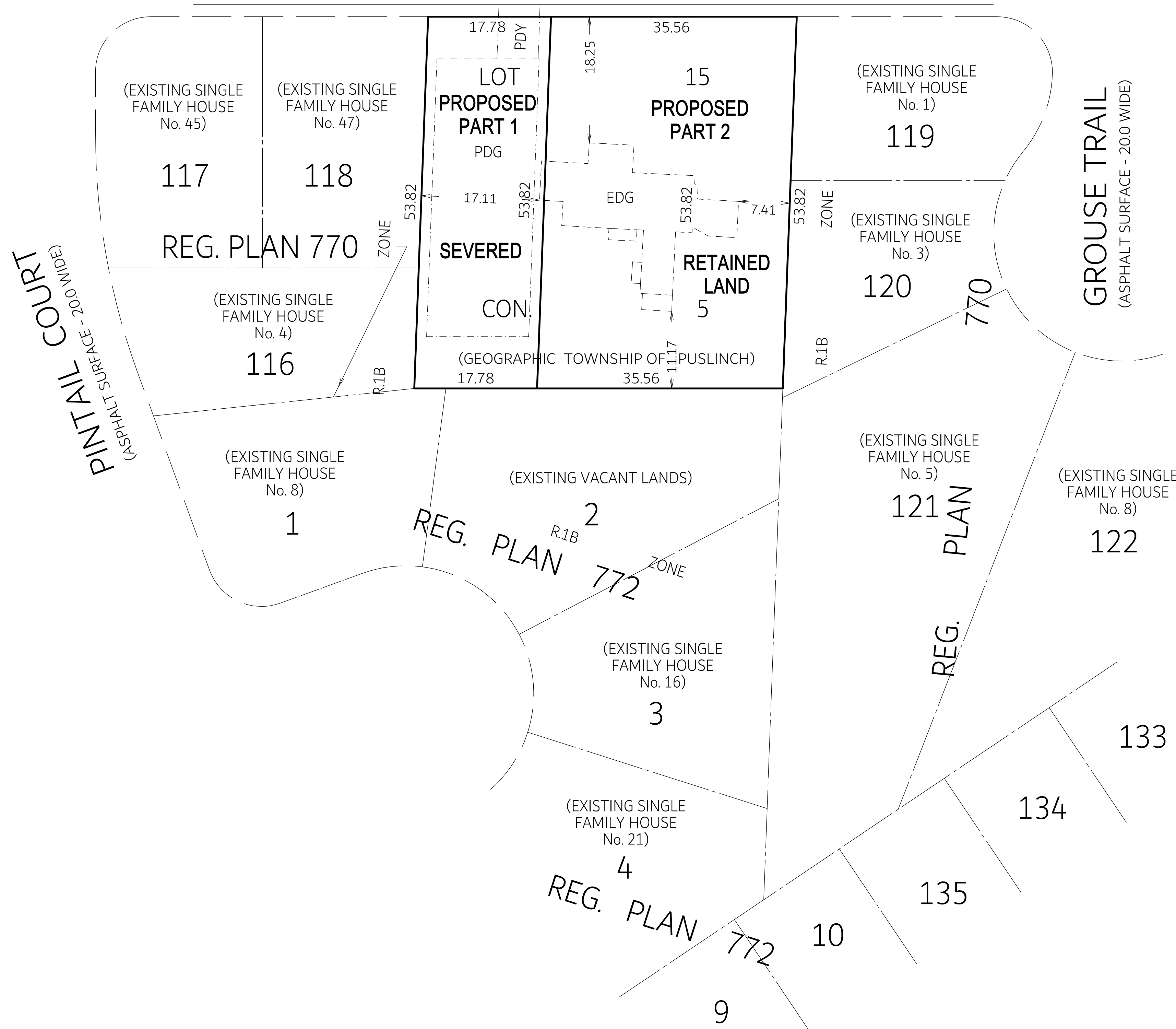
BLOCK 150  
REG. PLAN 770  
P.1 ZONE (EXISTING SWM POND)

BLOCK 45  
REG. PLAN 61M-40  
P.1 ZONE (EXISTING OPEN SPACE)

BLOCK 43  
REG. PLAN 61M-40



KNOWN AS HAZELWOOD DRIVE  
(ASPHALT SURFACE - 20.0 WIDE)



KEYPLAN  
SCALE 1 : 10,000

**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  
(EXISTING HOUSE TO BE DEMOLISHED)  
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-PROPOSED DWELLING PART 2	CONFORMS
MIN. LOT AREA	460 sq.m.	956.9 sq.m.	1913.8 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	1.50	Y
MIN. REAR YARD	7.50	7.50	11.17	Y

**LEGEND**

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

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**J.D. BARNES LIMITED**  
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T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
	CHECKED
	DATED:
	APRIL 26, 2023
	Ref. No.
	23-14-888-01