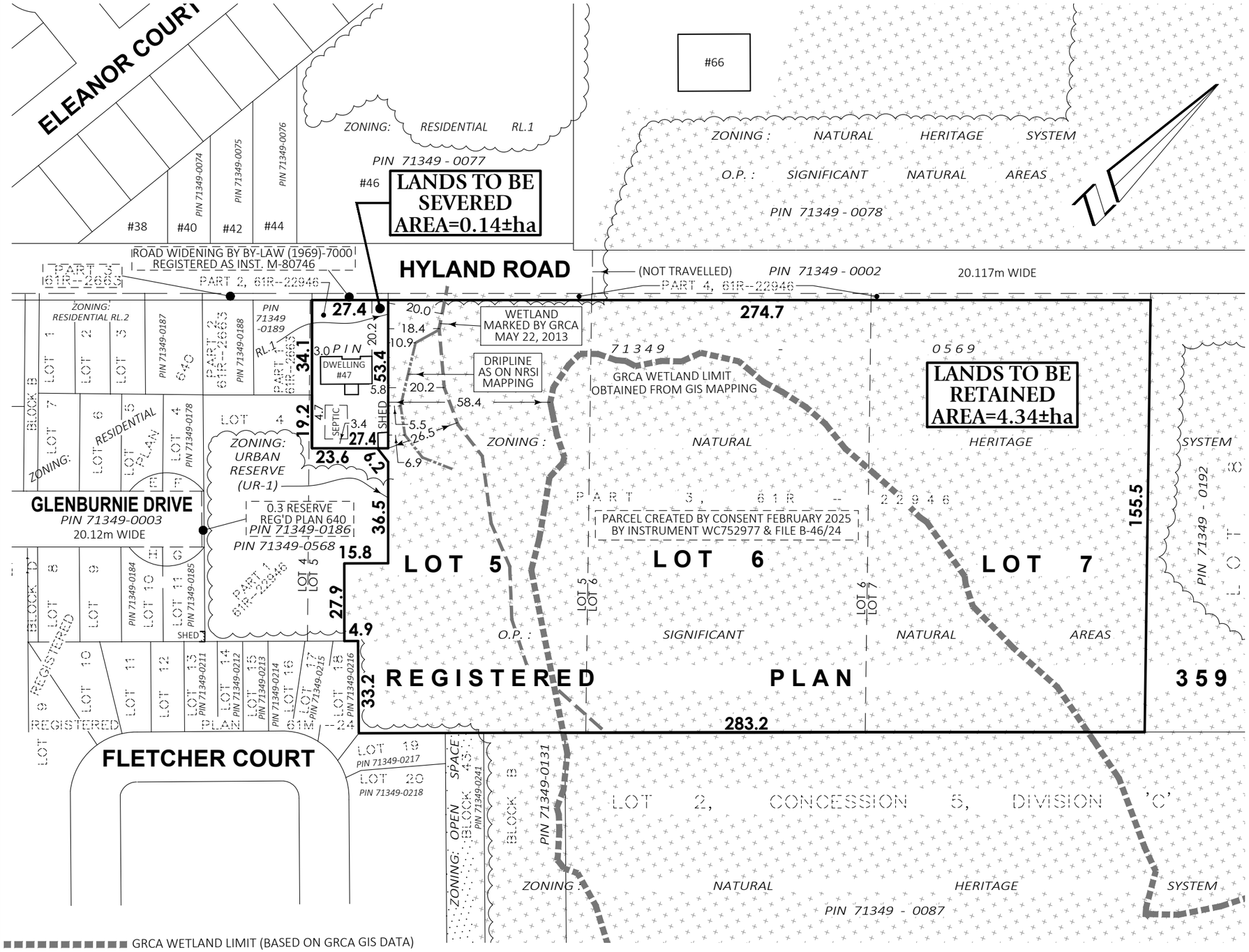
SEVERANCE SKETCH
PART OF LOTS 5, 6 & 7
REGISTERED PLAN 359
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

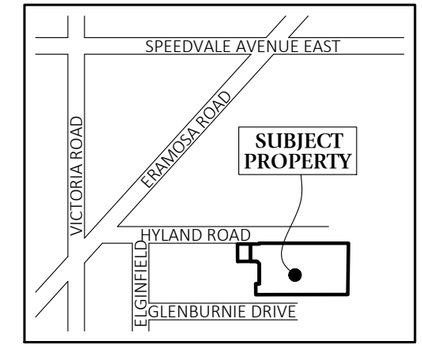


GRCA WETLAND LIMIT (BASED ON GRCA GIS DATA)

O.P. : SIGNIFICANT NATURAL AREAS
ZONING: OPEN SPACE

O.P. : SIGNIFICANT NATURAL AREAS
ZONING: NATURAL HERITAGE SYSTEM

KEYMAP:



ZONING DESIGNATION: RESIDENTIAL RL.1 - SINGLE-DETACHED DWELLINGS		
ITEM - TABLE 6.2 and 6.3	RL.1 - SINGLE-DETACHED DWELLINGS	SEVERED PARCEL (#47 HYLAND)
MINIMUM Lot Area	460m²	0.14ha
MINIMUM Lot Frontage	15.0m	27.4m
MINIMUM Front Yard	6.0m	20.2m
MAXIMUM Front Yard	10.0m	20.2m (Legal N/C)
MINIMUM Interior Side Yard	1.5m	3.0m / 5.8m
MINIMUM Rear Yard	Lesser of 7.5m or 20% of Lot Depth	19.4m

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 RL-1, & NATURAL HERITAGE SYSTEM.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL & SIGNIFICANT NATURAL AREA.
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 9th DAY OF JUNE, 2025

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: A.R.N./S.A.P. CHECKED BY: J.E.B. PROJECT No. 34367-25

Jun 9, 2025-10:07:23 AM
G:\GUELPH\359\87 HYLAND ROAD\SEVERANCE\ACAD\SEV LOTS 5, 6, 7 (34367-25 THRESHOLD).dwg

© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT