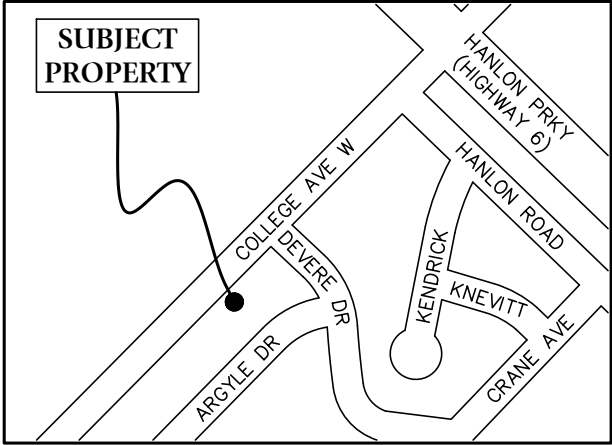
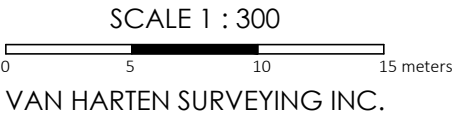


KEY MAP

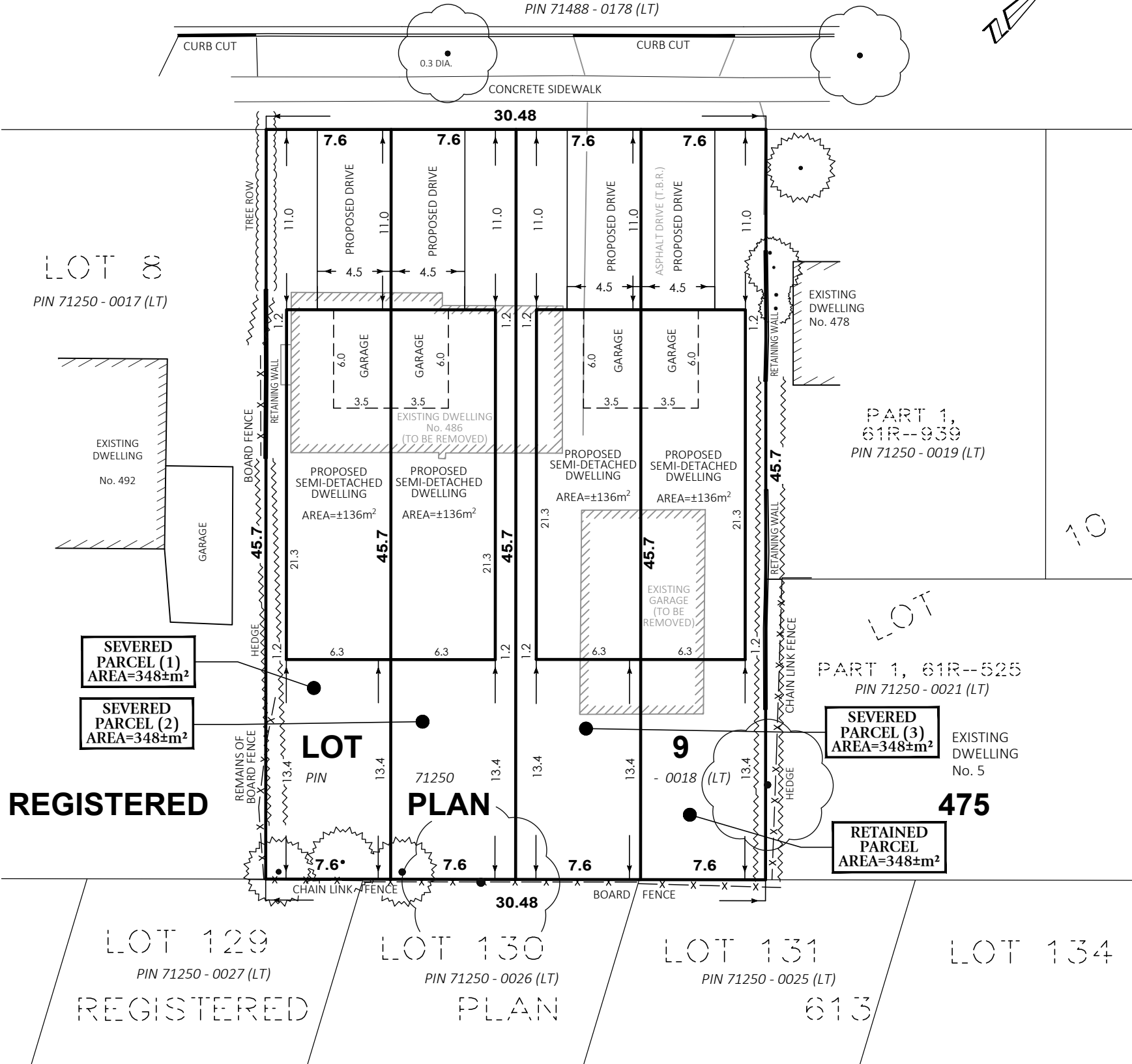


SEVERANCE SKETCH

ALL OF LOT 9  
REGISTERED PLAN 475  
CITY OF GUELPH  
COUNTY OF WELLINGTON



COLLEGE AVENUE WEST  
ROAD ALLOWANCE BETWEEN LOTS 5 & 6, DIVISION 'G'  
(20.12m WIDE)  
PIN 71488 - 0178 (LT)



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 (RL.1).
- 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.

THIS SKETCH WAS PREPARED ON  
THE 6th DAY OF JUNE, 2025

ONTARIO LAND SURVEYOR

ZONING DESIGNATION: RESIDENTIAL RL.1 - SEMI-DETACHED DWELLINGS					
ITEM	RL.1 - SEMI-DETACHED DWELLING	SEVERED PARCEL (1)	SEVERED PARCEL (2)	SEVERED PARCEL (3)	RETAINED PARCEL
MINIMUM Lot Area	230m <sup>2</sup>	348m <sup>2</sup>	348m <sup>2</sup>	348m <sup>2</sup>	348m <sup>2</sup>
MINIMUM Lot Frontage	7.5m	7.6m	7.6m	7.6m	7.6m
MINIMUM Front Yard	6.0m	11.0m	11.0m	11.0m	11.0m
MINIMUM Interior Side Yard	1.2m / 0m along the common lot line of semi-detached dwellings	1.2m / 0m	0m / 1.2m	1.2m / 0m	0m / 1.2m
MINIMUM Rear Yard	7.5m or 20% of lot depth, whichever is less	13.4m	13.4m	13.4m	13.4m
MINIMUM Driveway Width (Section 5.11.3.d)	Minimum of 3.0m	4.5m	4.5m	4.5m	4.5m
MAXIMUM Driveway Width (Table 5.10, Row 1)	60% of the lot frontage (4.5m) or 5.0m, whichever is less	4.5m	4.5m	4.5m	4.5m
MINIMUM Garage Floor Area - Table 5.2.1, Additional Regulation 1	20m <sup>2</sup>	21m <sup>2</sup>	21m <sup>2</sup>	21m <sup>2</sup>	21m <sup>2</sup>
MAXIMUM Width of Attached Garage (Table 5.9, Row 1)	50% of the lot frontage (3.8m) or 5.0m, whichever is less	3.5m	3.5m	3.5m	3.5m



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.J.	CHECKED BY: J.E.B.	PROJECT No. 34458-25
Jun 5, 2025-11:56:15 AM G:\GUELPH\475\ACAD\SEV LOT 9 (BELLAMY 34458-25) UTM.dwg © 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT		