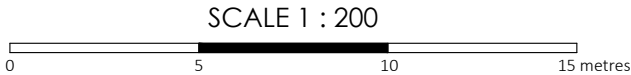
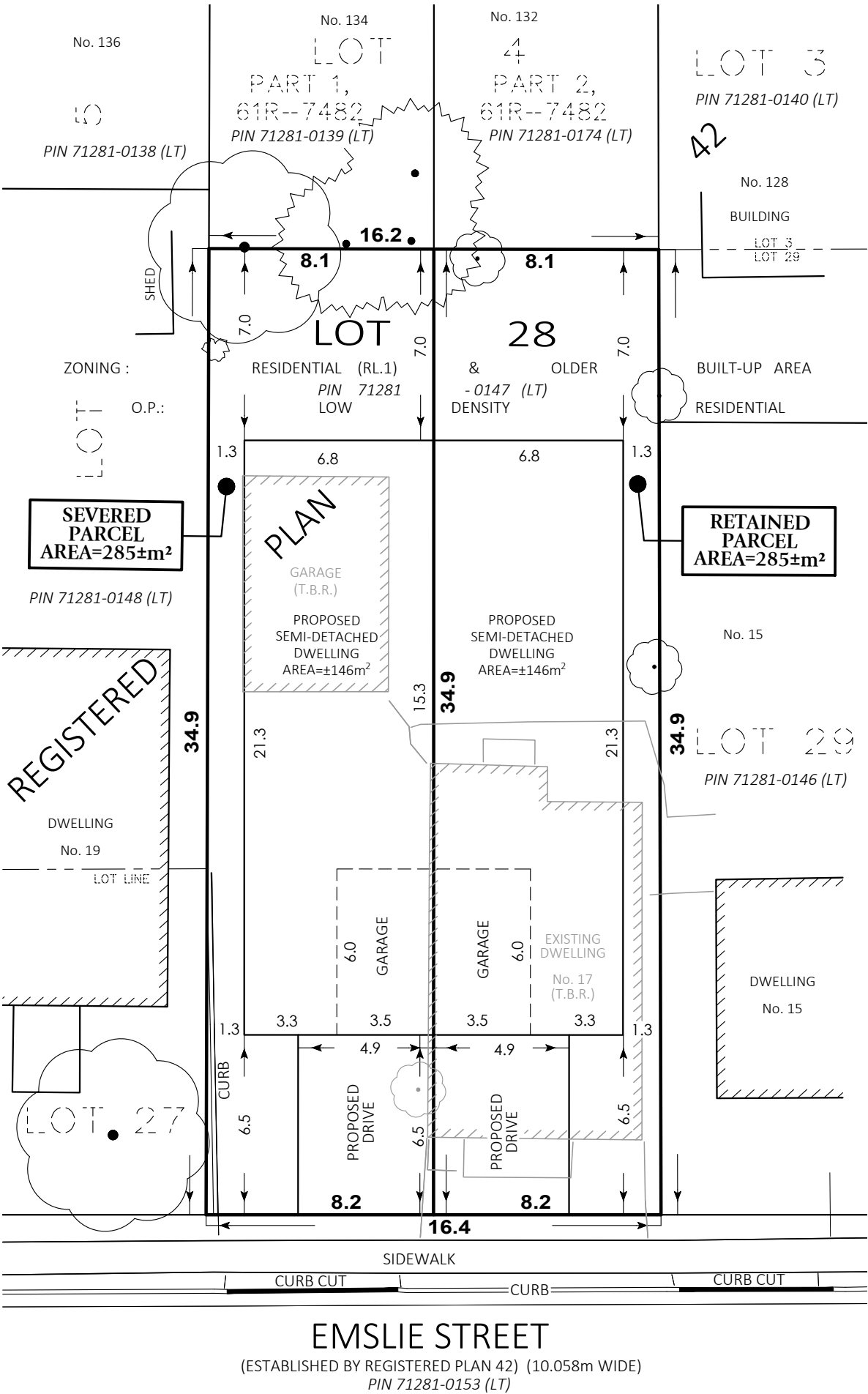
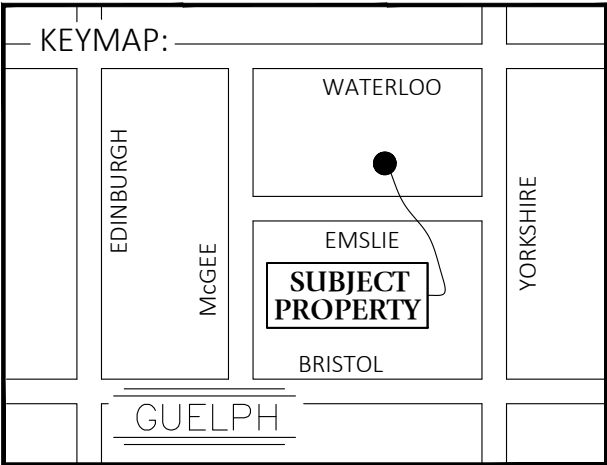


SEVERANCE SKETCH
ALL OF LOT 28
REGISTERED PLAN 42
CITY OF GUELPH
COUNTY OF WELLINGTON



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 (RL.1) & OLDER BUILT-UP AREA.
 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. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON
THE 6th DAY OF JUNE, 2025.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

ZONING DESIGNATION: RESIDENTIAL RL.1 - SEMI-DETACHED DWELLINGS			
ITEM	RL.1 - SEMI-DETACHED DWELLING	SEVERED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	230m ²	285m ²	285m ²
MINIMUM Lot Frontage	7.5m	8.2m	8.2m
MINIMUM Front Yard	6.0m	6.5m	6.5m
MINIMUM Interior Side Yard	1.2m / 0 m along the common lot line of semi-detached dwellings	1.3m & 0.0m	0.0m & 1.3m
MINIMUM Rear Yard	7.5m or 20% of lot depth (6.9m), whichever is less	7.0m	7.0m
MINIMUM Driveway Width (Section 5.11.3.d)	Minimum of 3.0m	4.9m	4.9m
MAXIMUM Driveway Width (Table 5.10, Row 1)	60% of the lot frontage (4.9m) or 5.0m, whichever is less	4.9m	4.9m
MINIMUM Garage Floor Area - Table 5.2.1, Additional Regulation 1	20m ²	21m ²	21m ²
MAXIMUM Width of Attached Garage (Table 5.9, Row 1)	50% of the lot frontage (4.1m) or 5.0m, whichever is less	3.5m	3.5m

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Ph: 519-821-2763

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Ph: 519-940-4110

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DRAWN BY: S.J.

CHECKED BY: J.E.B.

PROJECT No. 34472-25

Jun 6, 2025-10:10:12 AM
G:\GUELPH\042\ACAD\SEV LOT 28 (34472-25 MEZCON) UTM 2010.dwg

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