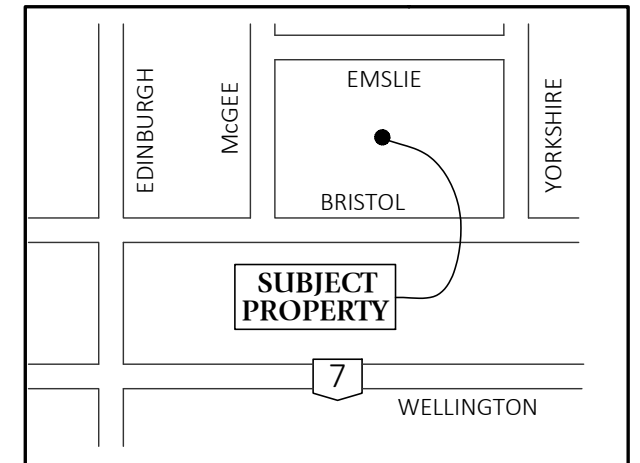


**SEVERANCE SKETCH**  
**ALL OF LOTS 35 & 36, REGISTERED PLAN 42,**  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 300  
 0 5 10 15 meters  
**VAN HARTEN SURVEYING INC.**

KEYMAP:



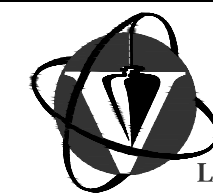
**NOTES:**

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RESIDENTIAL R.2-34(H) & RL.1-24(H) WITHIN THE SPECIAL POLICY 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.

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED  
 ON THE 8th DAY OF FEBRUARY, 2024.

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



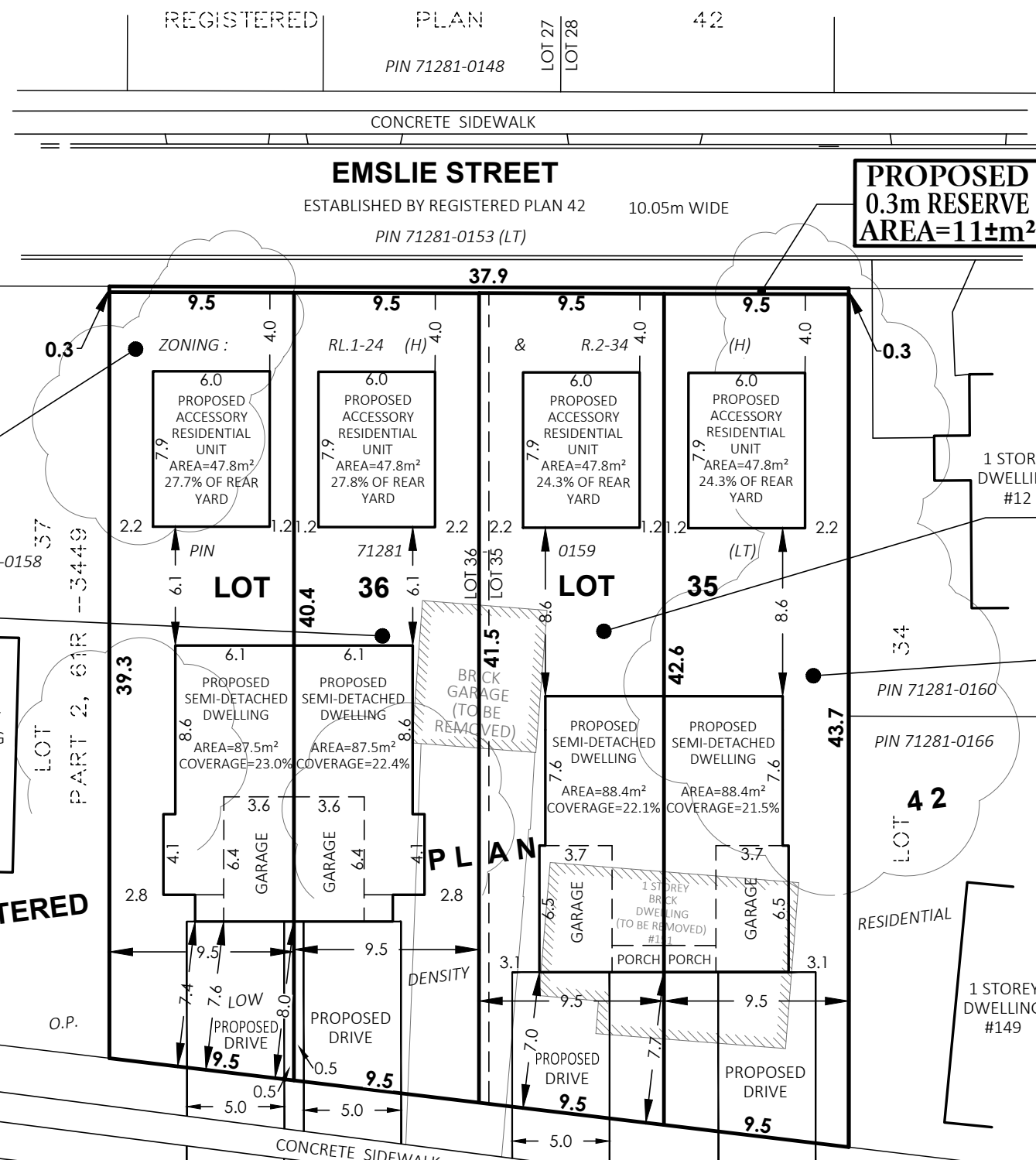
**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com | info@vanharten.com

DRAWN BY: ARN | CHECKED BY: JEB | PROJECT No. 28200-20

Feb 13, 2024-10:47:23 AM  
 G:\GUELPH\042\ACAD\SEV LOT 35,36 (MEZCON) UTM B2.dwg



**ZONING DESIGNATION: RESIDENTIAL R.2-34(H) - SEMI-DETACHED DWELLINGS**

ITEM	REQUIRED	SEVERED PARCEL (1)	SEVERED PARCEL (2)	SEVERED PARCEL (3)	RETAINED PARCEL (R)
MINIMUM Lot Frontage (Per Unit)	7.5m	9.5m	9.5m	9.5m	9.5m
MINIMUM Lot Area (Per Unit)	230m <sup>2</sup>	379m <sup>2</sup>	389m <sup>2</sup>	400m <sup>2</sup>	410m <sup>2</sup>
MINIMUM Ground Floor Area (2 or more storeys)	40m <sup>2</sup>	87.5m <sup>2</sup>	87.5m <sup>2</sup>	88.4m <sup>2</sup>	88.4m <sup>2</sup>
MINIMUM Front Yard	6.0m	7.6m	8.0m	7.0m	7.7m
MINIMUM Side Yard	1.2m	2.8m	2.8m	3.1m	3.1m
MINIMUM Rear Yard	7.5m	18.1m	18.1m	20.6m	20.6m
MAXIMUM Lot Coverage	40%	23.0%	22.4%	22.1%	21.5%
MAXIMUM Driveway Width (Section 4.13.7.2.3)	3.5m	5.0m*	5.0m*	5.0m*	5.0m*

\* APPROVED Zoning By-law Amendment Application to R.2-34(H) - File Number OZS23-012