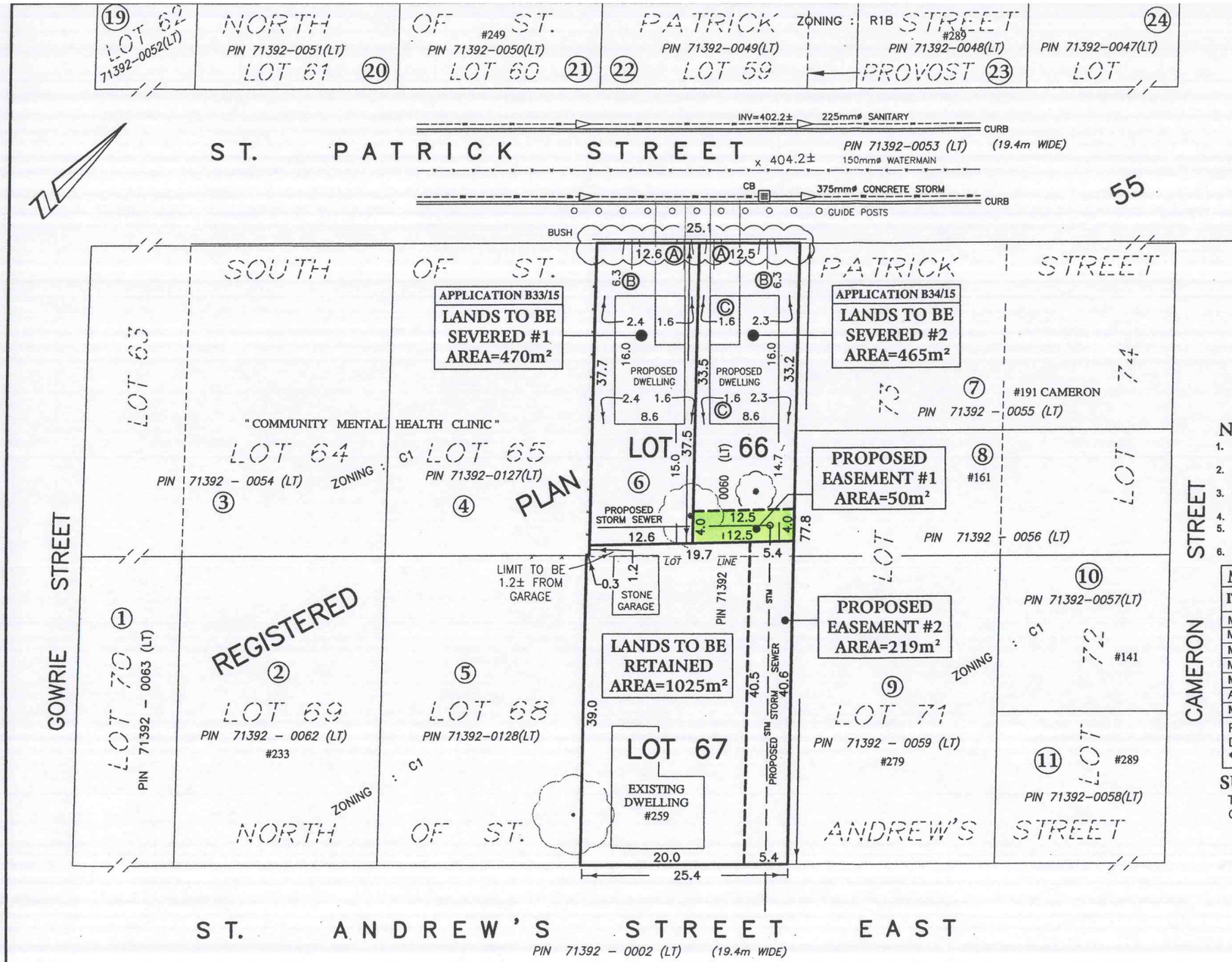

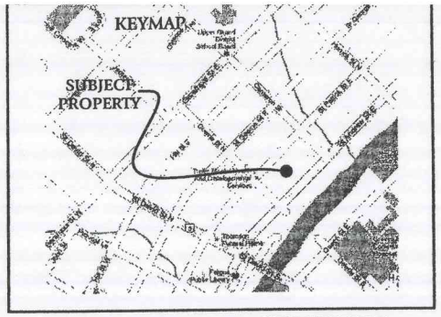

SEVERANCE SKETCH

LOTS 66 AND 67, REGISTERED PLAN 55

GEOGRAPHIC TOWN OF FERGUS
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE: 1 – 500

0 10 20 30 metres

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 CENTRAL BUSINESS DISTRICT COMMERCIAL (C1). SECTION 10.2.2 INDICATES THAT ZONING FOR (R1), (R2), (R3) & (R4) APPLY.
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
5. LOCATION OF SERVICES AND APPROXIMATE ELEVATIONS BASED ON SERVICE DRAWINGS BY TRITON ENGINEERING.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

MINOR VARIANCE REQUESTS:

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	557.4m²	470m²/465m²
MINIMUM LOT FRONTAGE	15.2m	12.5m* Ⓐ
MINIMUM FRONT YARD	7.5m	6.3m* Ⓑ
MINIMUM INTERIOR SIDEYARD	1.8m	1.55m* Ⓒ
MINIMUM REAR YARD	7.5m	14.7m
ACCESSORY BUILDING SETBACK	0.6m	1.2m
MAX. LOT COVERAGE	30%	30%

PROPOSED DATA SUBJECT TO CHANGE.
DWELLING ILLUSTRATIVE ONLY.
* MINOR VARIANCE REQUIRED

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 16th DAY OF DECEMBER, 2015.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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DRAWN BY: NCH | CHECKED BY: JEB | PROJECT No. 20259–11

Dec 18,2015–8:53am
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