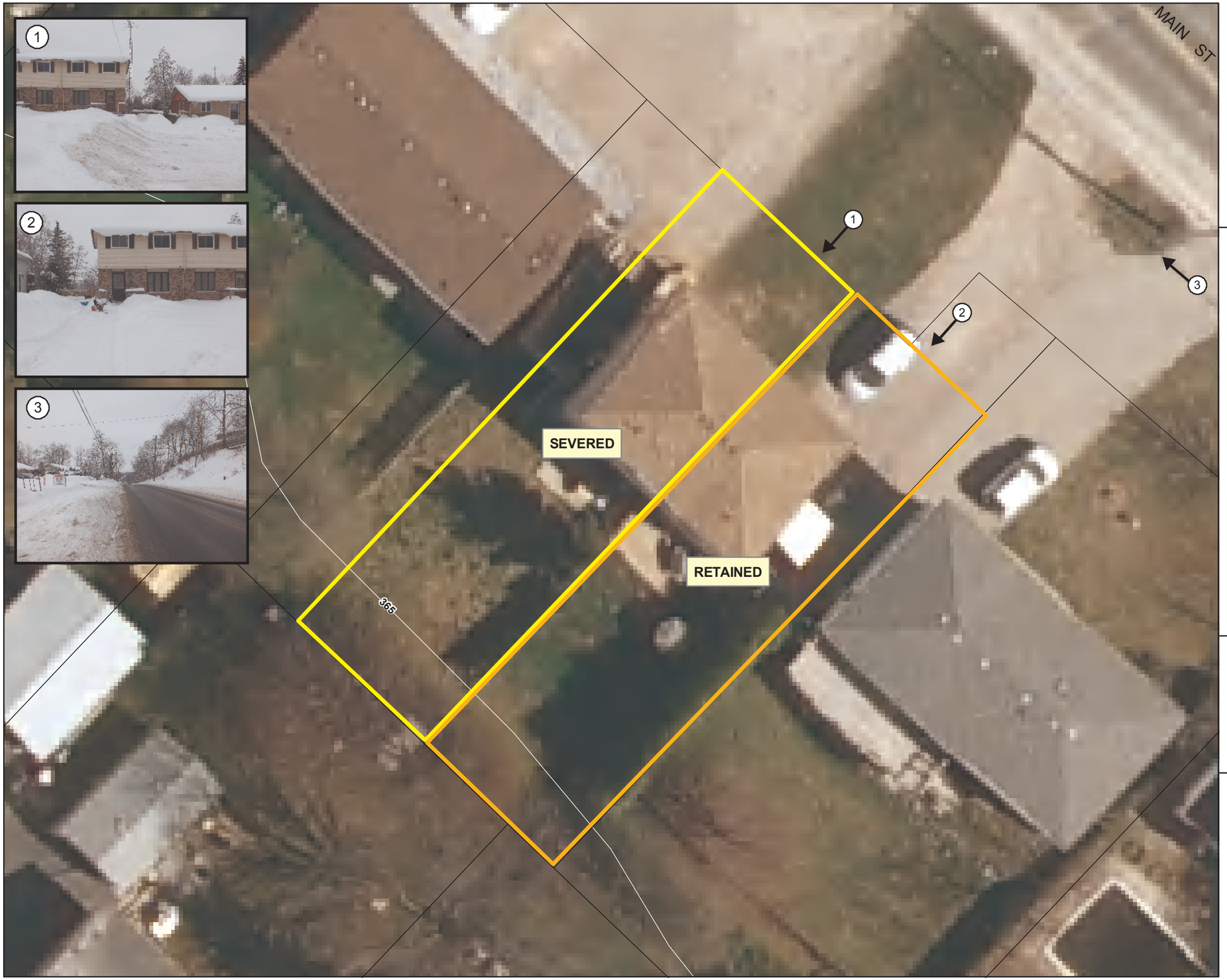
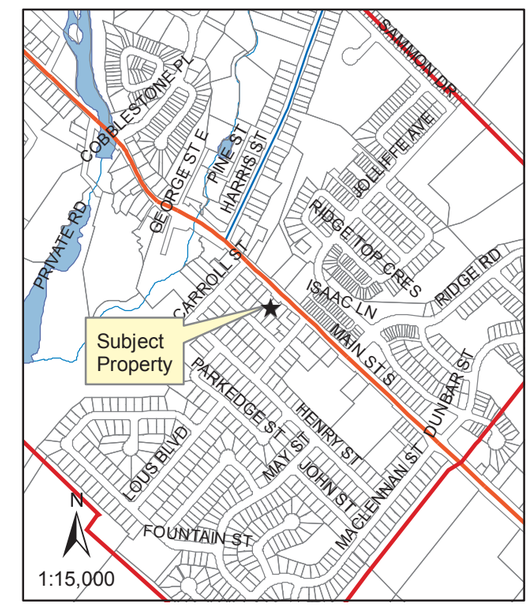
COUNTY OF WELLINGTON
LAND DIVISION

B2/14

Applicant:
John & Susan Cadorin

Township of Guelph/Eramosa





N

0 250 500 1,000 Metres

1:200

Date February 11, 2014

File: F:\DEVELOPMENT REVIEW\Consents\Mapping\2013\3 - March\B2-14.mxd

Contour lines are based on 5 meter intervals.

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Sources:
County of Wellington Planning and Development Department 2013. Ministry of Natural Resources, Grand River Conservation Authority.
Upper Grand District School Board 2007
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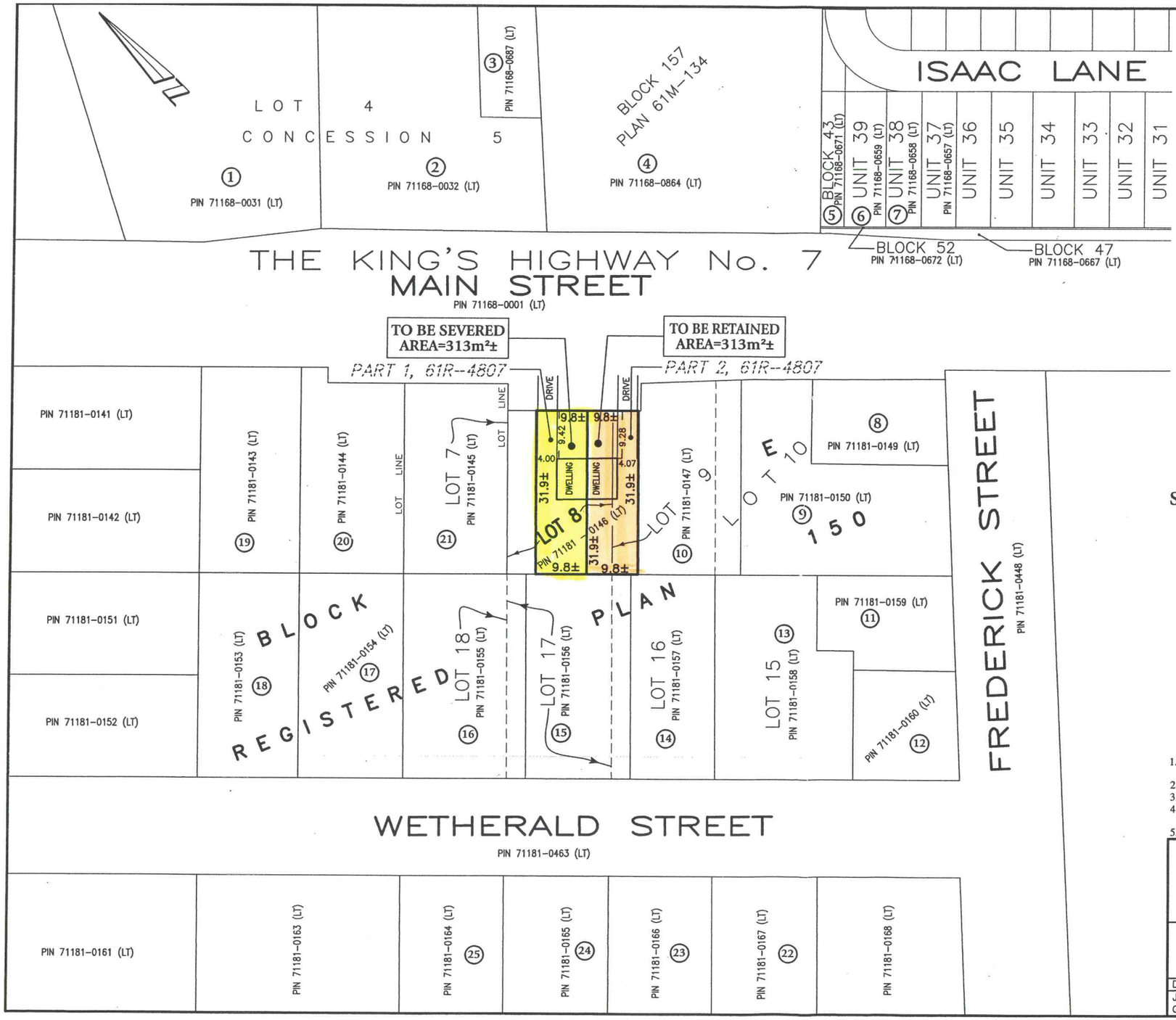
Ortho imagery flown April 2010.

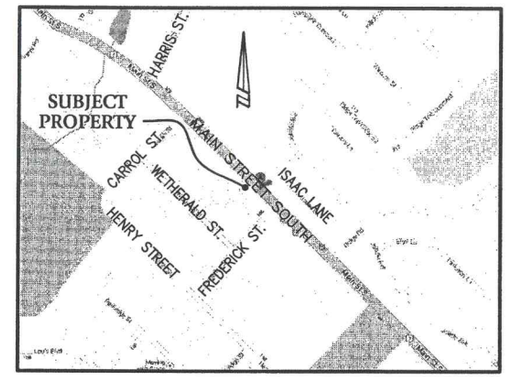
SURVEYORS SKETCH
PART OF LOTS 8 & 9, BLOCK E, REGISTERED PLAN 150
VILLAGE OF ROCKWOOD
TOWNSHIP OF GUELPH–ERAMOSA

SCALE 1 : 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.





KEYMAP

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE 3rd DAY OF JANUARY, 2014.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

ZONING: RESIDENTIAL R1		
	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	10.0m	9.8m*
MINIMUM LOT AREA	300m²	313m²
MINIMUM FRONT YARD	6.0m	9.28m
MINIMUM SIDE YARD	1.8/3.0m	4.0/4.07m
MINIMUM REAR YARD	7.5m	14.6m
MAXIMUM LOT COVERAGE	35%	15%

*MINOR VARIANCE TO BE REQUESTED

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 VILLAGE RESIDENTIAL (R1).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO NIH 3X3
PHONE: 519–821–2763
FAX: 519–821–2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE, ONTARIO L9W 5G5
PHONE: 519–940–4110
FAX: 519–940–4113
www.vanharten.com

DRAWN BY: SAP | CHECKED BY: JEB | PROJECT No. 21808–13

Jan 06,2014–9:04am

G:\ROCKWOOD\150\BlockE\ACAD\SEV LOTS 8 & 9 (CADORIN).dwg