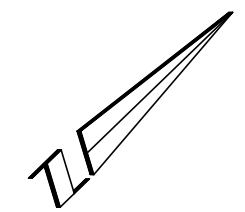


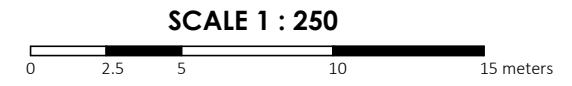
20.12m WIDE
PIN 71498-0002
ESTABLISHED BY REGISTERED PLAN 55

FORFAR STREET EAST



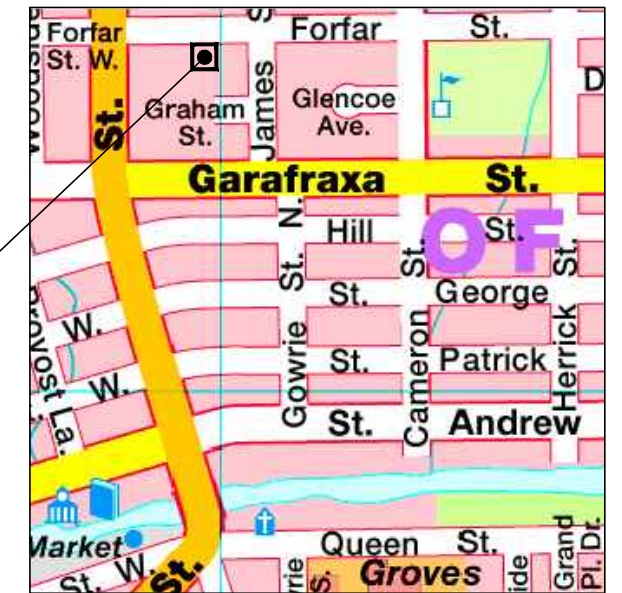
ZONE CHANGE SKETCH

PART OF LOT I, REGISTERED PLAN 284
GEOGRAPHIC TOWN OF FERGUS
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

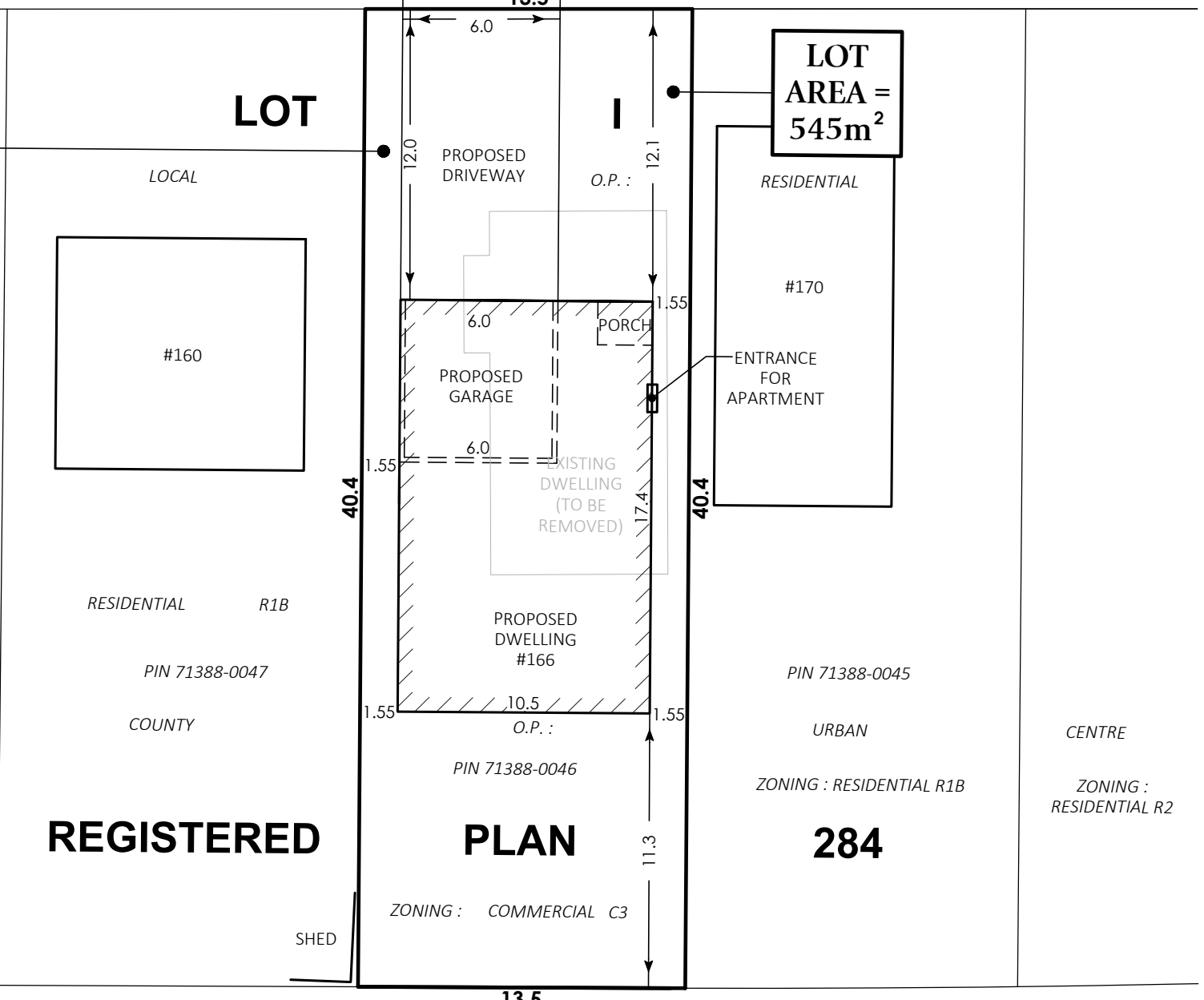


VAN HARTEN SURVEYING INC.

KEYMAP:



ZONE CHANGE REQUEST:
TO REZONE THE SUBJECT PROPERTY FROM NEIGHBOURHOOD COMMERCIAL (C3) TO RESIDENTIAL (R1C) TO PERMIT A SINGLE DETACHED DWELLING WITH AN ACCESSORY APARTMENT.



ZONING :
PIN 71388-0048

RESIDENTIAL R1B
PIN 71388-0047
COUNTY

PIN 71388-0046
REGISTERED PLAN 284
ZONING : COMMERCIAL C3

PIN 71388-0045
URBAN
ZONING : RESIDENTIAL R1B

ZONING : RESIDENTIAL R2

SUBJECT PROPERTY

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 NEIGHBOURHOOD COMMERCIAL (C3).
3. SUBJECT LANDS HAVE AN LOCAL OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
4. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN OF URBAN CENTRE
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. PROPERTY OWNER: RASHMIBAHEN PATEL

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 16th DAY OF JANUARY, 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

ZONING DESIGNATION: RESIDENTIAL (R1C) ZONE - SINGLE DETACHED DWELLINGS		
ZONE CATEGORY	REQUIRED	PROPOSED
MINIMUM Lot Frontage	11m	13.5m
MINIMUM Lot Area	341m ²	545m ²
MINIMUM Lot Depth	26m	40.4m
MINIMUM Front Yard	6.0m or in accordance with Section 4.35	12.0m
MINIMUM Side Yard	1.5m	1.55m
MINIMUM Rear Yard	7.5m	11.3m
MAXIMUM Lot Coverage (Including accessory buildings)	40%	34%

WELLINGTON VACANT LAND CONDOMINIUM PLAN 238

ZONING : RESIDENTIAL R2

Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener 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. 27685-19
Jan 16, 2020-8:56:00 AM		
G:\FERGUS\055\AreaA\acad\ZONE LOT I (MODI) UTM.dwg		