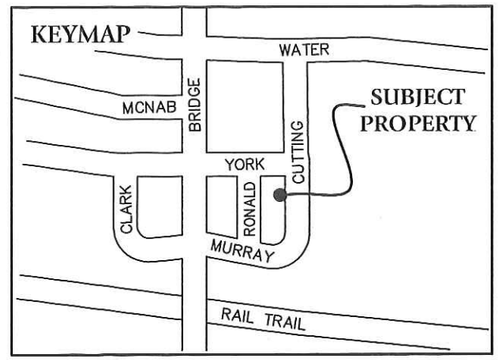
ZONE CHANGE SKETCH

PART OF PARK LOT 4
EAST SIDE OF ARTHUR ROAD
REGISTERED PLAN 181
GEOGRAPHIC VILLAGE OF ELORA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 300

0 5 10 15 meters

VAN HARTEN SURVEYING INC.



CUTTING DRIVE
CONTINUES NORTHWARD

YORK STREET EAST
(ORIGINALLY ESTABLISHED AS NICHOL STREET BY REGISTERED PLAN 878)
PIN 71407-0008

REG'D PLAN 878
BLOCK 43, 0.3m RESERVE
PIN 71407-0103

BLOCK 35
REG'D PLAN 878
PIN 71407-0097

PART 1, W.G.R. -- 14
ASSUMED BY BY-LAW 2035-88, REGISTERED AS INST. R0S538963
PIN 71407-0008

BLOCK 39, 61M-219
ROAD WIDENING

MS89866

1.21

SUBJECT TO EASEMENT AS IN INST. DEVELOPMENT

10.72

PIN 71407-0592

ZONE CHANGE REQUEST
(A) TO REZONE SUBJECT PROPERTY FROM FUTURE DEVELOPMENT AND RESIDENTIAL R1A TO RESIDENTIAL (R1C.58.6)

EXISTING DWELLING #50 RONALD ST
PIN 71407-0022

LANDS TO BE ADDED TO AREA=164.8m²
APPROVED APPLICATION B120/17

SEVERED PARCEL (1) AREA=119.2m² AND MERGED WITH BLOCK 36
APPROVED APPLICATION B120/17

REGISTERED PLAN 61M-219

BLOCK 36
TO REMAIN AS FUTURE DEVELOPMENT

22.59

14.83

LOT 1

1.22

22.90

8.47

18.2

R=50.00 A=1.98 C=1.98

SHED

3.80

CENTRE

TO MERGE

LANDS TO BE RETAINED AREA=367.4m²
APPROVED APPLICATION B121/17

31.38

11.48

O.P.: URBAN RESIDENTIAL

PART 1, PIN

LOT 4 (R1A)

20629 FUTURE

11.61m

ROAD

R=50.00 A=11.63 C=11.60

CUTTING DRIVE
ESTABLISHED BY REGISTERED PLAN 61M-219
20.0m WIDE

ADDED TO SUBJECT PROPERTY BY CONSENT JULY 29, 2015 BY INST. WC442125 APPLICATION B15/15

EXISTING DWELLING #52 RONALD ST
PIN 71407-0494

COUNTY

26.78

O.P.:

61R--20629

71407

33.07

PART 2, ZONING:

LOCAL

11.49

PARK RESIDENTIAL

ARTHUR

181

PLAN

0600

12.41m

R=50.00 A=12.43 C=12.40

22.90

14.85

SEVERED PARCEL (2) AREA=403.9m²
APPROVED APPLICATION B121/17

37.75

ZONING:

EAST OF CURRENT REGISTERED

EASEMENT MS89866

REGISTERED PLAN 61M-219

BLOCK 35
PIN 71407-0591

EXISTING DWELLING #54 RONALD ST
PIN 71407-0024

PART 4 PLAN W.G.R. PART 3

LOT 2
ZONING : RESIDENTIAL (R1C.58.6)

LOCAL O.P. RESIDENTIAL

LOT 3

LOT 4

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 (R1A) AND FUTURE DEVELOPMENT.
3. SUBJECT LANDS HAVE A LOCAL OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
4. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION 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: FINORO DEVELOPMENTS INC. C/O SHAWN McGUIRE.

THIS SKETCH WAS PREPARED
ON THE 1st DAY OF NOVEMBER 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 25036-17

Nov 01,2018–2: 29pm
G: \000BASEPLANS\61M–219\acad\ZONE PKLT4 (FINORO) BLOCK 26 UTM (C).dwg