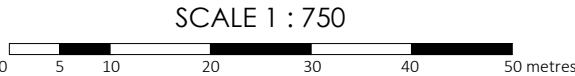


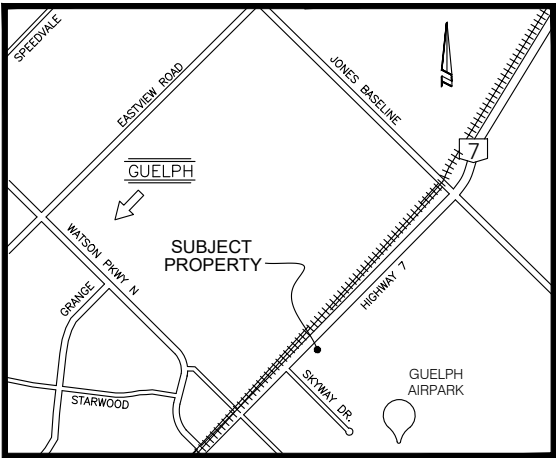
THE KING'S HIGHWAY No. 7
KNOWN AS YORK ROAD
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF GUELPH & ERAMOSA
PIN 71356-0001 (LT)

MINOR VARIANCE SKETCH
PART OF LOT 7, CONCESSION 2, DIVISION C
GEOGRAPHIC TOWNSHIP OF GUELPH
TOWNSHIP OF GUELPH-ERAMOSA
COUNTY OF WELLINGTON



VAN HARTEN SURVEYING INC.

KEYMAP:



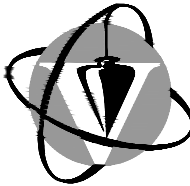
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RURAL RESIDENTIAL RR.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF HAMLET 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 6th DAY OF MARCH, 2025

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: S.A.P.

CHECKED BY: J.E.B.

PROJECT No. 33049-23

Apr 2, 2025-11:06:41 AM
G:\GUELPH\DivC\CON2\ACAD\SKETCH LOT 7 (BINNING 33049-23).dwg

© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT

PIN 71355-0037 (LT)

DWELLING
No. 7761
PIN 71355-0038 (LT)

DWELLING
No. 7765
PIN 71355-0039 (LT)

DWELLING
No. 7769
PIN 71355-0040 (LT)

DWELLING
No. 7773
PIN 71355-0041 (LT)

RURAL
HAMLET
CONCESSION

83.2±

24.4±

EXISTING WELL

EXISTING DRIVEWAY

EXISTING DRIVEWAY EXTENSION

EXISTING SEPTIC AREA=±50m²

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY EXTENSION

EXISTING SEPTIC AREA=±50m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED WELL

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

PROPOSED DWELLING AREA=±223m²

3 CAR GARAGE AREA=±139m²

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No. 7775 GROSS FLOOR AREA=268m²

DWELLING No. 7779

PROPOSED PARKING FOR ACCESSORY DWELLING UNIT

RESIDENTIAL (RR)

DWELLING No. 7781

DWELLING No. 7785

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

EXISTING 2 STOREY DWELLING No