

**LEGEND:**

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB .025 x .025 x 1.20 STANDARD IRON BAR
- IB .015 x .015 x 0.60 IRON BAR
- SSIB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
- CC CUT CROSS
- OU ORIGIN UNKNOWN
- WIT WITNESS
- 375 BLACK, SHOEMAKER et. al., O.L.S.'s
- VH VAN HARTEN SURVEYING INC., O.L.S.'s
- N, E, S, W NORTH, EAST, SOUTH, WEST
- P1 DEPOSITED PLAN 61R-9076
- P2 DEPOSITED PLAN 61R-6597

EXISTING ELEVATION × 206.55

DECIDUOUS TREE

CONIFEROUS TREE

FENCELINE

TOP OF BANK

APPROXIMATE EDGE OF POND PER VAN HARTEN SURVEY

APPROXIMATE 15m EDGE OF POND SETBACK PER VAN HARTEN SURVEY

APPROXIMATE WETLAND LIMIT PER GRCA ONLINE MAPPING

APPROXIMATE 15m WETLAND SETBACK PER GRCA ONLINE MAPPING

ASPHALT

BUILDING

GRAVEL

CONCRETE

WATER

PROPOSED STORAGE AREA

**BEARING AND COORDINATE NOTE:**

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99958706.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

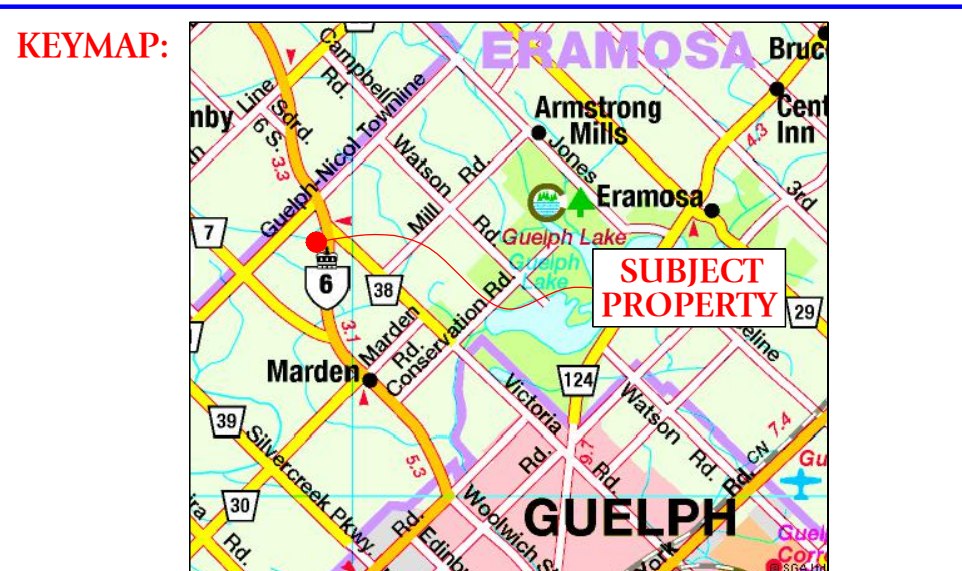
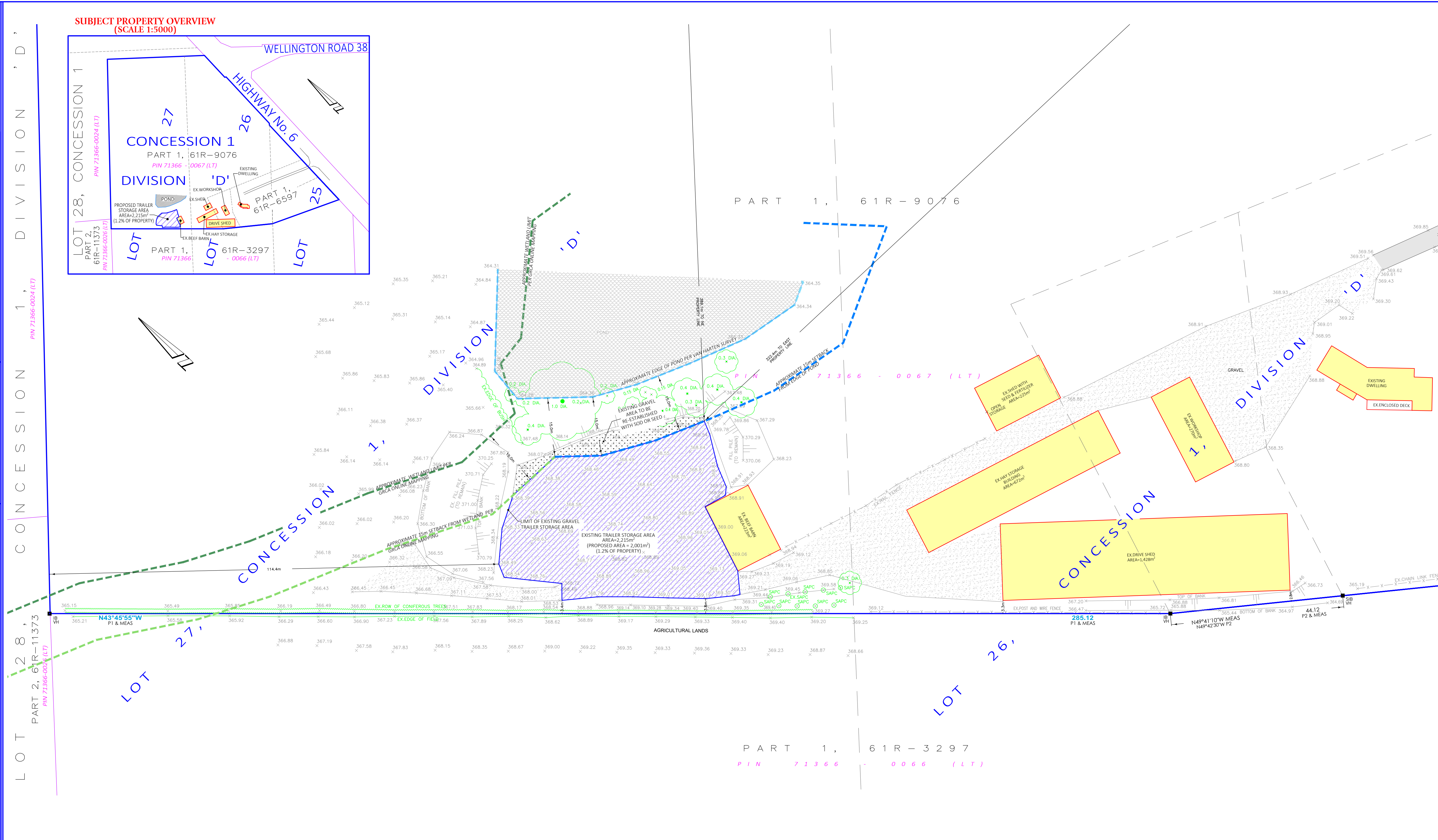
**BEARING COMPARISONS:**

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
	-1°18'00"

**CALL BEFORE YOU DIG**

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



**PROPERTY DESCRIPTION:**

- PIN 71366-0067 (LT)
- ADDRESS: 5668 HIGHWAY NO. 6
- PART OF LOTS 25, 26 & 27, CONCESSION 1, DIVISION 'D'; BEING PART 1, 61R-6597 & PART 1, 61R-9076
- GEOGRAPHIC TOWNSHIP OF GUELPH, TOWNSHIP OF GUELPH-ERAMOSA

**ZONING: AGRICULTURAL (A) REQUIRED**

**PROPOSED**

- MINIMUM LOT AREA = 0.4ha
- MINIMUM LOT FRONTAGE = 30m
- MINIMUM FRONT YARD = 7.5m
- MINIMUM INTERIOR SIDE YARD = 3m
- MINIMUM REAR YARD = 7.5m
- MAXIMUM LOT COVERAGE = 30%

**PROPOSED**

- (18.6ha)
- (460m)
- (176m TO HOUSE)
- (44.5m TO HOUSE)
- (328m TO HOUSE)
- (1.6%)

**ACCESSORY BUILDING REQUIRED**

**PROPOSED**

- MINIMUM SIDE YARD = 0.6m
- MAXIMUM LOT COVERAGE = 5% OF LOT AREA (5% OF 186,000m<sup>2</sup> = 9,300m<sup>2</sup>)

**PROPOSED**

- (2.8m)
- (2,818m<sup>2</sup>)

**EXISTING TRAILER STORAGE AREA**

- ALL DIMENSIONS TO LOT LINES HAVE BEEN SHOWN ON THE PLAN

**SURVEY INFORMATION:**

**BENCHMARK REFERENCE:**

ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOD MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**TOPOGRAPHIC SURVEY DATE:**

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 12th DAY OF JANUARY, 2024.

**CAUTION:** - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SITE PLAN FOR:**

**PART OF LOTS 25, 26 & 27**

**CONCESSION 1, DIVISION 'D'**

**GEOGRAPHIC TOWNSHIP OF GUELPH-ERAMOSA**

**COUNTY OF WELLINGTON**

**DRAWING REVISION SCHEDULE**

NO.	REVISION	DATE
0	ISSUED FOR 1ST SUBMISSION (ZBA)	JAN. 31, 2025

**PREPARED FOR: GARY HASSON**

**PROJECT No. 32191-23**

**DRAWING SCALE 1 : 500**

0 5 10 20 30 meters

THE INTENDED PLOT SIZE OF THIS PLAN IS 1016mm IN WIDTH BY 457mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

**Van Harten**

LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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DRAWN BY: SAP/BH DESIGNED BY: BP CHECKED BY: BP

Jan 31, 2025-7:58am  
G:\GUELPH\DivD\com\1\CAD\SITE PT LOTS 25, 26, 27 (HASSON) UTM2010.dwg