

**County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9**

December 5, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: November 27, 2025

FILE NO. B82-25

APPLICANT
Geraldine & Kevin Hutchinson
7525 Wellington Rd 36
Morriston ON N0R 2C0

LOCATION OF SUBJECT LANDS

Proposed severance is 0.45 hectares with 42m frontage, existing vacant land for proposed residential use.

Retained parcel is 0.93 hectares with 99m frontage, existing and proposed urban residential use with existing dwelling.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY**

January 21, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to attend the public meeting to consider the application, please request to be NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION of this application - please make your request in writing and provide your email address to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch

County Planning

Conservation Authority – Conservation Halton

County Engineering

Bell Canada (email) County Clerk

Roads/Solid Waste

Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Required Fee: \$ 5370
Fee Received: Nov 27/25

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Accepted as Complete on: Nov 27/25

File No. 382-25

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Geraldine Hutchinson & Kevin Lorne Hutchinson

Address 7525 Wellington Road 36, Morriston, ON, N0B 2C0

Phone No. [REDACTED]

Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) _____

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER

APPLICANT

AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER

APPLICANT

AGENT

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL AGRICULTURAL URBAN RESIDENTIAL COMMERCIAL/INDUSTRIAL

To create a new lot for rural residential purposes

OR

EASEMENT RIGHT OF WAY CORRECTION OF TITLE LEASE CANCELLATION

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: **Township of Puslinch**

Concession **8**

Lot No. **31**

Registered Plan No. _____

Lot No. _____

Reference Plan No. **61R-9372**

Part No. **2**

Civic Address **7525 Wellington Road 36**

(b) When was property acquired: **July 2005**

Registered Instrument No. **WC105746**

5. Description of Land intended to be **SEVERED**:

Metric [X]

Imperial []

Frontage/Width **42 / 50 ±**

AREA

0.45 ha ±

Depth **98 ±**

Existing Use(s)

Residential

Existing Buildings or structures: **None – Vacant yard**

Proposed Uses (s): **A new dwelling**

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[X] County Road

[] Private road

[] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

Type of water supply - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

Type of sewage disposal - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): **Individual**

[] Pit Privy

[] Other (Specify): _____

6. Description of <u>Land</u> intended to be <u>RETAINED</u> :	Metric [X]	Imperial []	
Frontage/Width	<u>99 ±</u>	AREA	<u>0.93 ha ±</u>
Depth	<u>91 ±</u>	Existing Use(s)	<u>Residential</u>
Existing Buildings or structures: <u>Dwelling</u>			
Proposed Uses (s): <u>Residential – No Change</u>			

Type of access (Check appropriate space)	Existing [X]	Proposed []
[] Provincial Highway	[] Right-of-way	
[X] County Road	[] Private road	
[] Municipal road, maintained year round	[] Crown access road	
[] Municipal road, seasonally maintained	[] Water access	
[] Easement	[] Other	

Type of water supply - Existing [X] Proposed [] (check appropriate space)

- [] Municipally owned and operated piped water system
- [X] Well [X] individual [] communal
- [] Lake
- [] Other

Type of sewage disposal - Existing [X] Proposed [X] (check appropriate space)

- [] Municipally owned and operated sanitary sewers
- [X] Septic Tank (specify whether individual or communal): Individual
- [] Pit Privy
- [] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping)? YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.1.1 where it states that Settlement Areas shall be the focus of growth and development.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

N/A

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as a Urban Centre and then further designated as Residential in the Official Plan. It is also designated as Settlement Area in the Greenbelt Official Plan Mapping. Section 10.5.1 of the Official Plan for Secondary Urban Centres and Hamlets, states that lot creation is permitted provided that the land will be appropriately zoned.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Future Development 2

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?

YES [] NO [] File Number _____

b) has an application been made for a minor variance?

YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

- Mortgage as in WC766998 with the Royal Bank of Canada

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: N/A

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
_____ _____ _____ _____

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands N/A

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____



November 27, 2025

34745-25

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
7525 Wellington Road 36, Morriston
Part of Lot 31, Concession 8
Part 2, 61R-9372
PIN 71194-0144
Township of Puslinch**

RECEIVED

NOV 27 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, Preliminary Grading Plan, a cheque to the Conservation Halton for \$2,445.00 and a cheque to the Wellington County \$5,370.00.

Proposal:

The proposal is to create a new parcel for residential parcel along Wellington Road 36 in Morriston. The subject property at #7525 Wellington Road 36 (PIN 71194-0144) where an existing dwelling will remain.

The Severed Parcel will have a frontage of 42±m, depth of 98±m, for an area of 0.45±ha where a single-detached dwelling, well and septic are proposed. A new entrance is proposed and is discussed in more detail below.

The Retained Parcel (#7525) will have a frontage of 99±m, depth of 98±m, for an area of 0.93±ha where the existing dwelling, septic and well will remain. The existing driveway will continue to provide safe access to the dwelling.

The proposed severance is a natural fit given the large lot size, the location of the existing dwelling and the large vacant space on the west side of the lot. However, the vacant area has significant grade changes (hills and valleys) that we felt should be evaluated before a severance configuration is proposed.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com



This evaluation took on two components including:

1. Having a safe entrance
2. Completing a preliminary grading plan to show that a reasonably-sized home along with a safe driveway could be constructed.

Safe Entrance

We met on site with the County of Wellington Roads Department representative to ensure that a safe entrance is possible. We completed a sight line test for the posted speed limit and easily met the sightline distance requirements. We also evaluated the guard rail posts along the front of the property and it was determined that a driveway could be installed.

Preliminary Grading Design

We completed a Topographic Survey and then completed a design with a hypothetical dwelling of about 375m² for one level. The design is shown on the Grading Plan included in this submission. The plan shows a safe driveway that leads down to the proposed dwelling. A grading design is shown with proposed grades, proposed slopes and banks that will be required. Some fill will be required to facilitate this proposal. The design includes a large septic bed envelope of approximately 400m². We expect this bed to be smaller after soil samples are completed and a septic system is designed for a home.

These two evaluation tasks provides us the confidence that reasonably sized rural residential dwelling is possible on the proposed severance.

The proposed new property line is on a bit of an angle so that the property is 42m wide at the front and 50m wide at the rear. The slightly narrower configuration at the front will allow for reasonable access from the front of the house on the retained parcel to the rear yard. This access would be used for a riding lawn mower and possibly a vehicle.

The subject property is zoned Future Development 2 (FD2) in the Township's Zoning By-law. The By-law states that that properties within the FD2 Zone are "Subject to the Residential Zone Standards Established for the Urban Residential (UR) Zone, provided in Section 6.3 of this By-law." Section 6.3 and Table 6.2 permit single-detached dwellings and the UR Zoning requirements are easily met for both parcels in terms of lot area, frontage and setbacks.

The subject property is within the Urban Centre of Morriston, has an Official Plan designation of Residential and is within the Settlement Area of the Greenbelt Official Plan. Section 10.5.1 of the Official Plan for Urban Centres, states that lot creation is permitted provided that zoning is met. The zoning is easily met for both the severed and retained parcels and this proposal meets the requirements of the Official Plan and Zoning.

The Provincial Policy Statement, 2024 also encourages development and growth within Settlement Areas as per Section 2.3.1.1.



In summary, the proposed severance is a natural fit given the large lot size. Preliminary investigation and due diligence have shown that safe access and development of the lot is possible with the conceptual grading plan and sight line evaluation. The proposal follows the relevant criteria for a severance within the Residential area of Morriston and it provides a great opportunity for in-fill development, where zoning is met.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Eric Van Grootelst via email: [REDACTED]
cc Kevin Hutchinson via email: [REDACTED]

33. **Manure Storage Facilities** on these lands: None

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands?

YES NO

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES NO

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES NO

If yes, please indicate the person you have met/spoken to: _____

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter for more details.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Geraldine Hutchinson & Kevin Lorne Hutchinson the Registered Owners/Purchasers of
Part of Lot 31, Concession 8, Part 2, 61R-9372 of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf. / / /

X

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph

In the County/Region of

Wellington

Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 31, Concession 8, Part 2, 61R-9372 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Guelph Of

(Owner/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 20 day of Nov 2015

(Owner/Purchaser or Applicant)

Commissioner of Oaths

Printed James Michael Laws,

a Commissioner, etc.,

Province of Ontario,

for Van Harten Surveying Inc.

Expires May 21, 2027

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner/Purchaser/Applicant/Agent(s)

Date

Nov 26, 2015

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2170

WELLINGTON COUNTY ROAD No. 36

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31

PIN 71195-0002 (LT)

30.48m WIDE

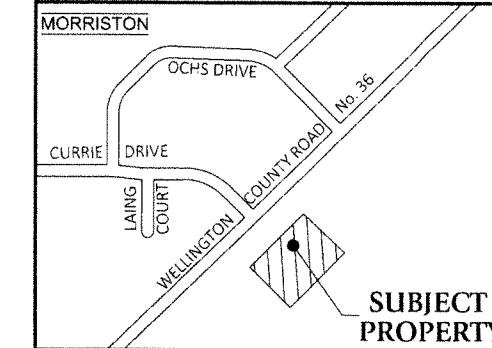
SEVERANCE SKETCH PART OF LOT 31, CONCESSION 8, TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

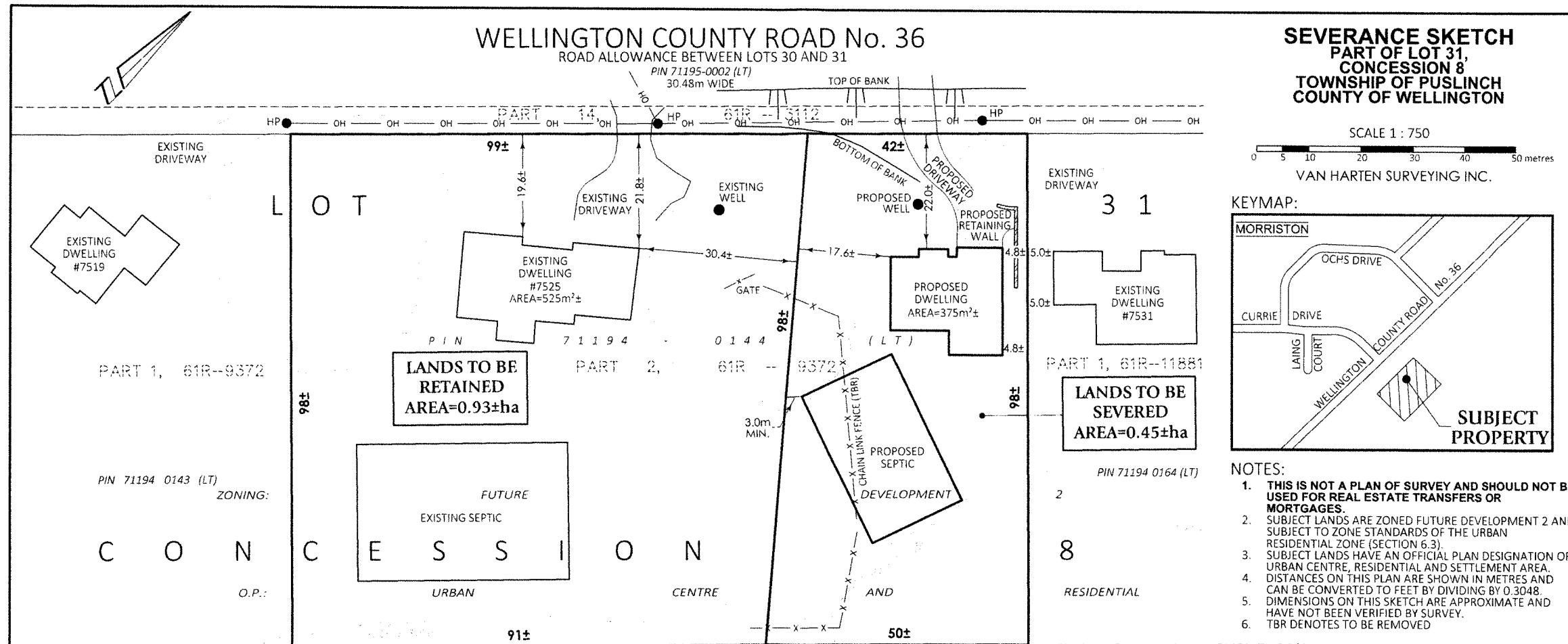
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED FUTURE DEVELOPMENT 2 AND SUBJECT TO ZONE STANDARDS OF THE URBAN RESIDENTIAL ZONE (SECTION 6.3).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF URBAN CENTRE, RESIDENTIAL AND SETTLEMENT AREA.
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.
6. TBR DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 26th DAY OF NOVEMBER, 2025

[REDACTED]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



P I N

7 1 1 9 4

0 0 3 8

(L T)

ZONING:

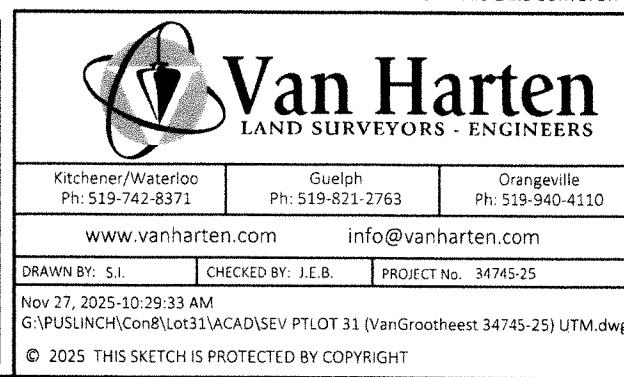
ENVIRONMENTAL PROTECTION OVERLAY

O.P.: GREENLANDS

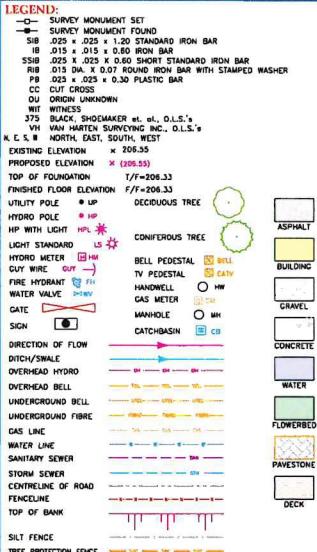
ZONING DESIGNATION: FUTURE DEVELOPMENT 2

SUBJECT TO THE RESIDENTIAL ZONE STANDARDS ESTABLISHED FOR URBAN RESIDENTIAL ZONE
AS PER SECTION 6.3

REGULATIONS - TABLE 6.2	URBAN RESERVE - SINGLE-DETACHED DWELLING	SEVERED PARCEL	RETAINED PARCEL (#7525)
MINIMUM Lot Area	0.4 ha	0.45ha	0.93 ha
MINIMUM Lot Frontage	18.0m	42m	99m
MINIMUM Front Yard	3.0m	22m	19.6m
MINIMUM Interior Side Yard	2.0m	4.8m	30m
MINIMUM Rear Yard	6.0m	Over 6.0m	Over 6.0m
MAXIMUM Permitted Lot Coverage	45%	~ 8%	~ 6%
MAXIMUM Permitted Building Height	11m	1 to 2 Storeys	2 Storeys
MINIMUM Landscaped Open Space	15%	Complies	Complies



292-25



BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM CHGS 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 0.98961817.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON CHGS OBSERVATIONS FROM A NETWORK OF PERMANENT CHGS REFERENCE STATIONS.

CALL BEFORE YOU DIG

The locations of services of this drawing are only approximate and need to be surveyed and 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.

