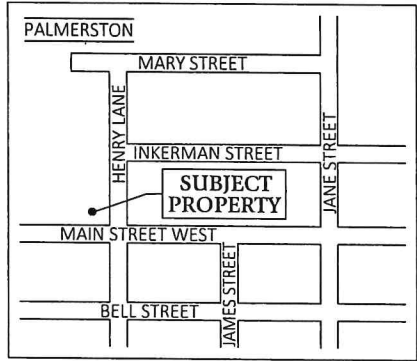


KEYMAP:

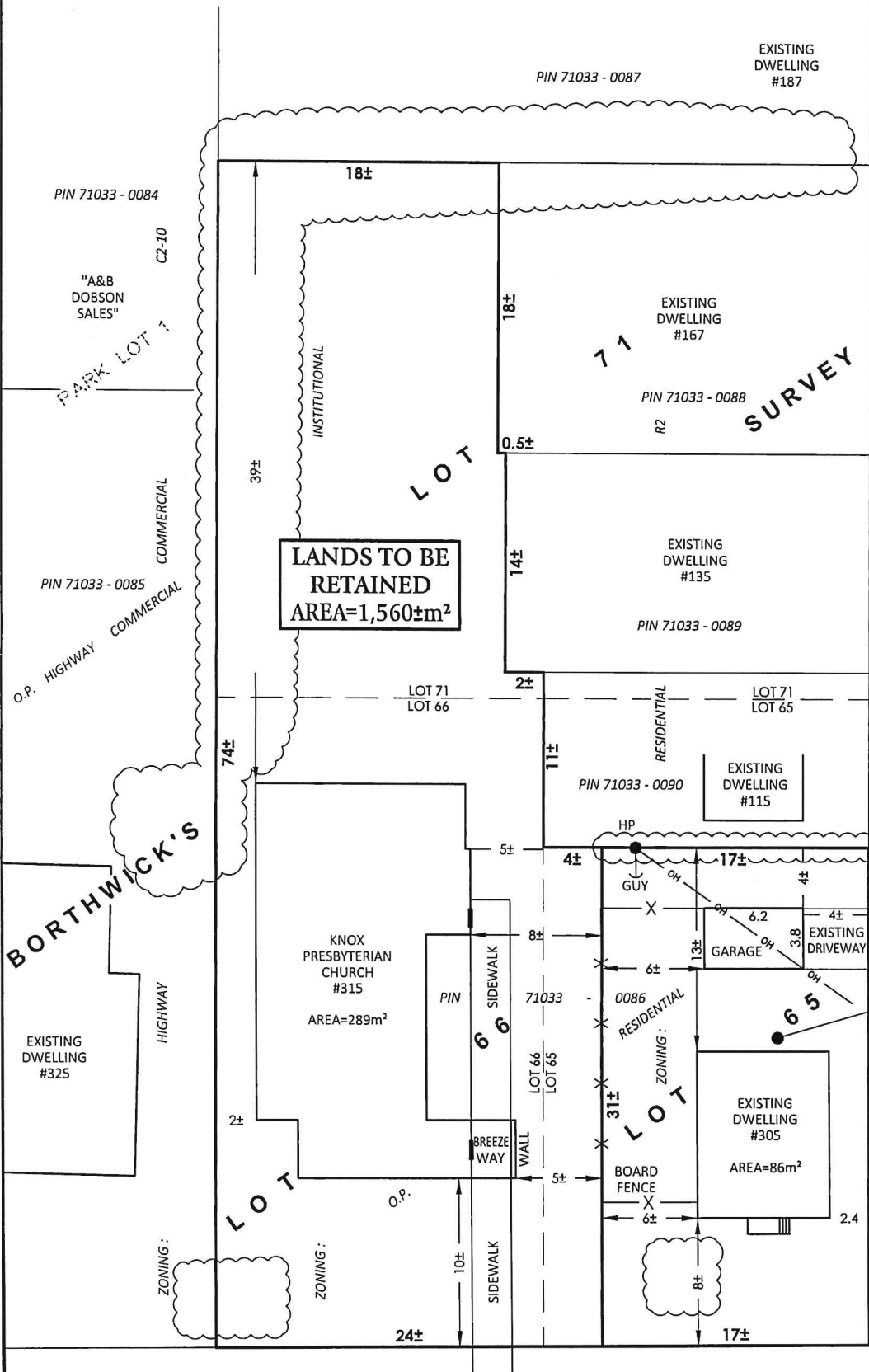


SEVERANCE SKETCH
PART OF LOTS 65, 66 & 71,
BORTHWICK'S SURVEY
GEOGRAPHIC TOWN OF PALMERSTON
TOWN OF MINTO
COUNTY OF WELLINGTON

SCALE 1 : 300
0 5 10 15 meters
VAN HARTEN SURVEYING INC.

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 INSTITUTIONAL & R2 MEDIUM DENSITY RESIDENTIAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF 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.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



ZONING DESIGNATION: INSTITUTIONAL (IN)		
REGULATIONS - TABLE 27.2	REQUIRED	RETAINED PARCEL
MINIMUM Lot Area	615m ²	1,560m ²
MINIMUM Lot Frontage	20.1m	24m
MINIMUM Front Yard	7.6m	10m
MINIMUM Interior Side Yard	3.0m	2m / 5m (Legal N/C)
MINIMUM Rear Yard	7.6m	39m
MAXIMUM Lot Coverage	40%	19%

REGULATIONS - TABLE 12.2	REQUIRED	SEVERED PARCEL
MINIMUM Lot Area	371.6m ²	525m ²
MINIMUM Lot Frontage	12.0m	17m
MINIMUM Front Yard	6.0m	8m
MINIMUM Interior Side Yard	1.2m	6m
MINIMUM Exterior Side Yard	6.0m	2.4m (Legal N/C)
MINIMUM Rear Yard	7.6m	13m
MAXIMUM Lot Coverage	40%	16%
MINIMUM Floor Area (less than two storey)	83.6m ²	86m ²
Accessory Building - Lot Area	Less than 10% of lot area	4.5%
Accessory Building - Minimum Setback (Rear or Interior Yard)	1m	4m



O.P. :
CENTRAL
BUSINESS
DISTRICT

ZONING : C1
CENTRAL
COMMERCIAL

PIN 71033 - 0114

MAIN STREET WEST

ROAD ALLOWANCE BETWEEN TOWNSHIPS OF MINTO AND WALLACE

20.12m WIDE
PIN 71033 - 0266

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON THE
4th DAY OF FEBRUARY, 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo 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. 30717-21
Feb 2, 2022-10:09:11 AM
G:\PALMERSTON\Borthwick's Survey\ACAD\SEV LOT 65 66 71 (KNOX).UTM.dwg