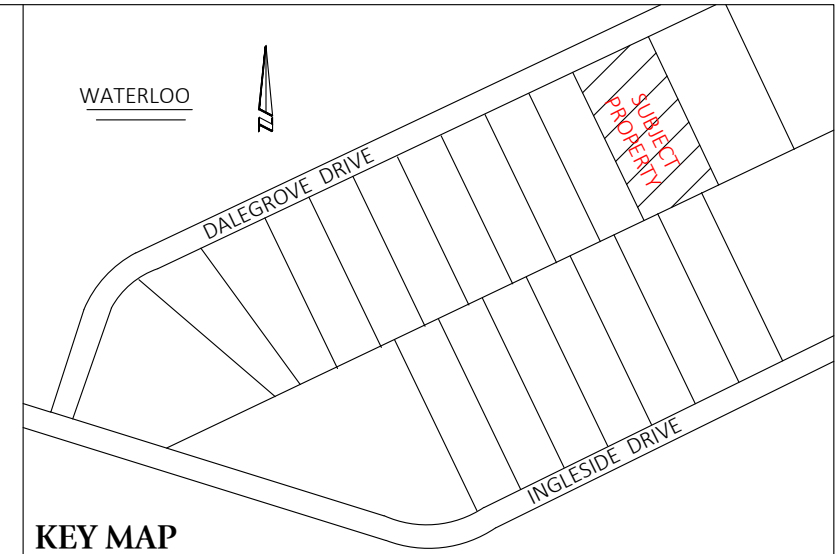


DALEGROVE DRIVE

(ESTABLISHED BY REGISTERED PLAN 1304)
PIN 22447-0003 (LT)

BLOCK "BB"
(1' RESERVE)

WATERLOO



KEY MAP

SEVERANCE SKETCH

ALL OF LOT 27, REGISTERED PLAN 783
CITY OF WATERLOO,
REGIONAL MUNICIPALITY OF WATERLOO
SCALE 1 : 250



VAN HARTEN SURVEYING INC.

ZONING DESIGNATION: RESIDENTIAL FOUR ZONE (R-4)

REGULATION (38.2.1) FOR FREEHOLD SEMI-DETACHED	REQUIRED	SEVERED PARCEL	RETAINED PARCEL
MINIMUM LOT AREA	235M ²	282M ²	282M ²
MINIMUM LOT WIDTH	7.5M	9.14M	9.29M
MINIMUM FRONT YARD	6.0M	8.0M	8.0M
MINIMUM SIDE YARD	3.0M	3.00M	3.05M
LOT COVERAGE	45%	21%	21%

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY. DISTANCES ON THE PROPERTY LIMITS WERE TAKEN FROM PREVIOUS SURVEYS.
4. THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL.

THIS SKETCH IS PROTECTED BY COPYRIGHT © 2021.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: CEW	CHECKED BY: MS	PROJECT No. 29041-20
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Jan 15, 2021-6:56:42 PM
M:\Geographic(KW)\Kitchener\1304\CAD\SEVER.
SKTH.LOT 17 (28925-20) UTM 2010.dwg

REGISTERED PLAN

1304

PIN 22447 -0102 (LT)

REGISTERED PLAN 1286

2-STOREY BRICK
BRICK / VINYL SIDING
SEMI-DETACHED
NO. 109 NO. 107

PIN 22447-0103 (LT)

2-STOREY BRICK
BRICK / VINYL SIDING
SEMI-DETACHED
NO. 105 NO. 103

PARCEL A
LANDS TO BE
RETAINED
282 sq.m.

LOT 17

PARCEL B
LANDS TO BE
SEVERED
282 sq.m.

1-STOREY BRICK
BRICK / VINYL SIDING
SEMI-DETACHED
NO. 101 NO. 99

PIN 22447-0101 (LT)

LOT 187

LOT 15

LOT 16

LOT 187

LOT 3

LOT 4

LOT 5

REGISTERED PLAN

1321

PIN 22447-0119 (LT)

PIN 22447-0120 (LT)

PIN 22447-0121 (LT)

1321

THIS SKETCH WAS PREPARED ON THE 15TH DAY OF JANUARY, 2021.

RONALD MAK
ONTARIO LAND SURVEYOR