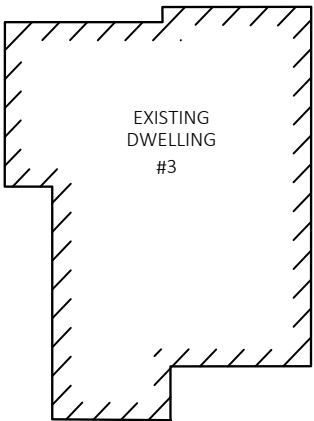


CLARKE STREET
ESTABLISHED BY REGISTERED PLAN 870
20.12m WIDE
PIN 71408 - 0224

REG'D PLAN 870

ZONING: RESIDENTIAL R1B



LOT 20

LOT 19

LOCAL O.P.:
RECREATIONAL

LANDS TO BE
SEVERED (1)
AREA=213±m²

LANDS TO BE
SEVERED (2)
AREA=212±m²

ELORA-CATARACT TRAIL
(FORMERLY CANADIAN NATIONAL RAILWAY)

ZONING: OPEN SPACE
LOCAL O.P.: RECREATIONAL

PARK

LOT 5

PIN 71408 - 0757
PART 1, 61R--22852

PARK

LOT 7

LOT 7

PARK

PIN 71408-0756
PROPOSED TOWNHOUSE 101±m²

PIN 71408-0755
PROPOSED TOWNHOUSE 98±m²

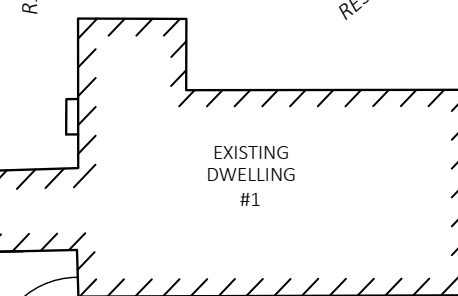
PIN 71408-0755
PROPOSED TOWNHOUSE 96±m²

PIN 71408-0755
PROPOSED TOWNHOUSE 98±m²

PIN 71408-0755
PROPOSED TOWNHOUSE 98±m²

PIN 71408-0755
PROPOSED TOWNHOUSE 98±m²

RESIDENTIAL



ARTHUR ROAD

181

PLAN

8.6

LANDS TO BE
RETAINED (1)
AREA=282±m²

PARCEL CREATED
BY CONSENT
B37-24 BY
INSTRUMENT
WC748069 IN
DEC. 2024

BRIDGE STREET

ESTABLISHED BY REGISTERED PLAN 181
20.12m WIDE
PIN 71407 - 0001

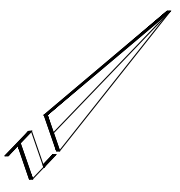
PARCEL CREATED
BY CONSENT
B36-24 BY
INSTRUMENT
WC748068 IN
DEC. 2024

EAST
REG'D

LANDS TO BE
RETAINED (2)
AREA=308±m²

ZONING DESIGNATION: STREET TOWNHOUSE (R3)
Township of Centre Wellington Zoning By-law 2009-045

	REQUIRED (min)	PROVIDED
Lot Frontage	6.0m	±6.0m
Lot Area	190m ² /unit	±212m ²
Lot Depth	26.0m	±34.4m
Building Height (max.)	3 Storeys (11.0m)	2 Storeys
Front Yard Depth (minimum)	6.0m	±11.0m
Interior Side Yard Depth (minimum)	1.8m	±1.8m
Exterior Side Yard (minimum)	4.5m (Bldg) 6.0m (Garage)	N/A N/A
Rear Yard Depth (minimum)	7.5m	±7.5m
No. Attached Dwelling Units in a Row (max.)	6	4
Common Amenity Area	N/A	N/A
Private Amenity	N/A	N/A
Landscaped Area	40%	40%
Front Yard Landscaping	The Front Yard on any Lot, excepting the driveway shall be landscaped and no landscaped and no parking shall be permitted within this landscaped open space	
Parking	4 Spaces (1 spaces/unit)	8 spaces
Number of Units: 4		



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 RESIDENTIAL R1A.
3. SUBJECT LANDS HAVE A LOCAL OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
4. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. PREVIOUS MINOR VARIANCE APPLICATION A019-2024 APPROVED ON THE SUBJECT PROPERTIES.
8. SUBJECT PROPERTIES PROPOSED TO BE REZONED TO RESIDENTIAL R3.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 28th DAY OF JULY, 2026

COLIN VANDERWOERD
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.J. CHECKED BY: C.V. PROJECT No. 35704-26

Jul 28, 2026-1:51:46 PM
G:\ELORA\181\Area5\acad\SEV PTLOT 5,7 (35704-26 MHBC) UTM-2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

SEVERANCE SKETCH
PART OF PARK LOTS 5 & 7,
EAST SIDE OF ARTHUR ROAD
REGISTERED PLAN 181
GEOGRAPHIC VILLAGE OF ELORA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 300

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

KEYMAP:

