

ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION.  
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

PROPOSED SEVERANCE OF

2411 LAKESHORE ROAD

CLIENT :

DAVID BARKER

**PART OF LOTS 1,2,9,11 & 12  
BLOCK H  
REGISTERED PLAN 45**

BEING IN THE

**CITY OF BURLINGTON**

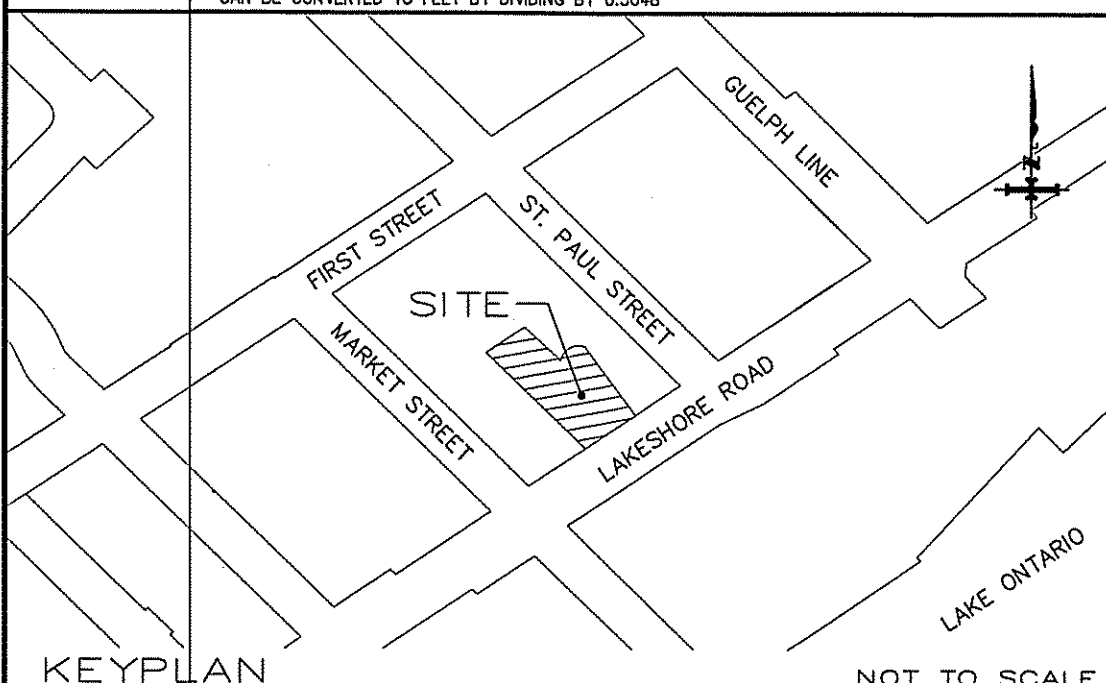
REGIONAL MUNICIPALITY OF HALTON

SCALE : 200

0 5 10 20 metres

MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS  
© 2019

"METRIC" DISTANCES SHOWN ON THIS SEVERANCE SKETCH ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**NOTE :**  
BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM SURVEY  
RECORDS & REGISTRY OFFICE INFORMATION.

MAY 16, 2019  
DATE

PERROSS A. CLARKE, O.L.S.

**CITY OF BURLINGTON ZONING BY-LAW 2020  
ZONING REGULATION - R3.2**

| ZONE             | REQUIRED                                                                                                                                                                                                                                                                        | RETAINED PROVIDED                                                                              | SEVERED PROVIDED |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------|
| LOT WIDTH        | 15 (min)                                                                                                                                                                                                                                                                        | 13.91                                                                                          | 14.60            |
| LOT AREA         | 425 sq.m. (min)                                                                                                                                                                                                                                                                 | 612.4 sq.m.                                                                                    | 930.5 sq.m.      |
| FRONT YARD       | 6 (min)                                                                                                                                                                                                                                                                         | 3.59                                                                                           | 33.22            |
| REAR YARD        | 9 (min)                                                                                                                                                                                                                                                                         | 10.41                                                                                          | 9.02             |
| SIDE YARD        | (WITHOUT ATTACHED GARAGE OR CARPORT)<br>1.2 (min) (1 OR 1-1/2 STOREY SIDE)<br>3 (min) (OTHER SIDE)<br>1.8 (min) (2 OR MORE STOREY SIDE)<br>3 (min) (OTHER SIDE)<br>(WITH ATTACHED GARAGE OR CARPORT)<br>1.2 (min) (1 OR 1-1/2 STOREY SIDE)<br>1.8 (min) (2 OR MORE STOREY SIDE) | 3.43<br>3.53                                                                                   | 1.8<br>3         |
| STREET SIDE YARD | N/A                                                                                                                                                                                                                                                                             | (EXISTING STRUCTURES)<br>128.15 sq.m.<br>(PROPOSED STRUCTURES)<br>128.15 sq.m.<br>(TOTAL AREA) | N/A<br>N/A       |
| BUILDING AREA    | N/A                                                                                                                                                                                                                                                                             | (EXISTING STRUCTURES)<br>128.15 sq.m.<br>(PROPOSED STRUCTURES)<br>128.15 sq.m.<br>(TOTAL AREA) | N/A<br>N/A       |
| LOT COVERAGE     | (WITHOUT ATTACHED GARAGE) 27% + 8% occ. building (max)<br>PROPOSED 2.63 ROAD WIDENING AREA = 75.5 sq.m.                                                                                                                                                                         | 20.9%                                                                                          |                  |

**Legend :**

PIN DENOTES PROPERTY IDENTIFICATION NUMBER  
BF DENOTES BOARD FENCE  
WF DENOTES WROUGHT IRON FENCE  
CLF DENOTES CHAIN LINK FENCE  
DSLL DENOTES ELEVATION AT DOOR SILL  
OWF DENOTES OVERHEAD WIRE  
TW DENOTES TOP OF FOUNDATION WALL  
S DENOTES TREE STUMP  
\*100.00 DENOTES EXISTING ELEVATION  
\*100.00 DENOTES PROPOSED ELEVATION  
- DENOTES DIRECTION OF DRAINAGE

**NOTE:**

BUILDING HEIGHT IS AS PER  
CITY OF BURLINGTON BY-LAW  
-PEAK OF ROOF TO MID-POINT  
OF STREET ELEVATION

ALL BUILDING TIES ARE TO FOUNDATION, UNLESS OTHERWISE NOTED.

**CAUTION**

UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE  
APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

**CAUTION :** THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL .  
**CAUTION :** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE  
USED FOR TRANSACTION OR MORTGAGE PURPOSES .

| No. | DATE          | REVISIONS                               |
|-----|---------------|-----------------------------------------|
| 10  | MAY 15, 2019  | REVISED AS SEVERANCE AS PER CLIENT      |
| 9   | APR. 9, 2019  | REVISED AS PER CITY COMMENTS            |
| 8   | FEB 15, 2019  | REVISED AS PER CLIENT COMMENTS          |
| 7   | JAN 16, 2019  | REVISED AS PER CITY COMMENTS            |
| 6   | NOV 27, 2018  | REVISED AS PER CITY COMMENTS            |
| 5   | NOV 16, 2018  | REVISED AS PER CITY COMMENTS            |
| 4   | SEPT 28, 2018 | SHOWED BUILDING HEIGHT                  |
| 3   | SEPT 28, 2018 | SHOWED BUILDING ENVELOPE ON SEVERANCE   |
| 2   | AUG. 23, 2018 | UPDATED SEVERANCE SKETCH, AS PER CLIENT |
| 1   | JULY 20, 2018 | PREPARED SKETCH                         |

STAMP

**REVISED**

MAY 29 2019

COMMITTEE OF  
ADJUSTMENT

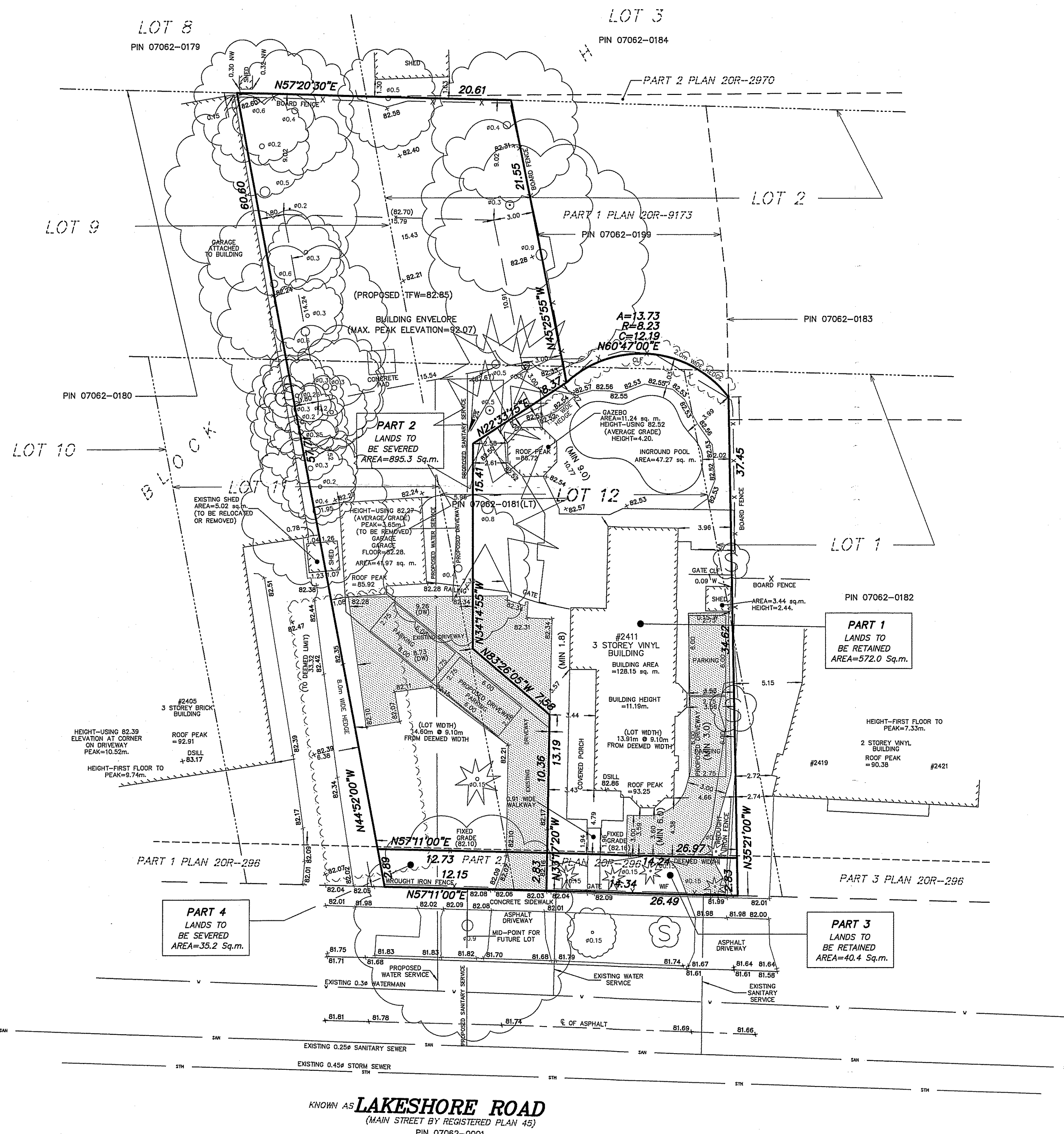
18-02012018

**MACKAY  
MACKAY  
& PETERS  
LIMITED**  
Established 1906

ONTARIO LAND SURVEYORS  
3380 SOUTH SERVICE ROAD  
BURLINGTON, ONTARIO L7N 3J5  
PHONE: (905) 639-1375  
FAX: (905) 333-9544  
e-mail: halton@mmplimited.com  
Records of Sewell & Sewell  
and Yates & Yates LTD.

CAD FILE: E:\20\HALTON\REGISTERED PLANS\RP0045\BLOCK H\LOT 1, 9, 11, 12\18-132\18-132-BLD ENV-SK.DWG

DRAWN BY: E.L./M.S. PARTY CHIEF: J.M. CHECKED BY: K.J.D. PROJECT No. 18-132-BLD ENV-SK DWG. No. 1



KNOWN AS **LAKESHORE ROAD**  
(MAIN STREET BY REGISTERED PLAN 45)  
PIN 07062-0001

**LANDS TO BE RETAINED**  
PART 1  
PART 3  
TOTAL  
**LANDS TO BE SEVERED**  
PART 2  
PART 4  
TOTAL

- 572.0 sq.m.  
- 40.4 sq.m.  
- 612.4 sq.m.  
- 895.3 sq.m.  
- 35.2 sq.m.  
- 930.5 sq.m.