

BLOCK

41

NHS ZONE
(VACANT LANDS)



REGISTERED

NHS ZONE
(VACANT LANDS)

BROKEN FRONT LOT 'H' DIVISION 'F'
PART 5 PLAN 61R-9562

NHS ZONE
(EXISTING STORM WATER MANAGEMENT FACILITY)

GOLDENVIEW DRIVE (ASPHALT SURFACE - 18.00 WIDE)

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12 61M-191

FAMILY

LOT 13

SINGLE

LOT 14

(EXISTING)

LOT 15

RL2 ZONE

LOT 16

LOT 17

LOT 18

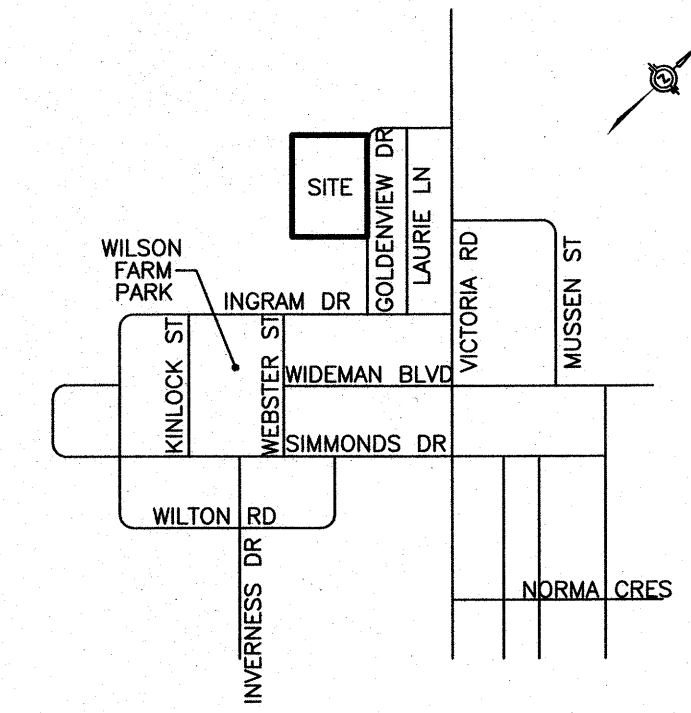
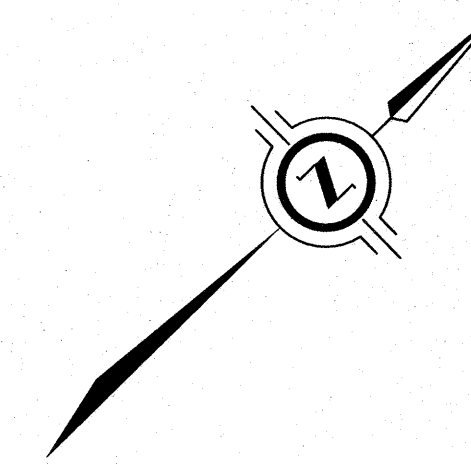
LOT 19

LOT 20

LOT 21

LOT 35
RL-2 ZONE
(EXISTING SINGLE FAMILY)

LOT 34
RL-2 ZONE
(EXISTING SINGLE FAMILY)



KEY PLAN
SCALE 1 : 10,000

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT

- 51 (17) (a) - (c) AS SHOWN
(d) SEE 'RELEVANT INFORMATION' SECTION
(e) - (g) AS SHOWN
(h) MUNICIPAL WATER SUPPLY
(i) PORT STANLEY TILL (33% POROSITY)
(j) SEE SITE GRADING PLAN GP-1 (PREPARED BY STANTEC CONSULTING LTD.)
(k) MUNICIPAL STORM AND SANITARY SEWERS
(l) NONE

OWNER'S CERTIFICATE

WE HEREBY AUTHORIZE J.D. BARNES LIMITED TO
SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.

DANIEL J CLAYTON HOLDINGS LTD.

SEPTEMBER 23, 2025
DATE

DAN CLAYTON
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND
CORRECTLY SHOWN.

JUNE 16, 2025
DATE

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

RELEVANT INFORMATION

RM.6 ZONE
SITE AREA - 13315 sq.m.
SITE ADDRESS - 46 GOLDENVIEW DRIVE

5 x 7 UNIT TOWNHOUSES = 35 UNITS
2 x 6 UNIT TOWNHOUSES = 12 UNITS
47 TOTAL UNITS

10 VISITOR SURFACE PARKING STALLS
- 7 (2.75 x 5.50 typ) & 3 BF (2.40 x 5.50 (2) WITH 2.00 AISLE & 3.40 x 5.50 WITH 2.00 AISLE)

6 BICYCLE PARKING SPACES

COMMON AMENITY AREA = 259.9 sq.m.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

LEGEND

V DENOTES VISITOR
BF DENOTES BARRIER FREE

DRAFT PLAN OF VACANT LAND CONDOMINIUM
OF BLOCK 40
REGISTERED PLAN 61M-191
CITY OF GUELPH
COUNTY OF WELLINGTON
(46 GOLDENVIEW DRIVE)

SCALE 1 : 300
5 0 5 10 20 metres

J.D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J.D.BARNES SURVEYING
LIMITED MAPPING
LAND INFORMATION SPECIALISTS GIS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY: DM	CHECKED BY: KFH	REFERENCE NO.: 25-14-260-00
DATED: JUNE 16, 2025 PLOT DATE: 6/16/2025 7:20 AM		

DIGITAL DISTANCE DATA IS IN GRID
AND CAN BE CONVERTED TO GROUND
BY MULTIPLYING BY 1.000407