

ZONING DESIGNATION: RESIDENTIAL R.1B ZONE SINGLE DETACHED DWELLINGS

TABLE 5.1.2 REGULATIONS	REQUIRED	SEVERED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	460m <sup>2</sup>	396m <sup>2</sup> (A)	585m <sup>2</sup>
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6	15.3m	22.8m
MINIMUM Front Yard	6.0m or Average setback in accordance with Section 5.1.2.7i) and Table 5.1.2, Row 6	6.0m	7.9m
MINIMUM Exterior Side Yard	6.0m or Average setback in accordance with Section 5.1.2.7i)	N/A	9.0m
MINIMUM Side Yard - 1 to 2 Storeys	1.5m	1.5m	1.9m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less. 5.2m for Severed Parcel. 5.2m for Retained Parcel.	6.7m	2.7m(B)
Section 4.13.2.1 - Parking Space	A minimum of 6.0m from the Street Line and to the rear of the front wall of the main building	N/A	1.8m to the Street Line and in front of main wall (C)

Minor Variance Required for (A) (B) (C)

MINOR VARIANCE REQUESTS:

- (A) TO PERMIT A REDUCED LOT AREA OF THE SEVERED PARCEL TO BE 396m<sup>2</sup> INSTEAD OF 460m<sup>2</sup>
- (B) TO PERMIT A REDUCED REAR YARD OF THE RETAINED PARCEL TO BE 2.7m INSTEAD OF 5.2m.
- (C) TO PERMIT THE PARKING SPACE FOR THE RETAINED PARCEL TO BE 1.8m INSTEAD OF 6.0m FROM THE STREET LINE AND IN FRONT OF THE MAIN WALL OF THE DWELLING INSTEAD OF TO THE REAR OF THE FRONT WALL OF THE MAIN BUILDING.

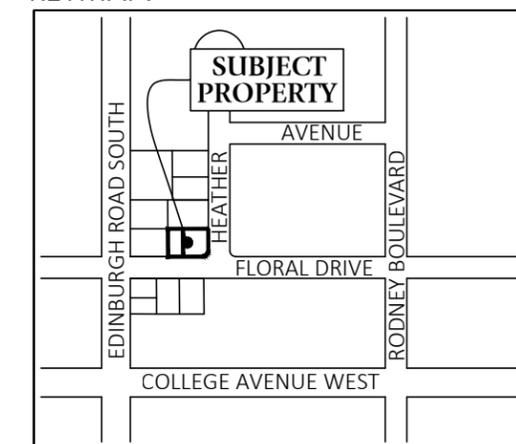
SEVERANCE & MINOR VARIANCE SKETCH  
ALL OF LOT 4, REGISTERED PLAN 481  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SCALE 1 : 200



VAN HARTEN SURVEYING INC.

KEYMAP:



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 (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:  
THIS SKETCH WAS PREPARED ON  
THE 13th DAY OF OCTOBER, 2020

*Jeff Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

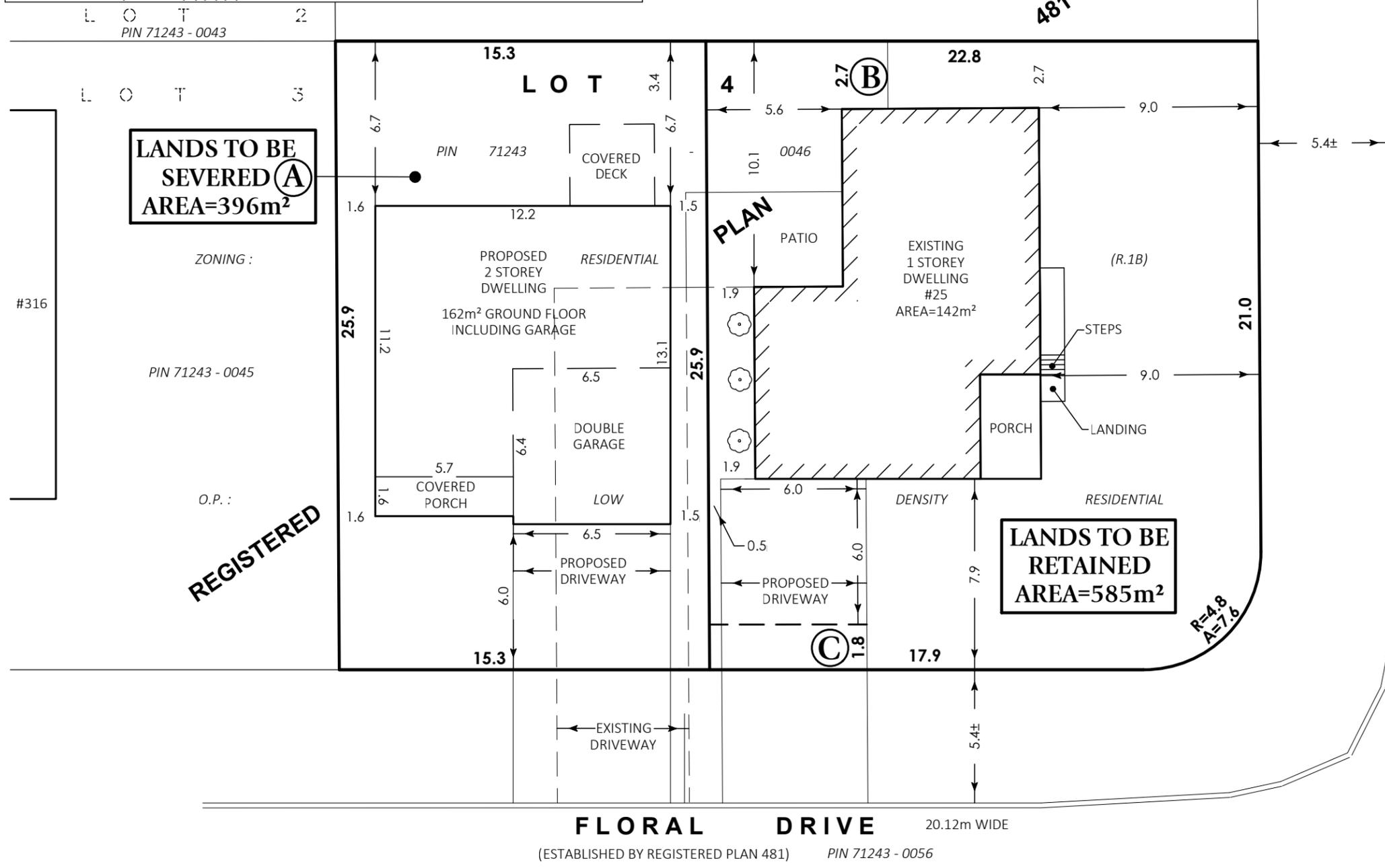
**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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. 28502-20

Oct 22, 2020-9:16:06 AM  
G:\GUELPH\481\ACAD\SEV LOT 4 (VAN HELLEMOND) UTM.dwg



HEATHER AVENUE  
20.12m WIDE  
PIN 71243 - 0055  
(ESTABLISHED BY REGISTERED PLAN 481)

FLORAL DRIVE  
20.12m WIDE  
(ESTABLISHED BY REGISTERED PLAN 481) PIN 71243 - 0056