

SEVERANCE & MINOR VARIANCE SKETCH

ALL OF LOT 19, REGISTERED PLAN 462

CITY OF GUELPH

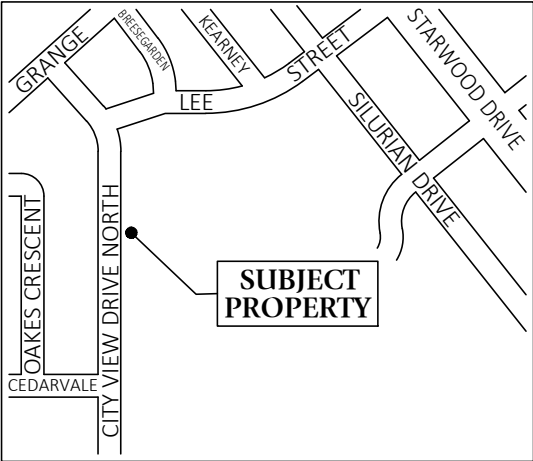
COUNTY OF WELLINGTON

SCALE 1 : 300

0 5 10 15 meters

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

MINOR VARIANCE REQUEST

TO PERMIT A REDUCED LOT FRONTAGE OF THE SEVERED PARCEL TO BE 10.8m INSTEAD OF 12.0m AS REQUIRED IN TABLE 5.1.2, ROW 4 OF THE ZONING BY-LAW.

ZONING DESIGNATION: RESIDENTIAL R.1C - SINGLE DETACHED DWELLING

REGULATIONS - TABLE 5.1.2	REQUIRED	SEVERED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	370m ²	681m ²	754m ²
MINIMUM Lot Frontage	12.0m	10.8m (A)	12.0m
MINIMUM Front Yard	6.0m	12.0m	8.5m
MINIMUM Interior Side Yard	1.2m	1.2m	1.2m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth (whichever is less)	32m	35m

(A) = Minor Variance Required

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 13th DAY OF OCTOBER, 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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DRAWN BY:

ARN

CHECKED BY:

JEB

PROJECT No. 28707-20

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