

ZONING DESIGNATION: RESIDENTIAL R.1B ZONE - SINGLE DETACHED DWELLINGS			
TABLE 5.1.2 REGULATIONS	REQUIRED	MERGED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	460m²	521m²	372m² (A)
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6	11.2m*	11.5m*
	6.0m or Average setback in accordance with Section 5.1.2.7i) and Table 5.1.2, Row 6		
MINIMUM Front Yard		2.9m*	3.6m*
MINIMUM Side Yard - 1 to 2 Storeys	1.5m	0.4m / 3.3m*	N/A
MINIMUM Side Yard - Over 2 Storeys	1.5m (Section 5.1.2.8) & 3.0m (Section 5.1.2.1)	N/A	1.7m / 2.6m *
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	29m	14m
Accessory Building - MINIMUM Setback to any Lot Line (Section 4.5.1.2)	0.6m	Over line by 0.2m*	0.3*
MINIMUM Front Yard Setback to Open, Roofed Porch (Table 4.7, Row 3)	2.0m	N/A	1.1m*
(*) = Existing (Legal Non-Conforming)			
(A) = Minor Variance Required			

PAISLEY STREET

(ESTABLISHED BY REGISTERED PLAN 8)
20.12m WIDE
PIN 71290 - 0002 (LT)

SEVERANCE & MINOR VARIANCE SKETCH

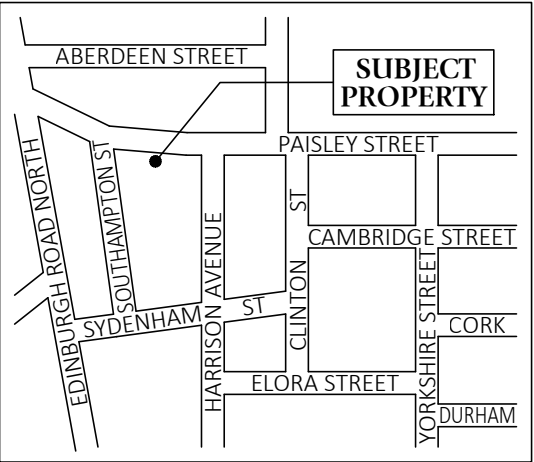
PART OF LOTS 18 & 19, REGISTERED PLAN 285
PART OF LOT 100, REGISTERED PLAN 27
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 250



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.
- 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.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE
22nd DAY OF DECEMBER, 2020

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. 28837-20

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