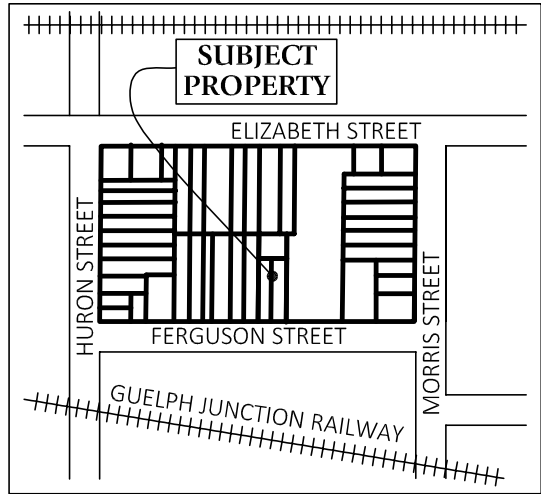
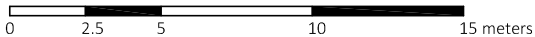


KEYMAP:



SEVERANCE &
MINOR VARIANCE SKETCH
ALL OF LOT 34, PART OF LOT 33
REGISTERED PLAN 231
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 250



VAN HARTEN SURVEYING INC.

ZONING DESIGNATION: RESIDENTIAL R.1B-10 SINGLE DETACHED DWELLINGS				
TABLE 5.1.2 REGULATIONS	REQUIRED	SEVERED PARCEL (1)	RETAINED PARCEL	MERGED PARCEL
MINIMUM Lot Area	460m ²	410m ² (B)	499m ²	1,009m ²
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6 (Average 12.2m)	9.1m (A)	11.0m (E)	10.4m (L)
MINIMUM Front Yard	6.0m or Average setback (6.7m) in accordance with Section 5.1.3.2.10.1.1	9.1m	7.3m	7.3m
MINIMUM Side Yard - 1 to 2 Storeys	1.5m and 3.0m on one sideyard where a garage or parking space not provided (Section 5.1.2.1 and 4.13.2.1)	1.2m (C) & 1.2m (D)	3.4m & 0.5m (L)	2.8m & 0.45m (L)
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less.	20m	23m	44m
MINIMUM Side Yard distance for an Accessory Building (Section 4.5.1.2)	0.6m	N/A	0.4m (F) & 0.5m (L)	0.3m (L)
Minor Variances Required for (A) to (F)				
(L) = Legal Non-Conforming				

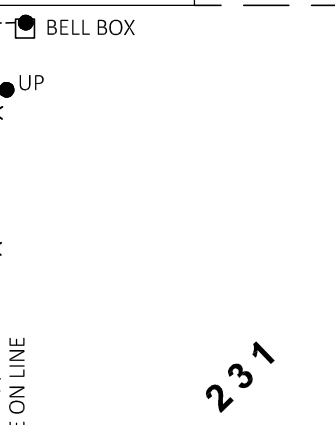
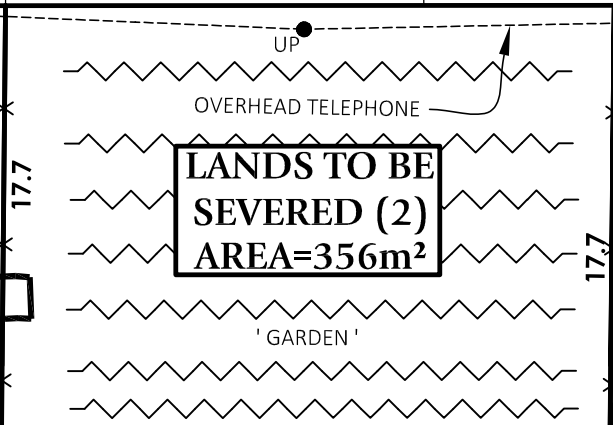
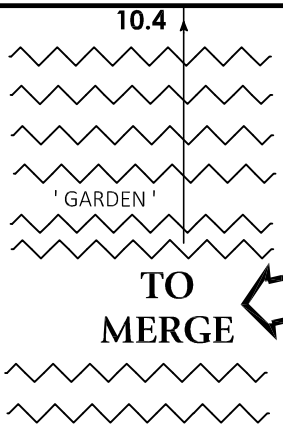
PART 1,
61R--4145
LOT

PART 3,
61R--10145
#129
PIN 71342 - 0265
LOT 27
ZONING :

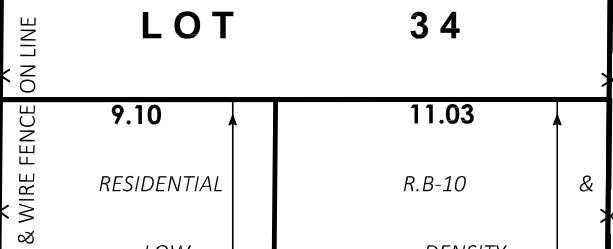
#133
PIN 71342 - 0033
LOT
RESIDENTIAL

#135
PIN 71342 - 0032
LOT 28
R.1B-10

LOT 29



LOT 33
LANDS TO BE ADDED TO
AREA=653m²
PIN 71342-0043
PART 2,
61R--4145



MINOR VARIANCE REQUESTS:

#122 SEVERED PARCEL (No. 1)

(A) TO PERMIT A REDUCED LOT FRONTAGE OF 9.1m INSTEAD OF 12.2m AS REQUIRED IN SECTION 5.1.2.6 OF THE ZONING BY-LAW.

(B) TO PERMIT A REDUCED LOT AREA OF 410m² INSTEAD OF 460m² AS REQUIRED IN TABLE 5.1.2, ROW 3 OF THE ZONING BY-LAW.

(C) TO PERMIT A MINIMUM LEFT SIDE YARD OF 1.2m INSTEAD OF 1.5m AS REQUIRED IN TABLE 5.1.2, ROW 7 OF THE ZONING BY-LAW.

(D) TO PERMIT A MINIMUM RIGHT SIDE YARD OF 1.2m INSTEAD OF 1.5m AS REQUIRED IN TABLE 5.1.2, ROW 7 OF THE ZONING BY-LAW.

#124 RETAINED PARCEL

(E) TO PERMIT A REDUCED LOT FRONTAGE OF 11.0m INSTEAD OF 12.2m AS REQUIRED IN SECTION 5.1.2.6 OF THE ZONING BY-LAW.

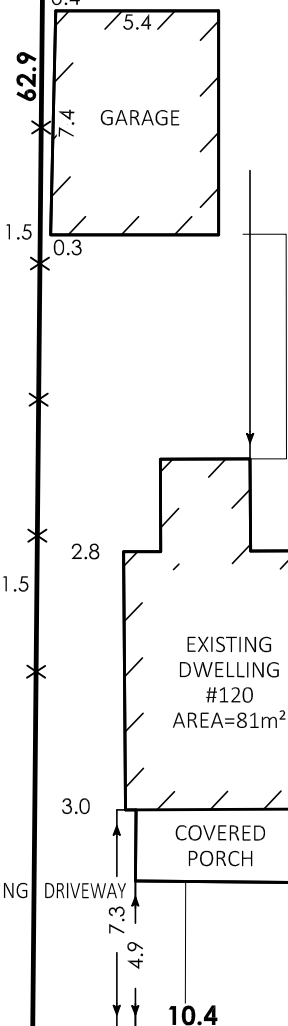
(F) TO PERMIT A MINIMUM SIDE YARD TO AN ACCESSORY BUILDING OF 0.4m INSTEAD OF 0.6m AS REQUIRED IN SECTION 4.5.1.2 OF THE ZONING BY-LAW.

ZONING :
O.P. :

PIN 71342-0042

#118

REGISTERED



FERGUSON STREET

(Formerly CLARK STREET) (ESTABLISHED BY REGISTERED PLAN 231)

PIN 71342 - 0045

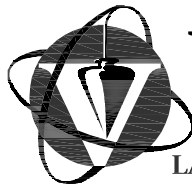
20.12m WIDE

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED RESIDENTIAL R.1B-10 & WITHIN THE FLOOD FRINGE.
- SUBJECT LANDS HAVE A 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.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON
THE 20th DAY OF APRIL, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/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. 28766-20

Apr 20, 2021-11:59:34 AM

G:\GUELPH\231\ACAD\SEV LOT 34 (GALLEY) UTM.dwg