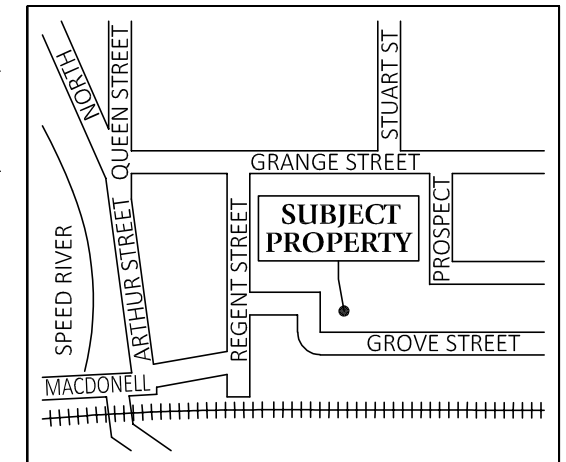


TO PERMIT A PORTION OF THE DRIVEWAY TO HAVE A MAXIMUM WIDTH OF 11.5m INSTEAD OF 6.5m AS REQUIRED IN SECTION 4.13.7.2.1.ii) OF THE ZONING BY-LAW.

**ALL OF LOT 12 AND PART OF LOT 13,
REGISTERED PLAN 227
CITY OF GUELPH
COUNTY OF WELLINGTON**

A horizontal number line representing distance in meters. It is marked with 0, 5, 10, and 15. The segment between 0 and 5 is white. The segment between 5 and 10 is black. The segment between 10 and 15 is white.

KEYMAP:

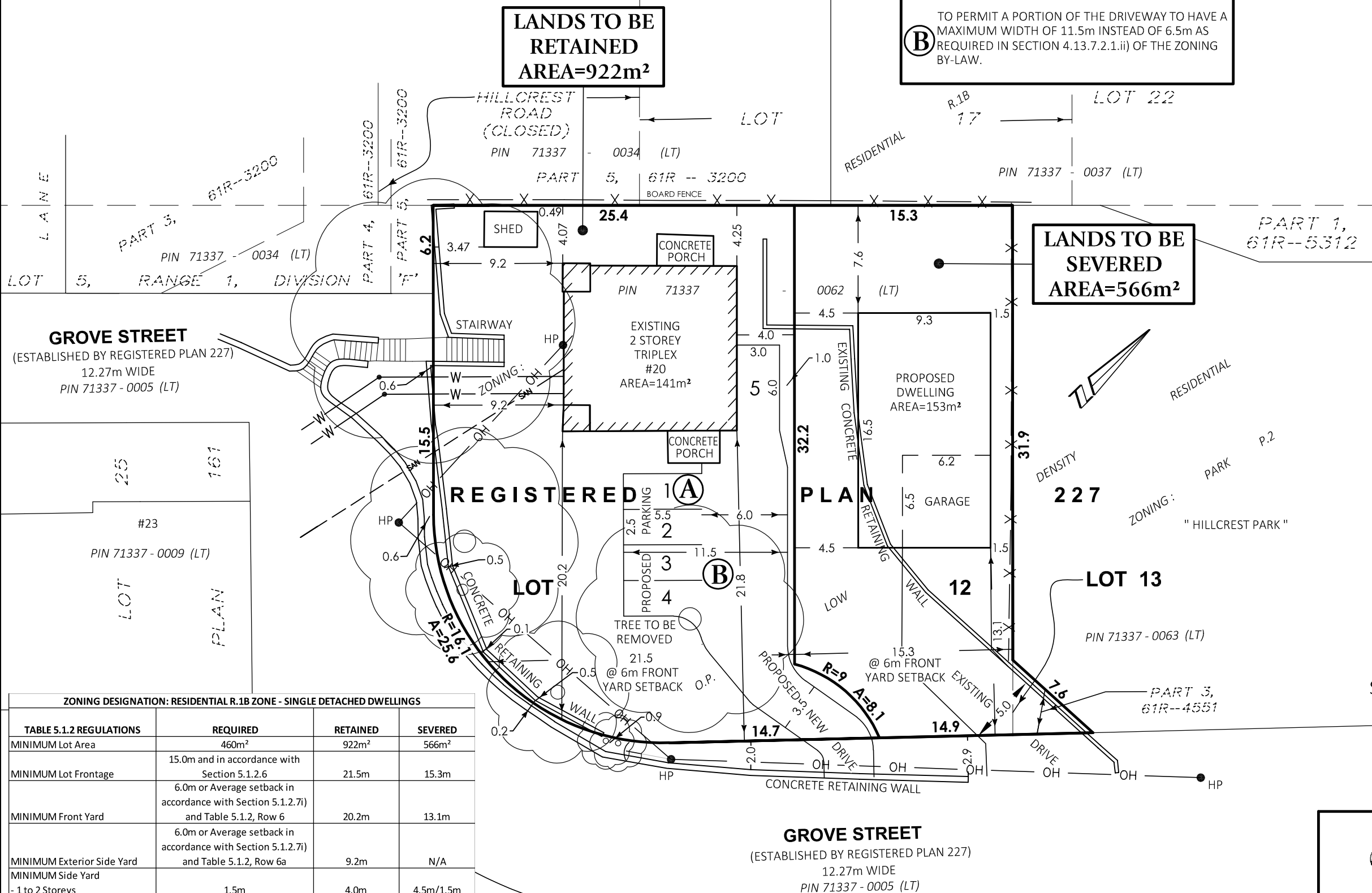


1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RESIDENTIAL R.1B.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON THE
 _____ 7th DAY OF JANUARY, 2021
 AND UPDATED ON THE
 10th DAY OF MAY, 2021


JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

ZONING DESIGNATION: RESIDENTIAL R.1B ZONE - SINGLE DETACHED DWELLINGS			
TABLE 5.1.2 REGULATIONS	REQUIRED	RETAINED	SEVERED
MINIMUM Lot Area	460m ²	922m ²	566m ²
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6	21.5m	15.3m
MINIMUM Front Yard	6.0m or Average setback in accordance with Section 5.1.2.7i) and Table 5.1.2, Row 6	20.2m	13.1m
MINIMUM Exterior Side Yard	6.0m or Average setback in accordance with Section 5.1.2.7i) and Table 5.1.2, Row 6a	9.2m	N/A
MINIMUM Side Yard - 1 to 2 Storeys	1.5m	4.0m	4.5m/1.5m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	4.07m*	7.6m
Parking Space - Section 4.13.2.1	A minimum of 6.0m from the Street Line and to the rear of the front wall of the main Building	In front of main wall of Building (A)	N/A
Driveway Width - Section 4.13.2.1.ii)	The Driveway shall have a maximum width of 6.5m	11.5m (B)	N/A
(A) & (B) = Minor Variance Required			
(*) = Existing (Legal Non-Conforming)			



#25
PIN 71337 - 0009 (LT)

ZONING :

LOW

LOW
R F G I S T E R E D

#31
PIN 71337 - 0076 (LT)

RESIDENTIAL
LOT
DENSITY

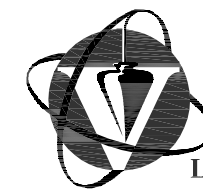
#35
PIN 71337 - 0077 (LT)

R.1B
2
RESIDENTIAL

PIN 71337 - 0078 (LT)

107 3

227



Van Harten
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DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 28138-20

May 11, 2021-8:38:36 AM

G:\GUELPH\227\ACAD\SEV LOT 12,13 (SUTCLIFFE) UTM.dwg