

TABLE 5.1.2 - ZONING DESIGNATION: SPECIALIZED RESIDENTIAL R.1D-51 SINGLE-DETACHED DWELLINGS			
ITEM	REQUIRED	SEVERED #1	RETAINED
MINIMUM Lot Area	275m ²	349m ²	323m ²
MINIMUM Lot Frontage (Section 5.1.2.6)	9.0m (or average of adjacent properties)	11.5m	10.9m
MINIMUM Front Yard (Section 5.1.2.7)	6.0m (3.7m = average of adjacent properties)	5.7m	6.0m
MINIMUM Side Yard (1 to 2 Storeys)	0.6m	1.9m / 1.2m	1.2m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth (5.92m), whichever is less	7.1m	7.5m
MINIMUM Parking Space (Section 4.13.2.1)	Parking Space shall be located a minimum of 6.0m from the Street Line	5.7m (A)	6.0m

(A) = Minor Variance Required

MINOR VARIANCE REQUEST:

(A) TO PERMIT THE PARKING SPACE OF THE SEVERED PARCEL TO BE LOCATED 5.7m TO THE STREET LINE INSTEAD OF 6.0m AS REQUIRED IN SECTION 4.13.2.1 OF THE ZONING BY-LAW.

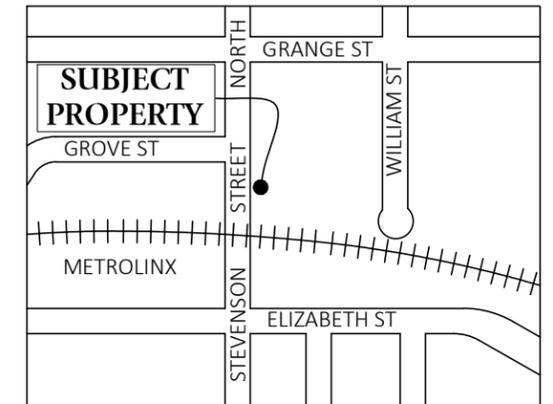
SEVERANCE & MINOR VARIANCE SKETCH
PART OF LOT 38, REGISTERED PLAN 230
CITY OF GUELPH
COUNTY OF WELLINGTON

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.1D-51.
3. SUBJECT LANDS HAVE A 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.

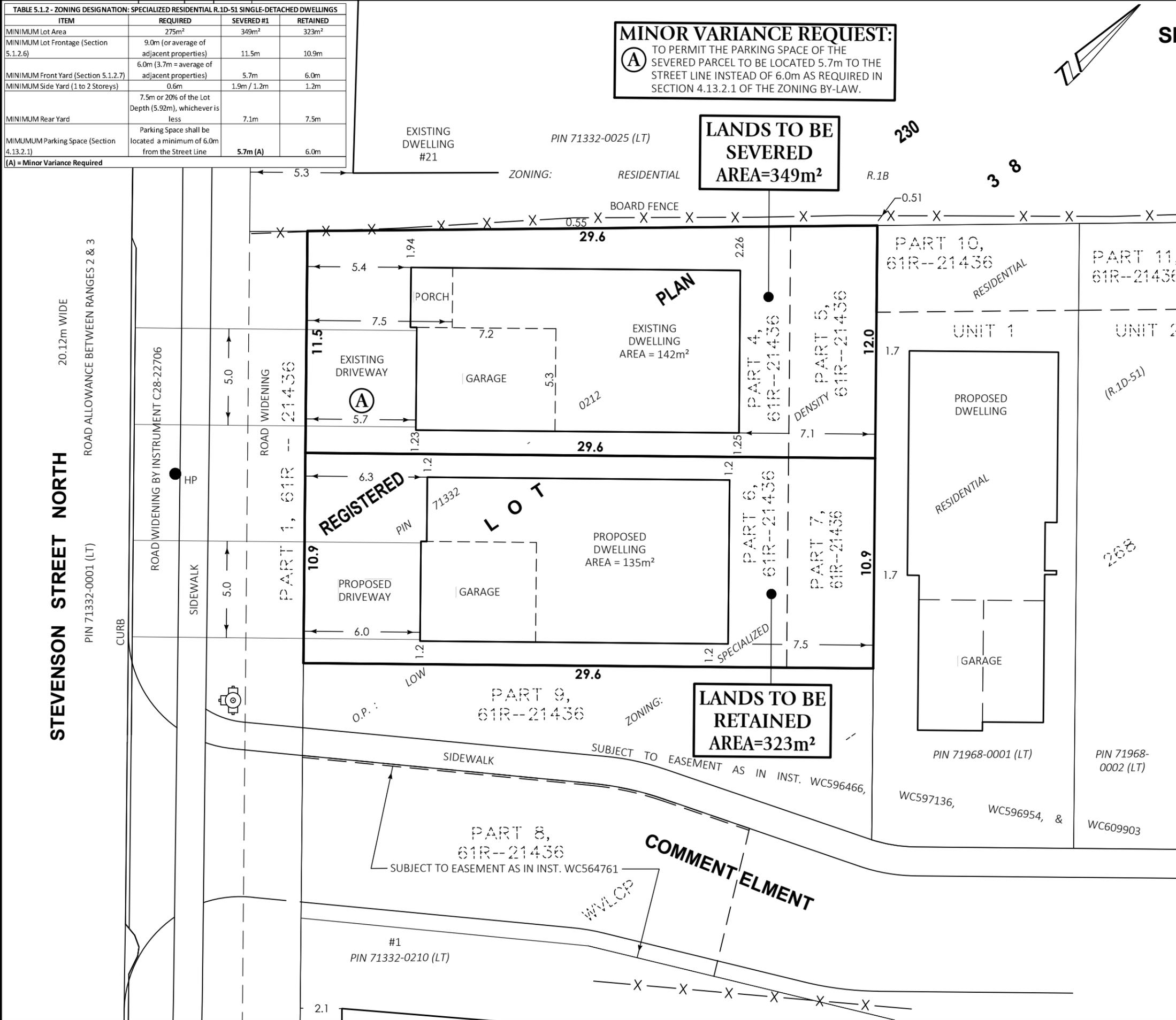
SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 20th DAY OF MAY, 2021

Jeff Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

LANDS TO BE SEVERED
AREA=349m²

LANDS TO BE RETAINED
AREA=323m²



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

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May 20, 2021-1:54:44 PM
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