

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.

**LANDS TO BE
SEVERED
AREA=349m²**

SEVERANCE & MINOR VARIANCE SKETCH

PART OF LOT 38, REGISTERED PLAN 230

CITY OF GUELPH

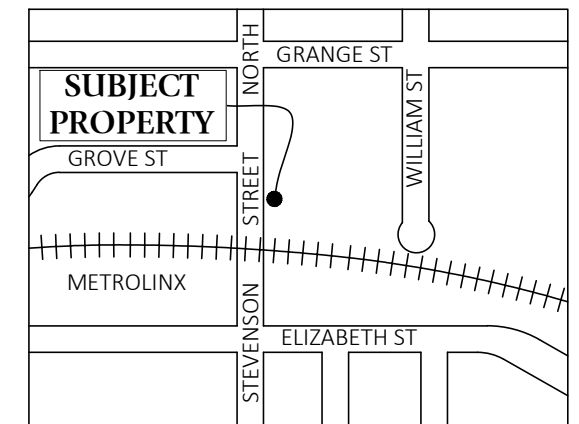
COUNTY OF WELLINGTON

SCALE 1 : 200



VAN HARTEN SURVEYING INC.

KEYMAP:



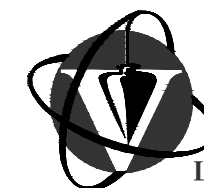
NOTES:

- 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


JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten

SURVEYING INC.

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DRAWN BY: ARN

ARN	CHECK
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PROJECT No. 23587-16

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