

SEVERANCE SKETCH
PART OF LOT 7, RANGE 2, DIVISION 'F'
GEOGRAPHIC TOWNSHIP OF GUELPH
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 300

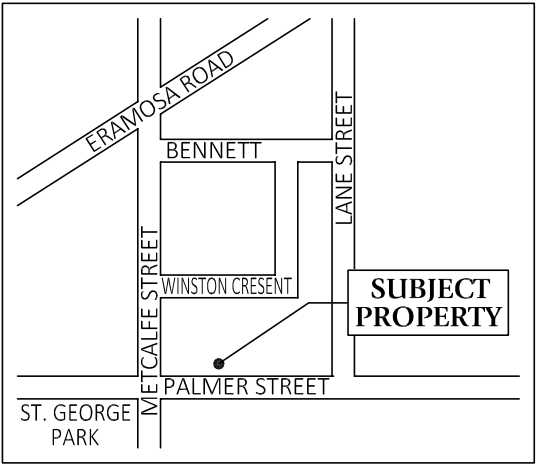


VAN HARTEN SURVEYING INC.

TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS				
ITEM	REQUIRED	RETAINED (#156 PALMER STREET)	MERGED (#160 PALMER STREET)	MERGED (#162 PALMER STREET)
MINIMUM Lot Area	460m ²	1,265m ²	1,258m ²	863m ²
MINIMUM Lot Frontage (Section 5.1.2.6)	15m or average of adjacent properties	18.9m	18.8m	12.9m (L)
MINIMUM Front Yard (Section 5.1.2.7)	6.0m	16.4m	9.1m	7.6m
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	1.7m / 4.2m	3.1m / 1.7m	4.6m / 1.5m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	43m	46m	46m

(L) = Legal Non-Conforming

KEYMAP:



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).
- SUBJECT LANDS HAVE AN 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 10th DAY OF AUGUST, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 30161-21

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