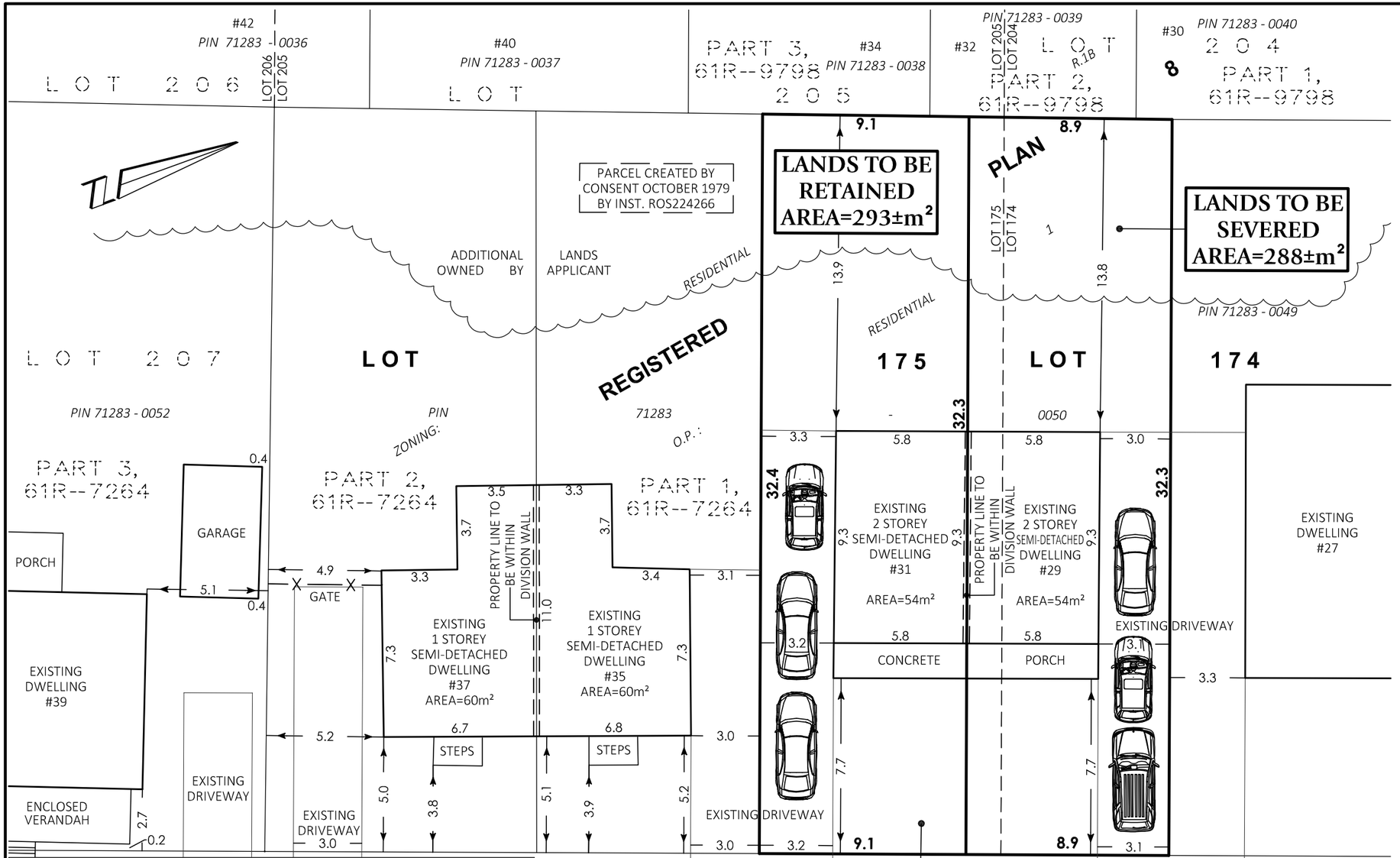
SEVERANCE SKETCH

PART OF LOTS 174 & 175
REGISTERED PLAN 8
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 200

0 5 10 15 meters

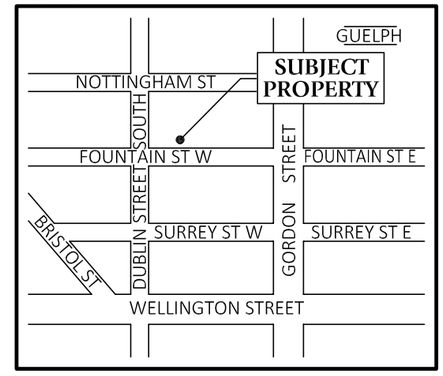
VAN HARTEN SURVEYING INC.



PROPOSED RESIDENTIAL R.2 ZONE: SEMI-DETACHED DWELLINGS

TABLE 5.2.2	REQUIRED	SEVERED PARCEL (#29 Fountain)	RETAINED PARCEL (#31 Fountain)
MINIMUM Lot Area	230m² for each unit	293m²	288m²
MINIMUM Lot Frontage	7.5m for each unit and not less than the average Lot Frontage established by exisitng Lots within the same City Block Face	8.9m	9.1m
MINIMUM Ground Floor Area - 1 Storey - 1.5 Storeys - 2 or more Storeys	 80m² 55m² 40m²	 54m² (2 storey)	 54m² (2 storey)
MINIMUM Front Yard	6.0m or average Setback of adjacent properties Average Setback of 6.3m for Units 29 & 31 Average Setback of 4.43m for Units 35 & 37	7.7m	7.7m
MINIMUM Side Yard	1.2m or 3.0m where no garage, carport or parking space is provided	3.0m	3.2m
MINIMUM Rear Yard	7.5m of 20% of lot depth, whichever is less	13.8m	13.9m
MAXIMUM Lot Coverage	40% of Lot Area	18.8%	18.4%
MINIMUM Required Off-Street Parking Spaces (Section 4.13.4.3)	Semi-Detached Dwelling with an Accessory Apartment = 2 spaces (1/unit)	3	3
Stacked Parking with an Accessory Appartment (Section 4.15.1.4)	The required off-street parking for additional residential dwelling units may be stacked behind the requried off-street Parking Spaces of the Primary Dwelling	3	3

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.2 BY RECENTLY APPROVED ZONING APPLICATION OZS21-005.
3. SUBJECT LANDS HAVE A OFFICIAL PLAN DESIGNATION OF RESIDENTIAL 1 IN THE DOWNTOWN SECONDARY PLAN.
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 14th DAY OF SEPTEMBER, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28910-20

Sep 14, 2021-1:55:23 PM
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