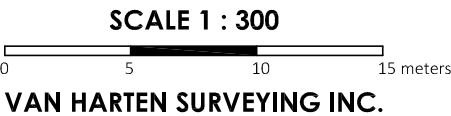
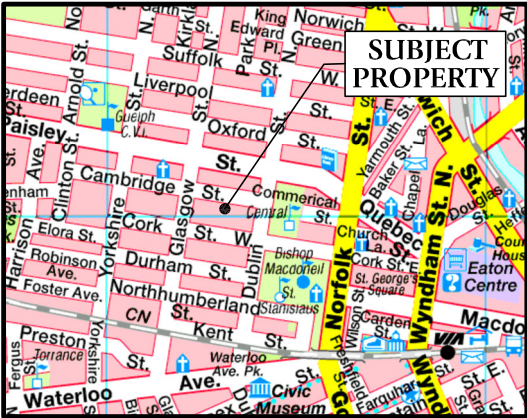


TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS			
ITEM	REQUIRED	SEVERED PARCEL #18 CAMBRIDGE	RETAINED PARCEL #14 CAMBRIDGE (R.1B-33)
MINIMUM Lot Area	460m ²	536m ²	491m ²
MINIMUM Lot Frontage (Section 5.1.2.6)	15m or average of adjacent properties	16.47m	15.24m
MINIMUM Front Yard (Section 5.1.2.7)	6.0m	1.57m (L)	5.02m (L)
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	1.61m / 2.6m	5.58m / 0.42m (L)
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	12.78m	9.2m
Section 4.5.1.2 - Accessory Building (Garage)	MINIMUM 0.6m to any Lot Line	0.47m (L)	N/A
Section 4.15.1.7.8 - Coach House - Side Yard	MINIMUM Side Yard consistent with zoning setback for primary dwelling - 1.5m	N/A	0.16m (L)
Section 4.15.1.7.8 - Coach House - Rear Yard	MINIMUM Rear Yard consistent with zoning setback for primary dwelling - 7.5m	N/A	0.10m (L)
Table 4.7, Row 3 - Open, Roofed Porch	MINIMUM 0.6m Setback from Side Lot Line	N/A	4.14m
(L) = Legal Non-Conforming			
#14 Cambridge is zoned R.1B-33 which permits an accessory apartment, a garden suite and a total of 4 stacked off-street parking spaces with one parking space permitted in the front yard.			
#18 Cambridge has an approved Minor Variance A-30/17 which permits an accessory apartment with 3 stacked parking spaces			

SEVERANCE SKETCH
PART OF LOTS 970 & 971,
REGISTERED PLAN 8,
CITY OF GUELPH
COUNTY OF WELLINGTON



KEYMAP:



CAMBRIDGE STREET

ESTABLISHED BY REGISTERED PLAN 8

30.17m WIDE

PIN 71288 - 0077

LANDS TO BE
SEVERED
AREA=536±m²

SIDEWALK

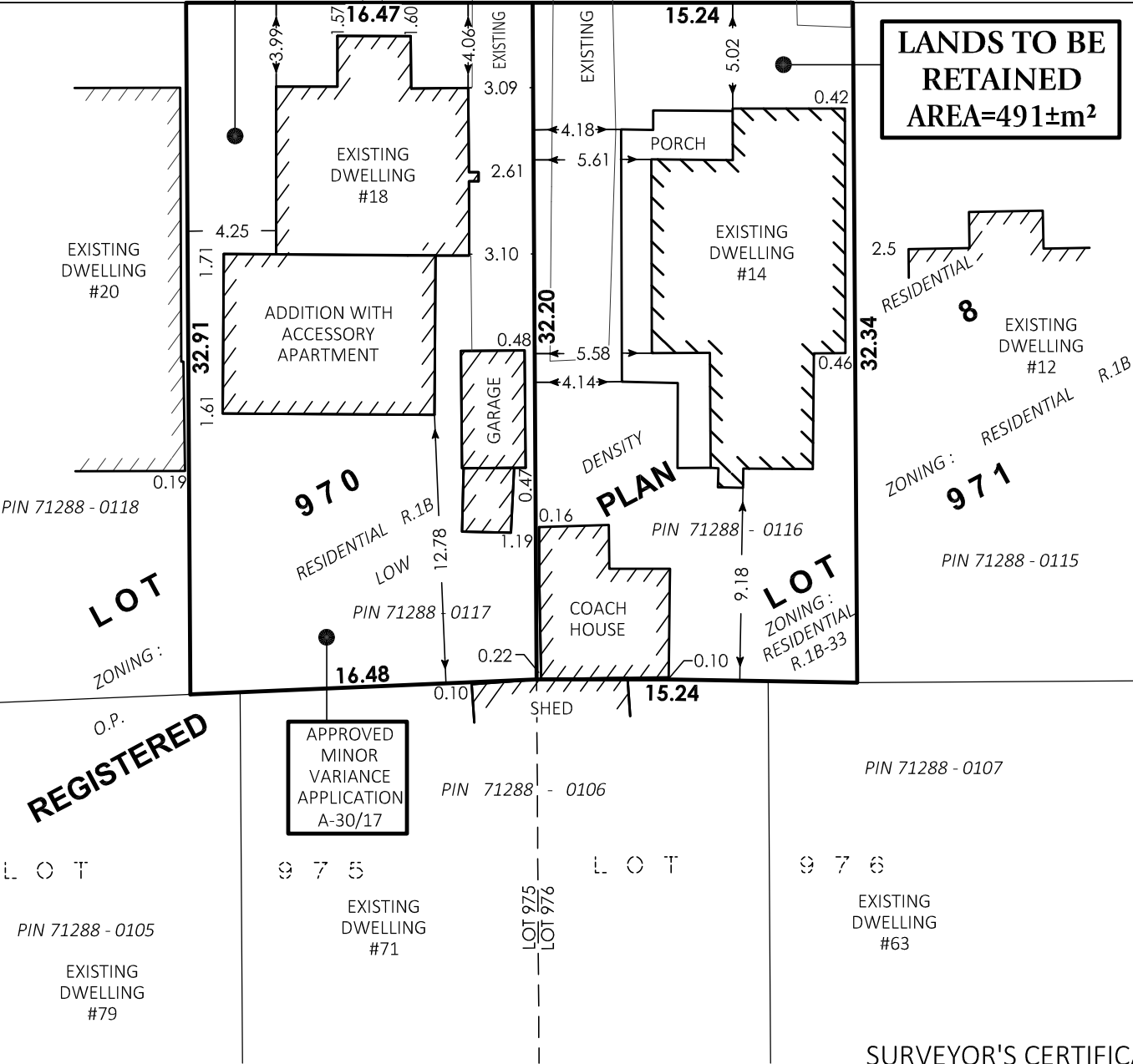
WALKWAY

DRIVE

DRIVE

ASPHALT

LANDS TO BE
RETAINED
AREA=491±m²



SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 5th DAY OF NOVEMBER, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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) AND RESIDENTIAL R.1B-33.
- 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.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 30164-21

Nov 5, 2021-10:50:45 AM
G:\GUELPH\008\968-987\acad\SEV LOT 970,971 (HETTINGA) UTM.dwg