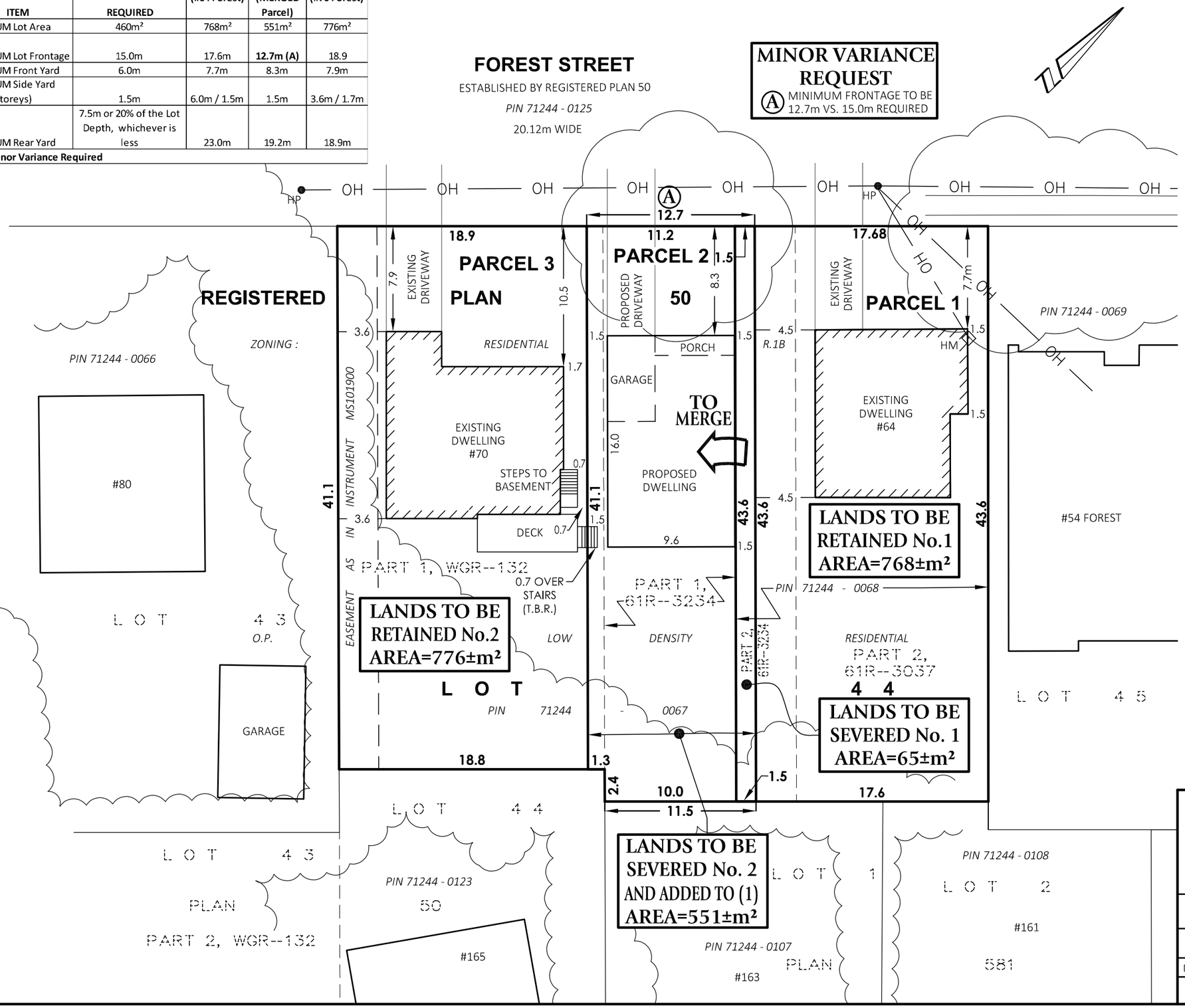
TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS				
ITEM	REQUIRED	PARCEL 1 (#64 Forest)	PARCEL 2 (MERGED Parcel)	PARCEL 3 (#70 Forest)
MINIMUM Lot Area	460m²	768m²	551m²	776m²
MINIMUM Lot Frontage	15.0m	17.6m	**12.7m (A)**	18.9
MINIMUM Front Yard	6.0m	7.7m	8.3m	7.9m
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	6.0m / 1.5m	1.5m	3.6m / 1.7m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	23.0m	19.2m	18.9m
(A) = Minor Variance Required				



SEVERANCE & MINOR VARIANCE SKETCH

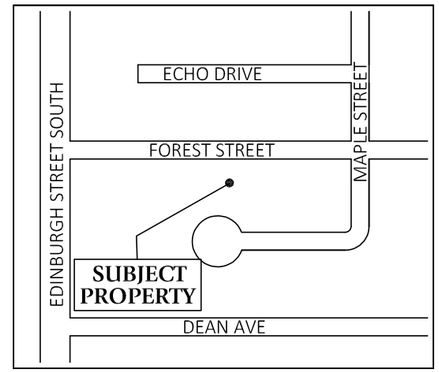
LOT 44, REGISTERED PLAN 50, CITY OF GUELPH COUNTY OF WELLINGTON

SCALE 1 : 300

0 5 10 15 meters

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.1B).
3. SUBJECT LANDS HAVE AN 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.
6. N.T.S. DENOTES NOT TO SCALE.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
ON THE 13th DAY OF SEPTEMBER, 2022

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. 30033-21

Sep 13, 2022-2:15:00 PM
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