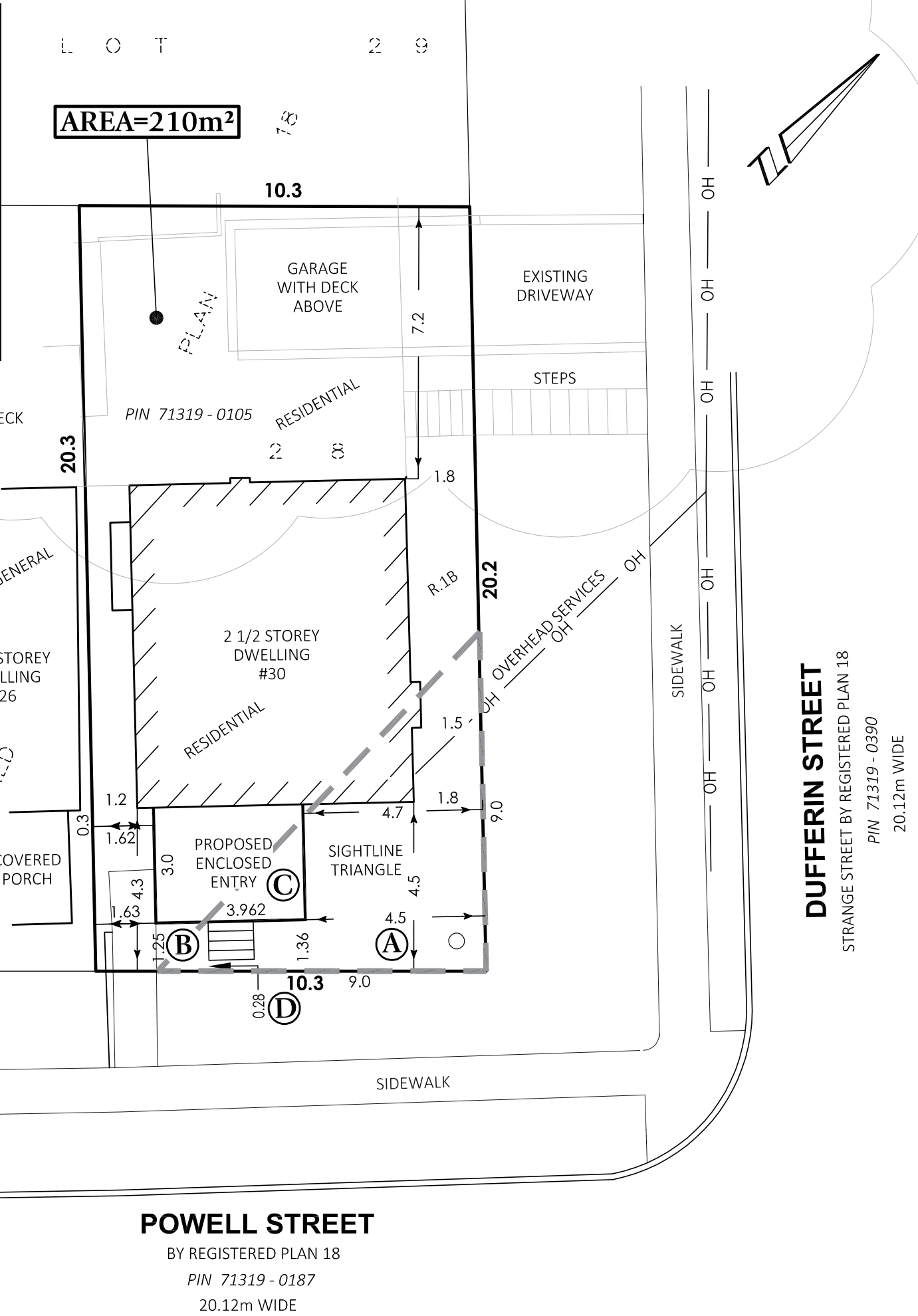


TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS		
ITEM	REQUIRED	PARCEL 1 (#30 Powell St)
MINIMUM Lot Area 5.1.2.3	460m ²	210m ² (Legal Non Conforming)
MINIMUM Front Yard 5.1.2.6	3.52m (SUPPLIED BY City)	1.25m (B) New Habitable Entry
MINIMUM Exterior Yard 5.1.2.6a	6.0m	4.5m (A)
SIGHTLINE TRIANGLE 4.6.1	NOT PERMITTED	TO PERMIT ADDITIONAL/ENCLOSED PORCH (C)
FRONT STAIRS 4.7(12)	MINIMUM SET BACK FROM LOT LINE 0.8m	SET BACK FROM LOT LINE 0.28 & 3.24 INTO FRONT YARD (D)

(A),(B),(C),(D) = Minor Variance Required



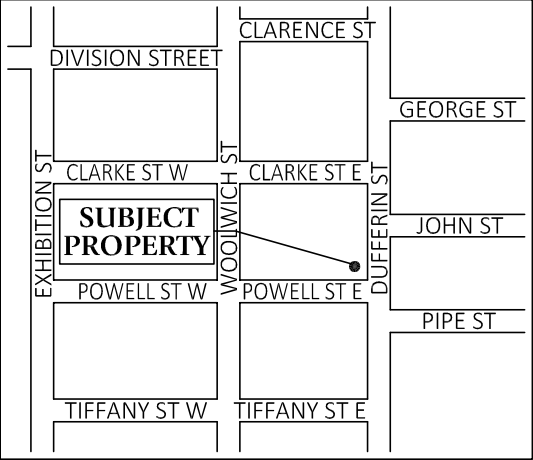
MINOR VARIANCE SKETCH

PART OF LOT 28,
REGISTERED PLAN 18
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 150



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 BE COMPILED FROM A SURVEY COMPLETED BY VAN HARTEN SURVEYING.
6. PROPOSED ENCLOSED HABITABLE AREA SITUATED IN SAME LOCATION AS EXISTING PORCH.
7. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 26th DAY OF OCTOBER, 2022

JAMES M. LAWS
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JML PROJECT No. 31464-22

Jan 13, 2023-2:34:05 PM
G:\GUELPH\018\ACAD\MV LOT 28 (MURRAY) UTM.dwg

MINOR VARIANCE
REQUEST:

- (A) TO PERMIT A REDUCED EXTERIOR SIDE YARD SETBACK TO BE 4.5m VS. 6.0m AS REQUIRED IN THE ZONING BY-LAW.
- (B) TO PERMIT REDUCED FRONTAGE TO BE 1.25m INSTEAD OF 3.52m AS REQUIRED IN THE ZONING BY-LAW.
- (C) TO PERMIT THE STAIRS AND ADDITIONAL/ENCLOSED PORCH IN THE SIGHTLINE TRIANGLE.
- (D) TO PERMIT STAIRS 3.24 INTO YARD & 0.8m FROM FRONT LOT LINE.

NOTE:
REQUIRED FRONT YARD SETBACK
SUPPLIED BY CITY OF GUELPH

