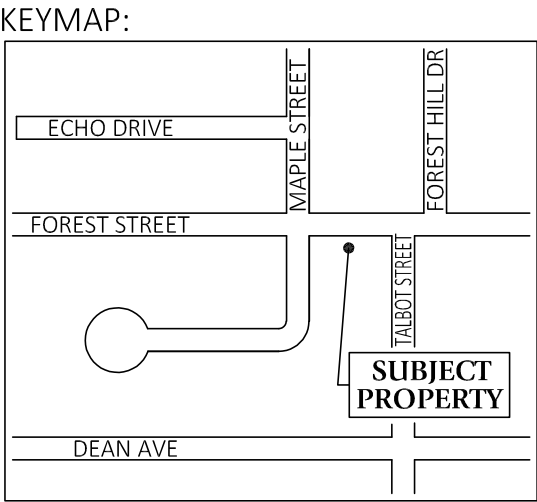
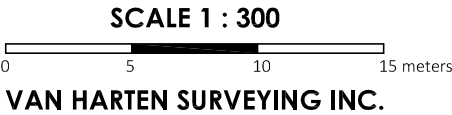


TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS				
ITEM	REQUIRED	SEVERED PARCEL No. 1	SEVERED PARCEL No. 2	RETAINED PARCEL (#26)
MINIMUM Lot Area	460m ²	614m ²	614m ²	614m ²
MINIMUM Lot Frontage	15.0m	11.9m (A)	11.9m (B)	11.9m (C)
MINIMUM Front Yard	6.0m	11.0m	11.0m	11.0m
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	1.5m	1.5m	1.5m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less (10.24m)	24.3m	24.3m	24.3m
(A) (B) (C) = Minor Variances Requested				


SEVERANCE & MINOR VARIANCE SKETCH
PART OF LOTS 47 & 48, REGISTERED PLAN 50,
CITY OF GUELPH
COUNTY OF WELLINGTON



- 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.
 - T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON
ON THE 6th DAY OF FEBRUARY, 2023

Jeffrey E. Buisman
JEFFREY E. BUISMAN
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
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 30843-22
Feb 7, 2023-9:11:44 AM G:\GUELPH\050\ACAD\SEV LOT 47 48 (MEZCON) 2 UTM.dwg		

