

| TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS |  |                   |                                 |
|--|--|-------------------|---------------------------------|
| ITEM   | REQUIRED   | SEVERED PARCEL    | RETAINED PARCEL (8 Lynwood Ave) |
| MINIMUM Lot Area   | 460m <sup>2</sup>  | 468m <sup>2</sup> | 877m <sup>2</sup>               |
| MINIMUM Lot Frontage   | 15.0m  | 15.5m             | 22.4m                           |
| MINIMUM Front Yard   | 6.0m   | 7.5m              | 16.2m                           |
| MINIMUM Exterior Side Yard   | 6.0m in accordance with Section 4.28   | N/A               | 12.0m                           |
| MINIMUM Side Yard (1 to 2 Storeys)   | 1.5m   | 1.6m / 1.6m       | 4.0m                            |
| MINIMUM Rear Yard  | 7.5m or 20% of the Lot Depth, whichever is less (6.04m for Severed & 6.66m for Retained) | 7.5m              | 2.0m (A)                        |

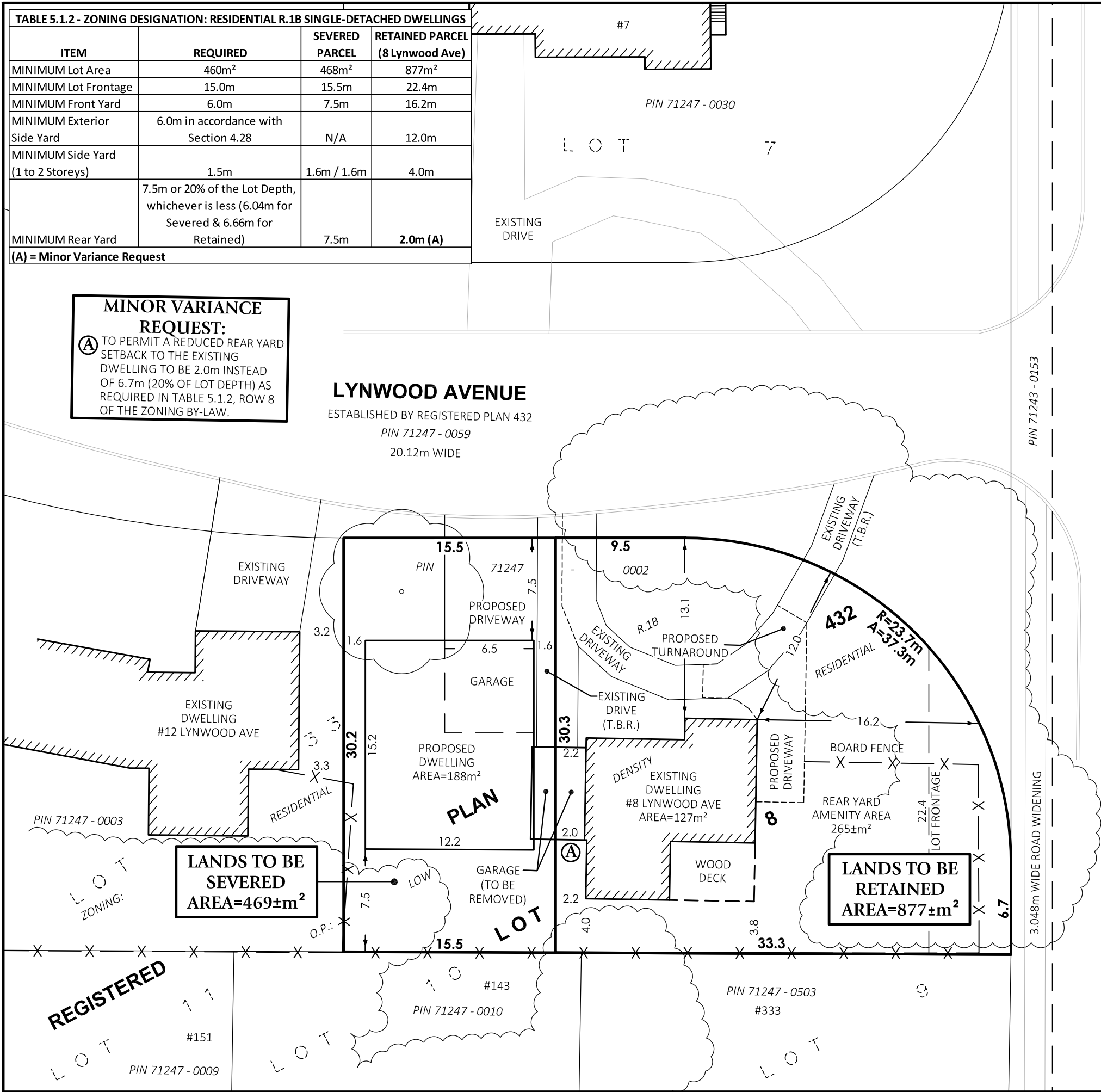
(A) = Minor Variance Request

MINOR VARIANCE REQUEST:

Ⓐ TO PERMIT A REDUCED REAR YARD SETBACK TO THE EXISTING DWELLING TO BE 2.0m INSTEAD OF 6.7m (20% OF LOT DEPTH) AS REQUIRED IN TABLE 5.1.2, ROW 8 OF THE ZONING BY-LAW.

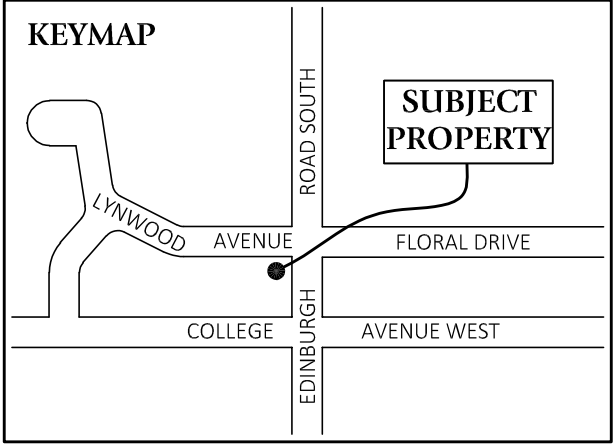
LYNWOOD AVENUE

ESTABLISHED BY REGISTERED PLAN 432  
PIN 71247 - 0059  
20.12m WIDE



SEVERANCE & MINOR VARIANCE SKETCH  
ALL OF LOT 8, REGISTERED PLAN 432  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SCALE 1 : 300  
0 5 10 15 meters  
VAN HARTEN SURVEYING INC.



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

THIS SKETCH WAS PREPARED ON  
THE 16th DAY OF MARCH 2023

Jeff Buisman  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

# Van Harten

SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

|  |                            |                                 |
|--|----------------------------|---------------------------------|
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| DRAWN BY: ARN  | CHECKED BY: JEB            | PROJECT No. 30343-21            |
| Mar 16, 2023-11:56:34 AM<br>G:\GUELPH\432\ACAD\SEV PTLT8 (MACLEOD) UTM.dwg |                            |                                 |
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