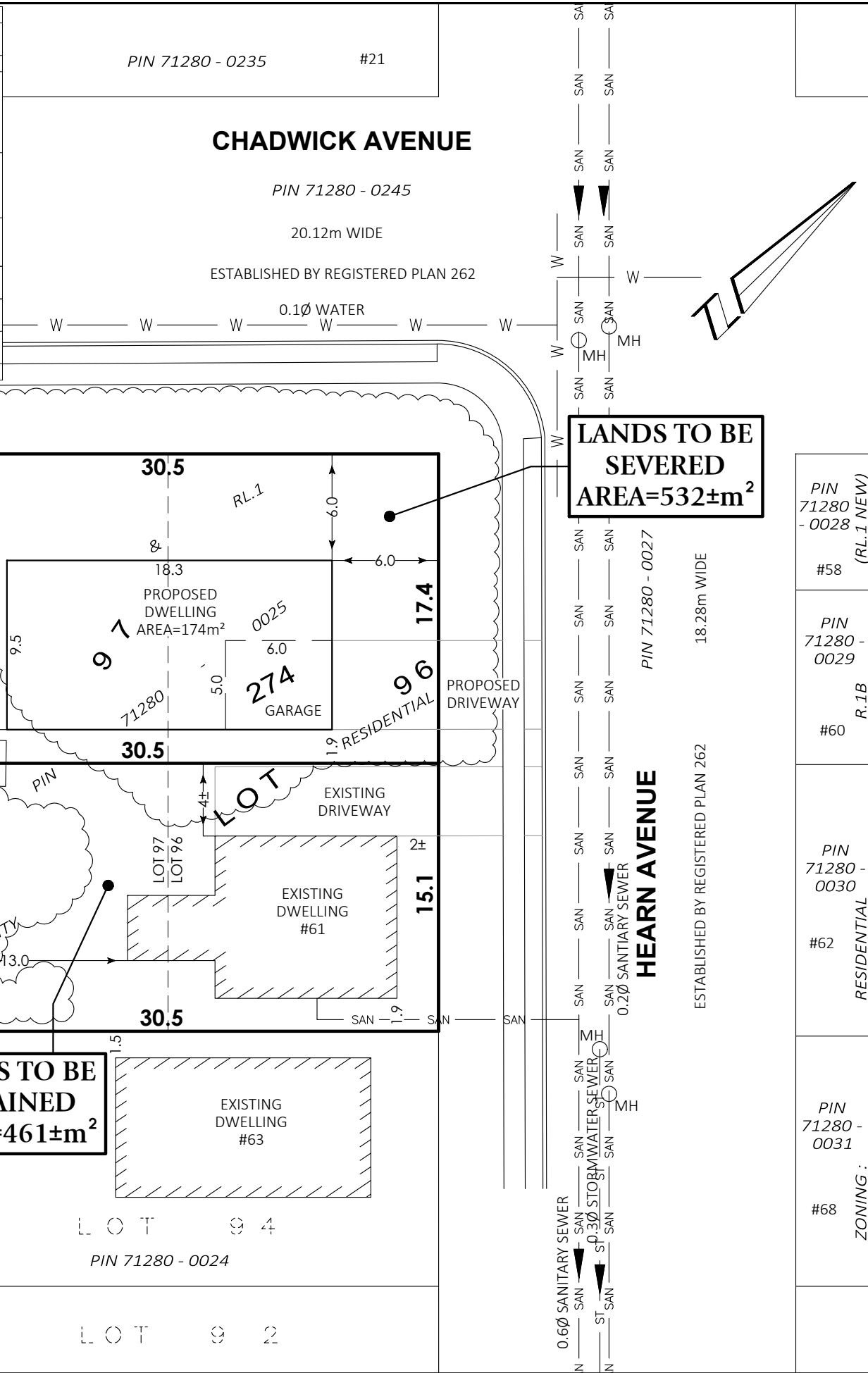


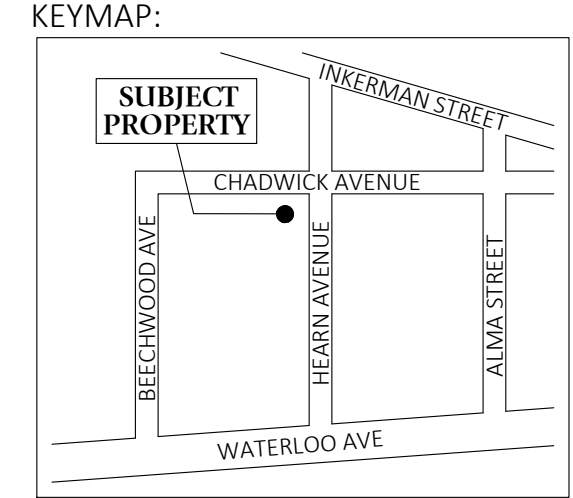
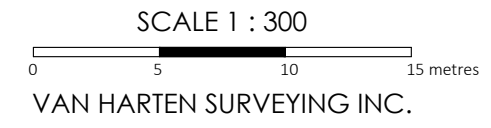
TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS				
ITEM	TABLE 5.1.2 - REQUIRED - R.1B	TABLE 6.2 to 6.9 - REQUIRED - RL.1	SEVERED PARCEL	RETAINED PARCEL (#61 Hearn)
MINIMUM Lot Area	460m ²	460m ²	532m ²	461m ²
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6 (average lot frontage of lots within the same City Block Face but not less than 9.0m)	15.0m (average lot frontage of the lots within the same city block face) (for lots with a single detached dwelling, the minimum lot frontage is 9m)	17.4m	15.1m
MINIMUM Front Yard	Minimum 6.0m and in accordance with Section 5.1.2.7 (or average setback of adjacent properties)	MINIMUM 6.0m MAXIMUM 10.0m	6.0m	2m **
MINIMUM Exterior Side Yard	6.0m in accordance with Section 5.1.2.7 (or average setback of adjacent properties)	MINIMUM 6.0m MAXIMUM 10.0m	6.0m	N/A
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	1.5m	1.9m	1.9m / 4m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth (6.1m), whichever is less	7.5m or 20% of the Lot Depth (6.1m), whichever is less	6.2m	13m
MAXIMUM Width of Attached Garage	N/A	6.5m	Yes	N/A

** = Legal Non-Conforming



SEVERANCE SKETCH

ALL OF LOTS 96 & 97,
REGISTERED PLAN 274
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 AND RL.1 (NEW ZONING).
 - 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 THE 13th DAY OF JUNE, 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

ZONING : #68	Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
	www.vanharten.com info@vanharten.com		
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