

ESTABLISHED BY REGISTERED PLAN 399
McCRAE BOULEVARD

PIN 71238-0006
20.12m WIDE

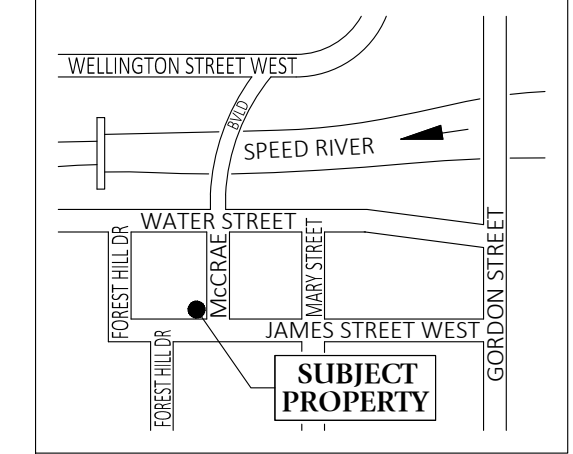
SEVERANCE & MINOR VARIANCE SKETCH
PART OF LOT 17 & ALL OF LOT 18,
REGISTERED PLAN 399
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 200

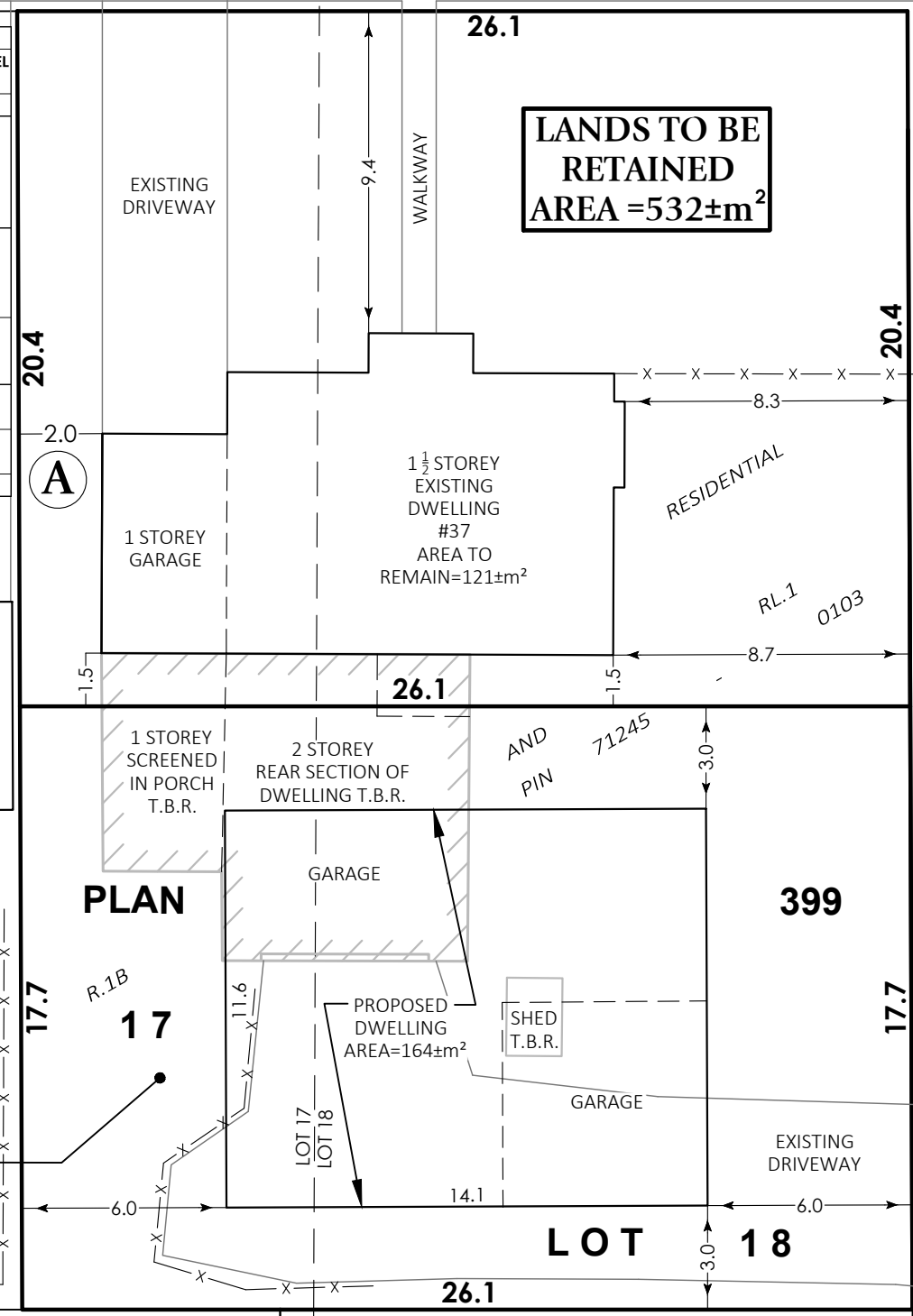


VAN HARTEN SURVEYING INC.

KEYMAP:



| ZONING DESIGNATION: RESIDENTIAL R.1B & RL.1 - SINGLE-DETACHED DWELLINGS | | | | |
|---|--|---|-------------------|------------------------------|
| ITEM | TABLE 5.1.2 - REQUIRED - R.1B | TABLE 6.2 to 6.9 - REQUIRED - RL.1 | SEVERED PARCEL | RETAINED PARCEL (#37 McCrae) |
| MINIMUM Lot Area | 460m ² | 460m ² | 461m ² | 532m 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) | 17.7m | 20.4m |
| 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 | 8.3m |
| 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 | N/A | 9.4m |
| MINIMUM Side Yard (1 to 2 Storeys) | 1.5m | 1.5m | 3.0m | 1.5m |
| MINIMUM Rear Yard | 7.5m or 20% of the Lot Depth (5.2m), whichever is less | 7.5m or 20% of the Lot Depth (5.2m), whichever is less | 6.0m | 2.0m (A) |



MINOR VARIANCE REQUEST:
(A) TO PERMIT A REDUCED REAR YARD SETBACK FOR THE RETAINED PARCEL TO BE 2.0m VS. 5.2m AS REQUIRED.

REGISTERED LOT 17
PIN 71245-0102
DENSITY LOW
RESIDENTIAL

JAMES STREET WEST
ESTABLISHED BY REGISTERED PLAN 401
16.09m WIDE

- 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 AND RL.1.
 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.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 11th DAY OF AUGUST, 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 32650-23

Aug 11, 2023-11:04:40 AM
G:\GUELPH\399\ACAD\SEV PLOT 17,18 (MEZCON) UTM 2010.dwg

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ZONING :
REGISTERED

PIN 71245-0213 #22
PART 3, 61R--20910 LOT 8
PLAN

PIN 71245-0212 #24
PART 1, 61R--20910 LOT 9
PART 2, 61R--20910 LOT 9
401