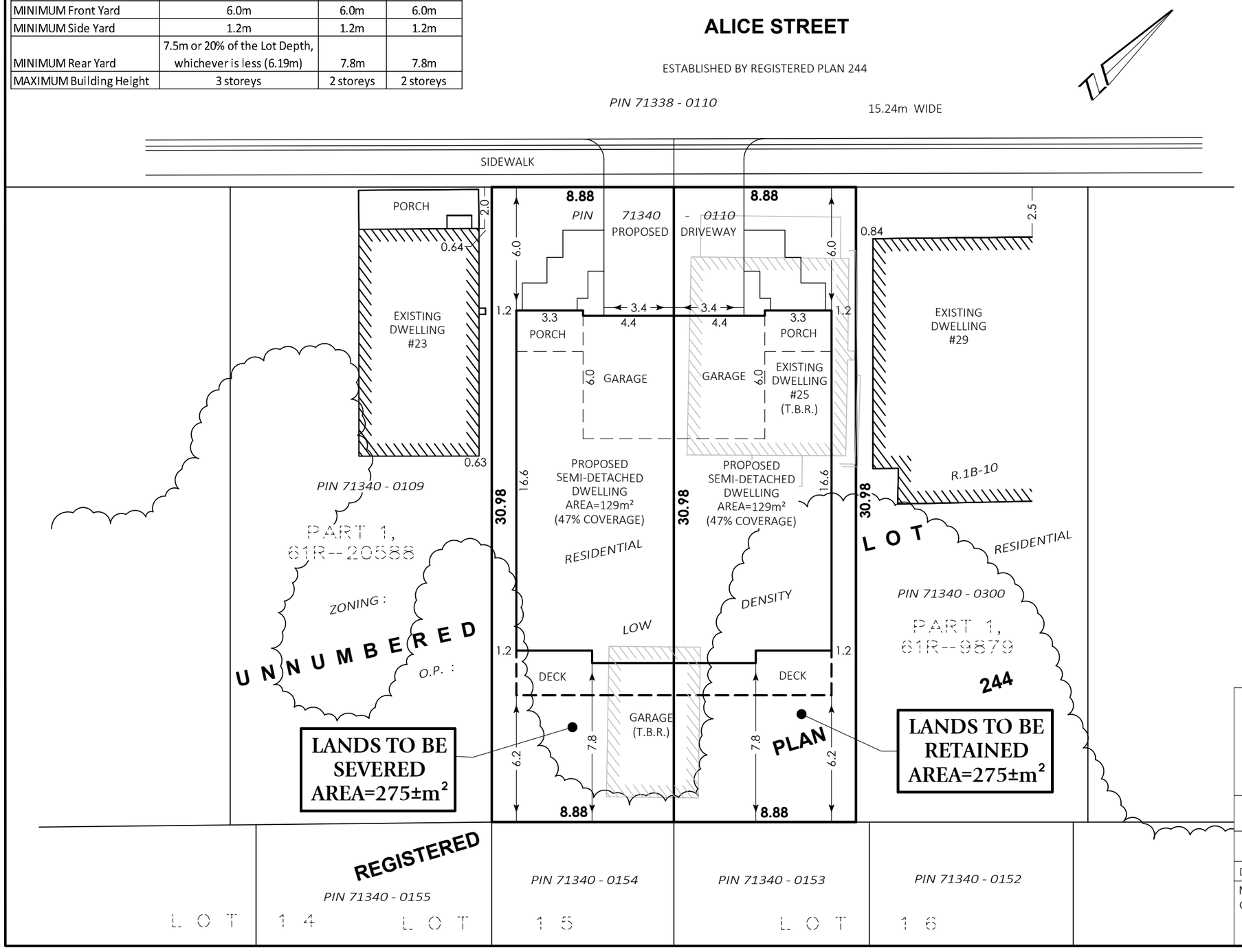
TABLE 5.2.2: PROPOSED AMENDING ZONING BY-LAW REGULATIONS: SPECIALIZED RESIDENTIAL R2 ZONE - SEMI-DETACHED DWELLING			
ITEM	REQUIRED	SEVERED PARCEL	RETAINED PARCEL (#25)
MINIMUM Lot Area	230m² for each unit	275m²	275m²
MINIMUM Lot Frontage	7.5m for each unit	8.88m	8.88m
MINIMUM Front Yard	6.0m	6.0m	6.0m
MINIMUM Side Yard	1.2m	1.2m	1.2m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less (6.19m)	7.8m	7.8m
MAXIMUM Building Height	3 storeys	2 storeys	2 storeys



SEVERANCE SKETCH

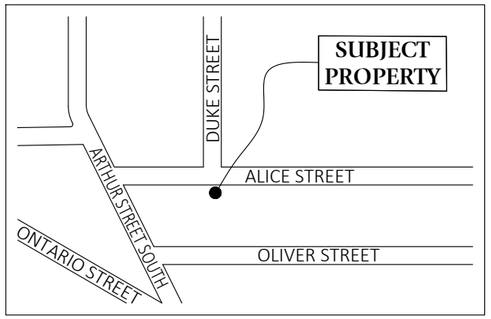
PART OF UNNUMBERED LOT
REGISTERED PLAN 244
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 200

0 5 10 15 metres

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-10, SPECIAL POLICY AREA & FLOOD FRINGE.
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 23rd DAY OF MARCH, 2023

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 31092-22

Mar 23, 2023-10:15:31 AM
G:\GUELPH\244\ACAD\SEV UNNUMBERED (COTRONEO) UTM 2010.dwg

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