

**SKETCH FOR MINOR VARIANCE
LOT 28, REGISTERED PLAN 420
27 VARDON DRIVE
CITY OF GUELPH
COUNTY OF WELLINGTON**

SCALE 1 : 300

ZONING: RL.1 (2023)-20790

FRONT YARD - 6.00 MIN.
FRONT YARD - 10.00 MAX.*
SIDE YARD - 1.50 MIN.
REAR YARD - 7.50 MIN OR
20% OF THE LOT DEPTH,
WHICHEVER IS LESS.
DRIVEWAY WIDTH - 6.50 MAX.*

ZONING: R1A (1995)-14864

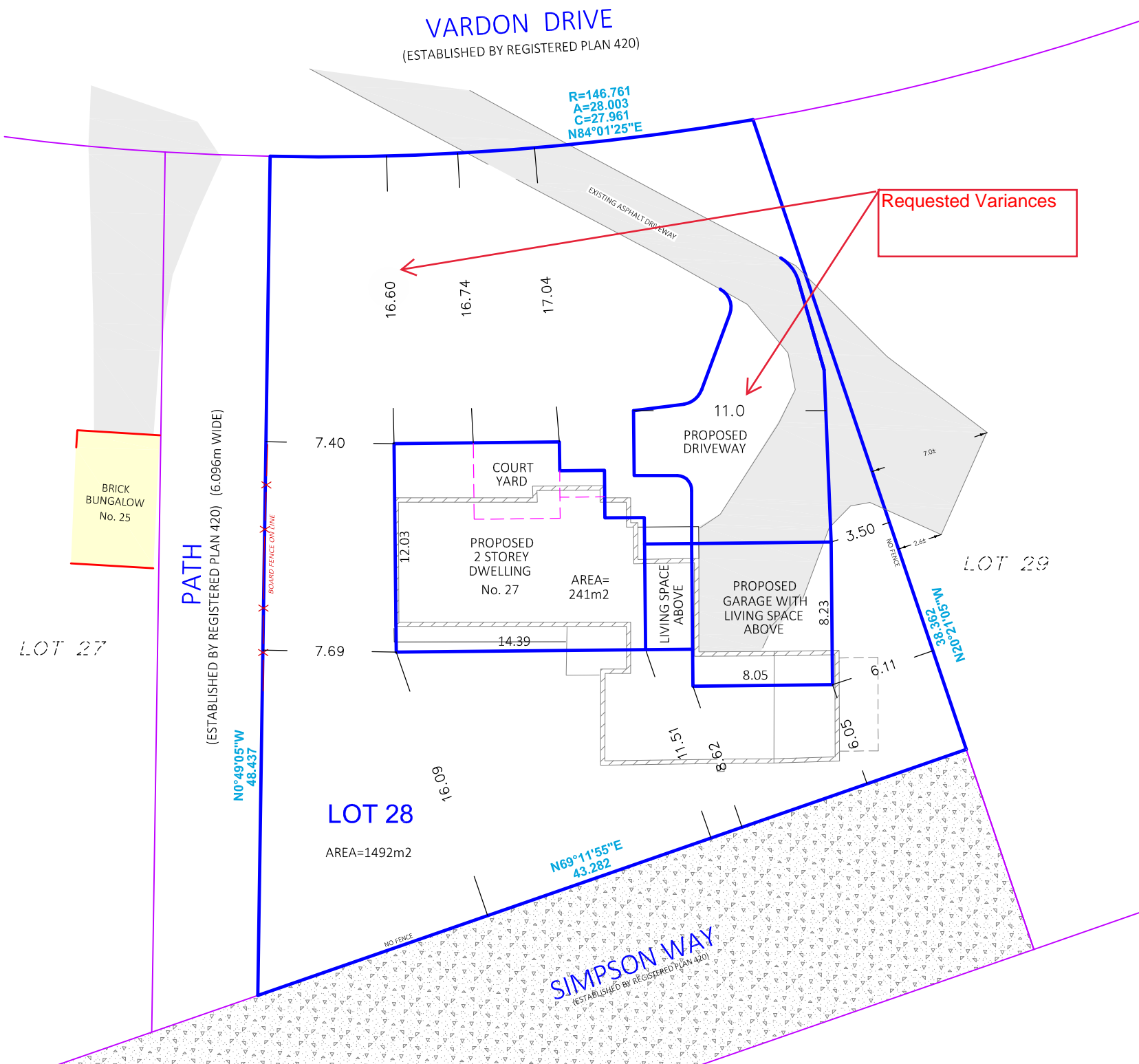
FRONT YARD - 6.00 MIN.
SIDE YARD - 2.40 MIN.
REAR YARD - 7.50 MIN OR
20% OF THE LOT DEPTH,
WHICHEVER IS LESS.
DRIVEWAY WIDTH - 7.50 MAX.*

***MINOR VARIANCE REQUEST**

MINOR VARIANCE TO ALLOW FOR A 16.5m
FRONT YARD SETBACK. RELIEF REQUESTED
IS 6.5m.

MINOR VARIANCE TO ALLOW FOR A 11.0m
WIDE DRIVEWAY. RELIEF REQUESTED
IS 4.5m.

Oct 10, 2023-3:05pm
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Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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| FOR: BELLAMY CUSTOM HOMES INC. |
| PROJECT NO. 32318-23 |
| DATE: OCTOBER 10, 2023 |
| AMENDED: |
| TML |

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS LOT MAY CONTAIN STRUCTURAL FILL.
- © - THIS SKETCH IS PROTECTED BY COPYRIGHT.

NOTE:

LOT DIMENSIONS AREA AS SHOWN ON REGISTERED PLAN 420 AND HAVE NOT BEEN VERIFIED BY SURVEY.

PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

IT'S THE BUILDERS RESPONSIBILITY TO ENSURE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ANY ABOVE GRADE STREET FURNITURE.