

ZONING DESIGNATION: RESIDENTIAL R.1B - SINGLE DETACHED DWELLING

REGULATIONS - TABLE 5.1.2	REQUIRED	MERGED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	460m ²	1,635m ²	678m ²
MINIMUM Lot Frontage	15.0m	40.0m	31.4m
MINIMUM Front Yard	6.0m	6.0m	5.5m (Existing)
MINIMUM Interior Side Yard (1 to 2 Storeys)	1.2m	4.1m / 1.6m	13.2m / 1.55m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth (whichever is less) (4.52m)	27m	4.8m

(A) = Minor Variance Request: To Permit a Driveway width of 9.5m instead of 6.5m

SEVERANCE AND MINOR VARIANCE SKETCH

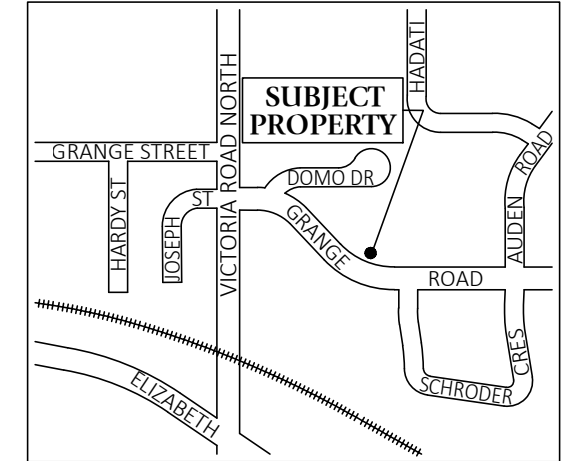
PART OF LOT 2, DIVISION 'C', REGISTERED PLAN 53

CITY OF GUELPH COUNTY OF WELLINGTON

SCALE 1 : 300

VAN HARTEN SURVEYING INC.

KEYMAP:



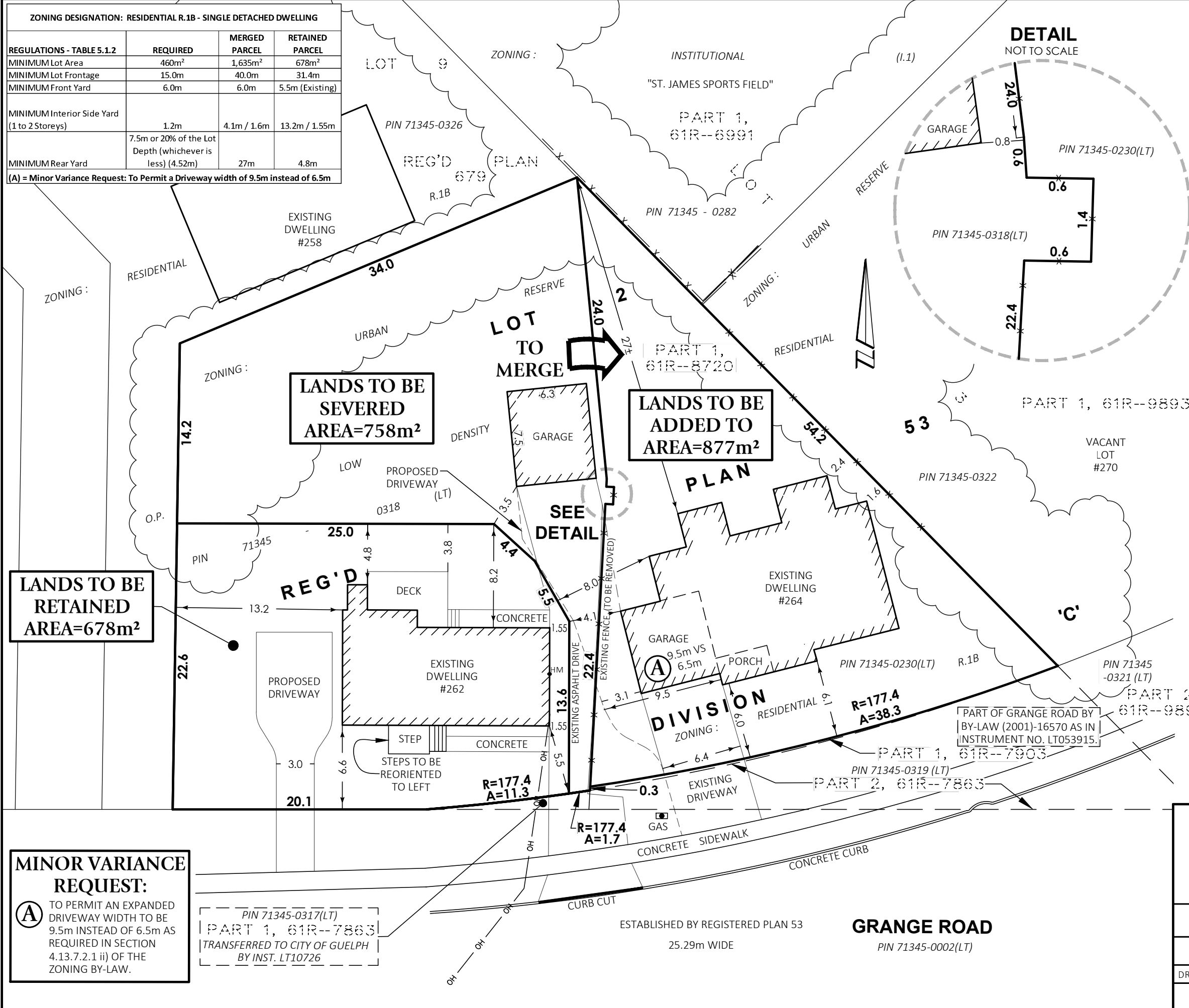
NOTES:

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) AND URBAN RESERVE.
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.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 10th DAY OF NOVEMBER, 2020

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



MINOR VARIANCE REQUEST:

(A) TO PERMIT AN EXPANDED DRIVEWAY WIDTH TO BE 9.5m INSTEAD OF 6.5m AS REQUIRED IN SECTION 4.13.7.2.1 ii) OF THE ZONING BY-LAW.

PIN 71345-0317(LT)
PART 1, 61R--7863
TRANSFERRED TO CITY OF GUELPH BY INST. LT10726

PART OF GRANGE ROAD BY BY-LAW (2001)-16570 AS IN INSTRUMENT NO. LT053915.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28632-20
Nov 19, 2020-1:44:26 PM		
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