

ZONING DESIGNATION: RESIDENTIAL RL.2 - SINGLE DETACHED DWELLINGS			
TABLE 6.2 - ITEM	REQUIRED	SEVERED PARCEL	RETAINED PARCEL (#39)
MINIMUM Lot Area	275m ²	245m ² (A)	420m ²
MINIMUM Lot Frontage	9.0m	10.12m	17.30m
MINIMUM Front Yard	6.0m	4.35m (B)	14.21m
MAXIMUM Front Yard	10.0m	4.35m	(N/C) 14.21m (H)
MINIMUM Rear Yard (Table 6.3, Row D)	Lesser of 7.5m or 20% of lot depth	4.88m	(N/C) 0.70m (I)
5.2.1(a)(i) Location of parking space	Minimum distance of 6m from street line and to the rear of the front wall of the main building	Complies	(N/C) Does not comply (J)
MINIMUM Interior Side Yard (Table 6.3, Row C) - Under Appeal	1.2m on one side of dwelling unit and 0.6m on other side	0.60m / 1.20m (C)	5.61m / 1.01m (K)
MAXIMUM Width of Attached Garage (Table 5.9, Row 2) - Under Appeal	Greater of 50% of Lot Frontage or 5m	3.5m (D)	N/A
MAXIMUM Driveway Width (Table 5.10, Row 2) - Under Appeal	Greater of 50% of Lot Frontage or 5m	5.06m (E)	6.5m (L)
Garage Location - Section 5.11.2 - Under Appeal	Garage can project beyond Main Front Wall with a Roofed Porch	Complies (F)	N/A
MINIMUM Garage Floor Area - Table 5.2.1, Additional Regulation - Under Appeal		20m ²	21m ² (G)

- MINOR VARIANCE REQUESTS:**
- SEVERED PARCEL**
- A** TO PERMIT A LOT AREA OF 245m² VS 275m² - TABLE 6.2, ROW A
 - B** TO PERMIT A MINIMUM FRONT YARD SET BACK OF 4.35m VS 6.00m - TABLE 6.3, ROW C
 - C** TO PERMIT A MINIMUM INTERIOR SIDE YARD TO BE 1.2m ON ONE SIDE OF DWELLING UNIT AND 0.6m ON THE OTHER SIDE - TABLE 6.3, ROW C - **UNDER APPEAL**
 - D** MAXIMUM WIDTH OF ATTACHED GARAGE - 50% OF THE LOT FRONTAGE OR 5m, WHICHEVER IS GREATER - TABLE 5.9, ROW 2 - **UNDER APPEAL**
 - E** MAXIMUM DRIVEWAY WIDTH - 50% OF THE LOT FRONTAGE OR 5m, WHICHEVER IS GREATER - TABLE 5.10, ROW 2 - **UNDER APPEAL**
 - F** GARAGE LOCATION - ATTACHED GARAGE SHALL NOT PROJECT BEYOND THE MAIN FRONT WALL OF THE FIRST STOREY. WHERE A ROOFED PORCH IS PROVIDED, THE ATTACHED GARAGE MAY BE LOCATED AHEAD OF THE MAIN FRONT WALL, TO A MAXIMUM PROJECTION OF 2m - SECTION 5.11.2 - **UNDER APPEAL**
 - G** MINIMUM GARAGE FLOOR AREA - 20m² - TABLE 5.2.1. AND ADDITIONAL REGULATION - **UNDER APPEAL**
- RETAINED PARCEL**
- H** TO PERMIT THE MAXIMUM FRONT YARD SETBACK FOR THE EXISTING DWELLING TO BE 14.21m VS 10.0m - TABLE 6.3, ROW A, LEGAL NON-CONFORMING
 - I** TO PERMIT THE MINIMUM REAR YARD TO BE 0.70m VS 4.88m - TABLE 6.3, ROW D, LEGAL NON-CONFORMING
 - J** TO PERMIT THE ONE REQUIRED PARKING SPACE FOR THE USES SPECIFIED IN 5.2.1(a) TO BE IN FRONT OF THE FRONT WALL OF THE EXISTING MAIN BUILDING - SECTION 5.2.1(a)(i), LEGAL NON-CONFORMING
 - K** TO PERMIT A MINIMUM INTERIOR SIDE YARD TO BE 1.2m ON ONE SIDE OF DWELLING UNIT AND 0.6m ON THE OTHER SIDE - TABLE 6.3, ROW C - **UNDER APPEAL**
 - L** MAXIMUM DRIVEWAY WIDTH - 50% OF THE LOT FRONTAGE OR 5m, WHICHEVER IS GREATER - TABLE 5.10, ROW 2 - **UNDER APPEAL**

LOT 5, BROKEN FRONT, DIVISION 'F'

PIN 71237-0349

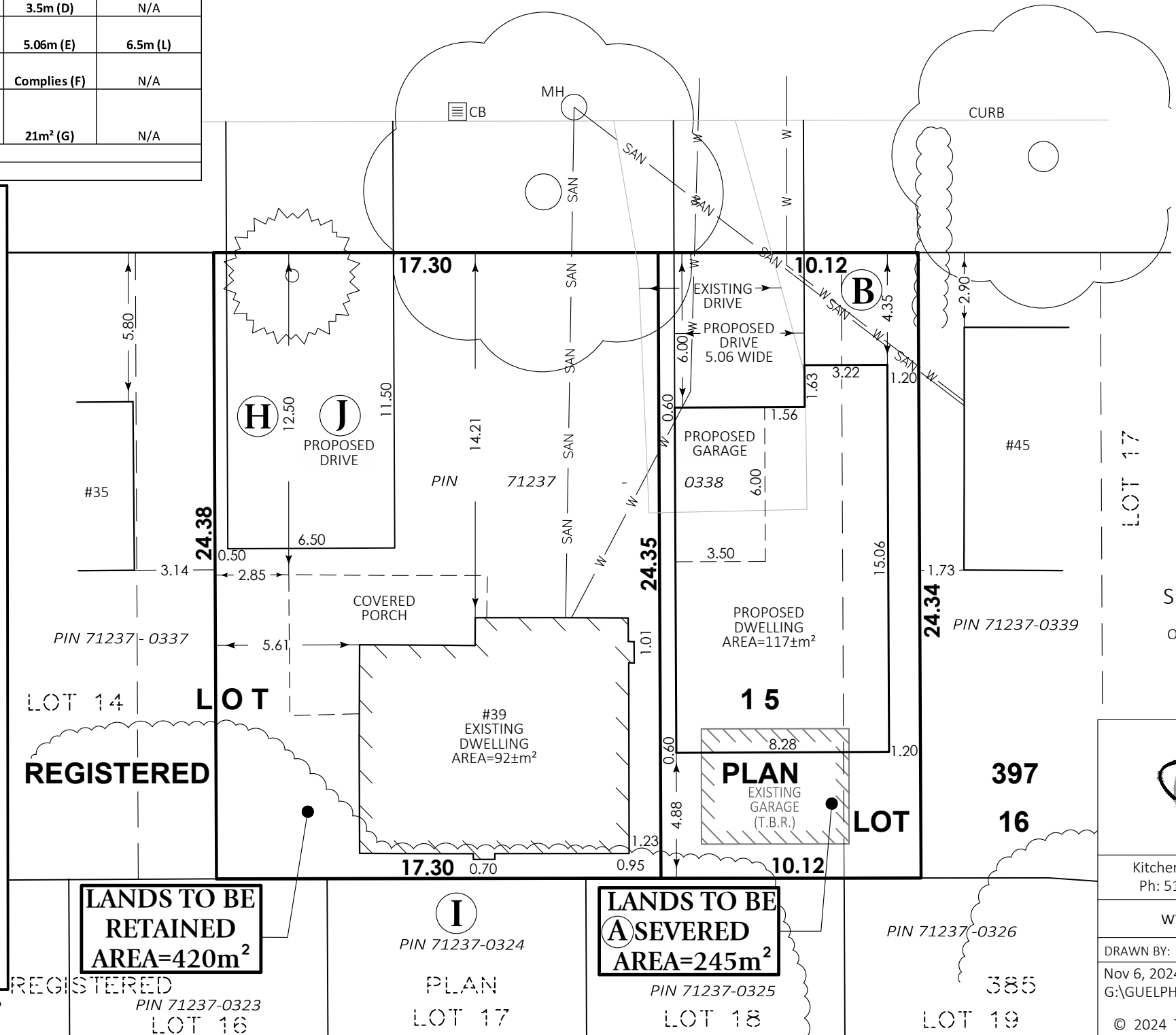
PIN 71237-0347

ARMSTRONG AVENUE

ESTABLISHED BY REGISTERED PLAN 397

PIN 71237-0342

16.76m WIDE



SEVERANCE & MINOR VARIANCE SKETCH

PART OF LOTS 15 & 16, REGISTERED PLAN 397

CITY OF GUELPH

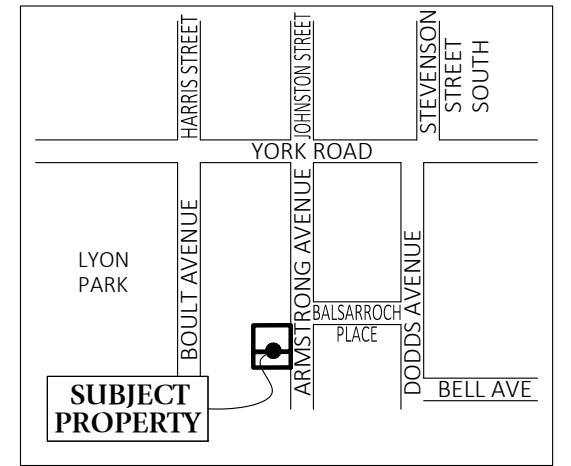
COUNTY OF WELLINGTON

SCALE 1 : 200



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 RL.2.
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. LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND BASED ON CITY OF GUELPH RECORDS.
6. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 6th DAY OF NOVEMBER, 2024

COLIN VANDERWOERD
ONTARIO LAND SURVEYOR



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DRAWN BY: AN | CHECKED BY: CV | PROJECT No. 33740-24

Nov 6, 2024-10:29:40 AM
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LANDS TO BE RETAINED
AREA=420m²

LANDS TO BE SEVERED
AREA=245m²

REGISTERED
PIN 71237-0322
LOT 15

I
PIN 71237-0324
PLAN
LOT 17

PIN 71237-0325
LOT 18

PIN 71237-0326
385
LOT 19