

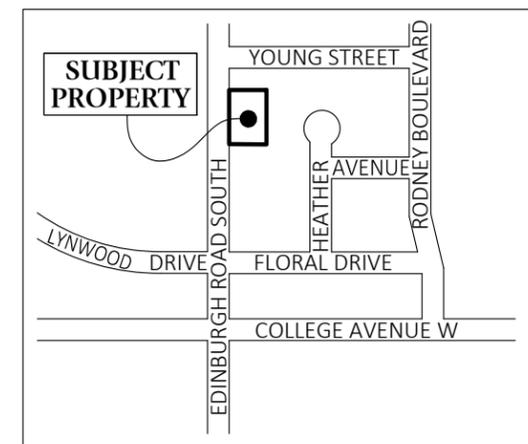
ALL OF BLOCK A, REGISTERED PLAN 610 AND PART OF LOT 4, CONCESSION 3, DIVISION 'G' GEOGRAPHIC TOWNSHIP OF GUELPH

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 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.
7. A.D.U. DENOTES ACCESSORY DWELLING UNIT.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 24th DAY OF OCTOBER, 2024

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

**Van Harten**  
LAND SURVEYORS - ENGINEERS

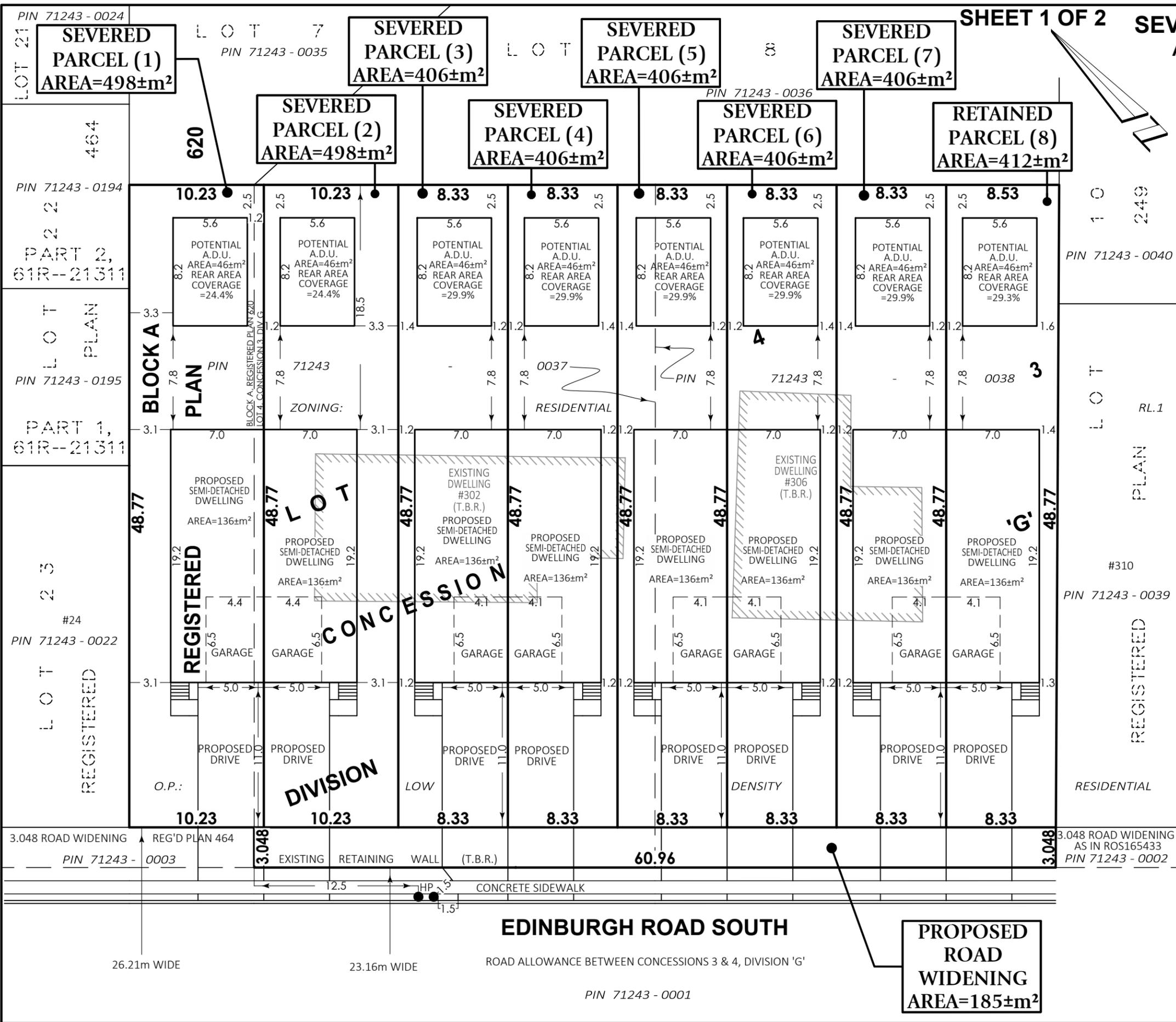
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www.vanharten.com info@vanharten.com

DRAWN BY: AN	CHECKED BY: JB	PROJECT No. 33820-24
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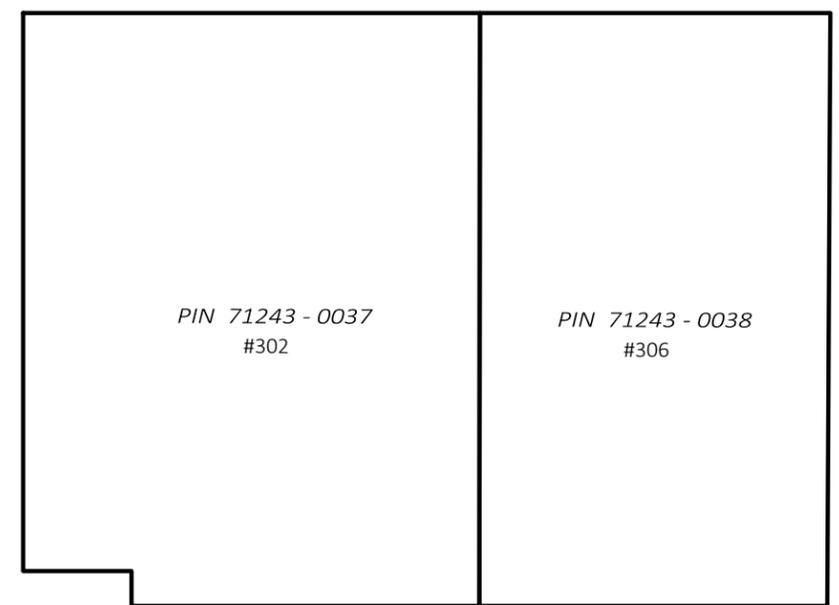


ZONING DESIGNATION: RESIDENTIAL RL.1 - SEMI-DETACHED DWELLINGS									
ITEM	RL.1 - SEMI-DETACHED DWELLING	SEVERED PARCEL (1)	SEVERED PARCEL (2)	SEVERED PARCEL (3)	SEVERED PARCEL (4)	SEVERED PARCEL (5)	SEVERED PARCEL (6)	SEVERED PARCEL (7)	RETAINED PARCEL
MINIMUM Lot Area	230 m <sup>2</sup>	498 m <sup>2</sup>	498 m <sup>2</sup>	406 m <sup>2</sup>	412 m <sup>2</sup>				
MINIMUM Lot Frontage	7.5 m	10.23 m	10.23 m	8.33 m	8.33 m	8.33 m	8.33 m	8.33 m	8.33 m
MINIMUM Front Yard	6.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m	11.0 m
MINIMUM Interior Side Yard	1.2m / 0 m along the common lot line of semi-detached dwellings	3.1 m / 0 m	0 m / 3.1 m	1.2 m / 0 m	0 m / 1.2 m	2.1 m / 0 m	0 m / 1.2 m	1.2 m / 0 m	0 m / 1.2 m
MINIMUM Rear Yard	Lesser of 7.5m or 20% of lot depth (4.0 m)	18.5 m							
MINIMUM Driveway Width (Section 5.11.3.d)	Minimum of 3.0m	5.0 m	5.0 m	3.0m	3.0m	5.0 m	5.0 m	5.0 m	5.0 m
MAXIMUM Width of Attached Garage (Table 5.9, Row 1, Additional Regulation) - <b>Under Appeal</b>	<b>50% of the lot frontage or 5 meters, whichever is less (A)</b>	<b>4.4 m</b>	<b>4.4 m</b>	<b>4.1 m</b>					
MAXIMUM Driveway Width (Table 5.10, Row 1, Additional Regulation) - <b>Under Appeal</b>	<b>60% of the lot frontage or 5 meters, whichever is less (B)</b>	<b>5.0 m</b>							
Garage Location - Section 5.11.2 - <b>Under Appeal</b>	<b>Garage can project beyond Main Front Wall with a Roofed Porch (C)</b>	<b>Complies</b>							
MINIMUM Garage Floor Area - Table 5.2.1, Additional Regulation - <b>Under Appeal</b>	<b>20m<sup>2</sup> (D)</b>	<b>Complies</b>							
MINIMUM Parking Spaces - Table 5.3, Row 14 - <b>Under Appeal</b>	<b>1 Space Per Unit (E)</b>	<b>Complies</b>							
Residential Intensification - Section 4.12 - <b>Under Appeal</b>	<b>Residential Intensification (F)</b>	<b>Complies</b>							

(A) to (F) = MINOR VARIANCES REQUESTED FOR SECTIONS UNDER APPEAL; HOWEVER THEY COMPLY WITH THE BY-LAW

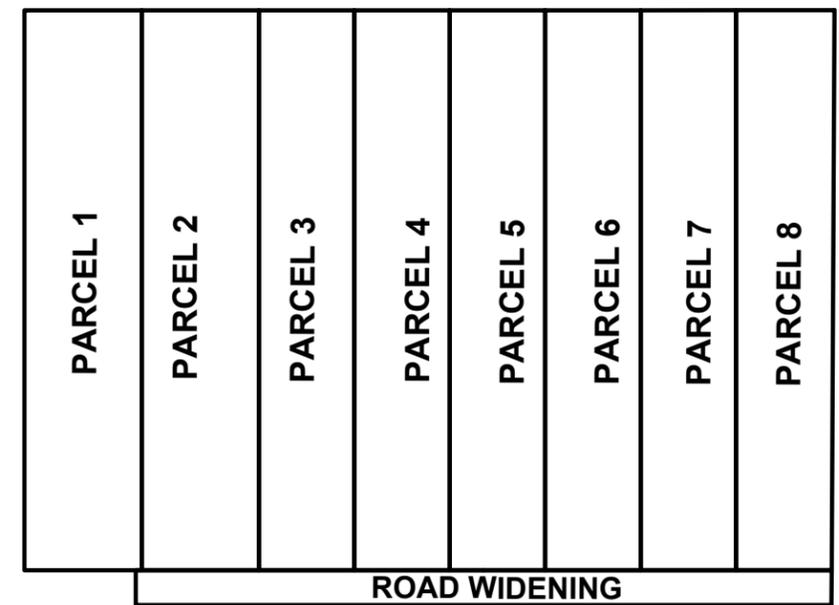
### LOT CONFIGURATION

**BEFORE**



**EDINBURGH ROAD**

**AFTER**



**EDINBURGH ROAD**

**ALL OF BLOCK A, REGISTERED PLAN 620  
PART OF LOT 4, CONCESSION 3, DIVISION 'G'**

GEOGRAPHIC TOWNSHIP OF GUELPH

CITY OF GUELPH

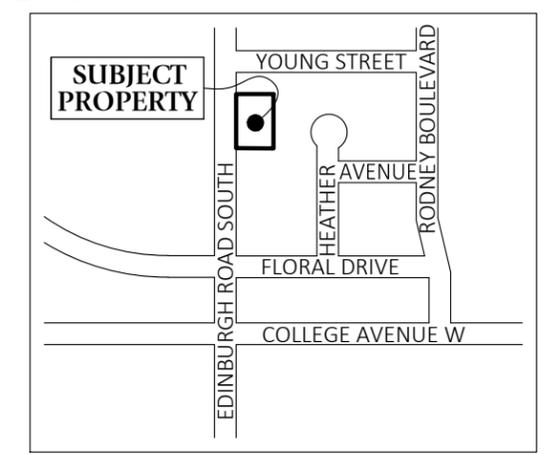
COUNTY OF WELLINGTON

SCALE 1 : 300



VAN HARTEN SURVEYING INC.

KEYMAP:



**MINOR VARIANCE REQUESTS:**

**SEVERED & RETAINED PARCELS (PARCELS 1 TO 8):**

- (A)** MAXIMUM WIDTH OF ATTACHED GARAGE FOR A SEMI-DETACHED DWELLING TO BE 50% OF LOT FRONTAGE OR 5.0m, WHICHEVER IS LESS - TABLE 5.9, ROW 1 - UNDER APPEAL
- (B)** MAXIMUM DRIVEWAY WIDTH FOR A SEMI-DETACHED DWELLING TO BE 60% OF LOT FRONTAGE OR 5.0m, WHICHEVER IS LESS - TABLE 5.10, ROW 1 - UNDER APPEAL
- (C)** 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
- (D)** MINIMUM GARAGE FLOOR AREA - 20m<sup>2</sup> - TABLE 5.2, Row 1, ADDITIONAL REGULATION 1 - UNDER APPEAL
- (E)** MINIMUM NUMBER OF PARKING SPACES FOR SEMI-DETACHED DWELLING - 1 SPACE PER UNIT - TABLE 5.3, ROW 14 - UNDER APPEAL
- (F)** RESIDENTIAL INTENSIFICATION - SECTION 4.12 - UNDER APPEAL

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Oct 24, 2024-4:06:16 PM G:\GUELPH\620\ACAD\SEV BLOCK A (33820-24 MEZCON) UTM 2010 V3.dwg		
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