

SHEET 1 OF 2 SEVERANCE & MINOR VARIANCE SKETCH

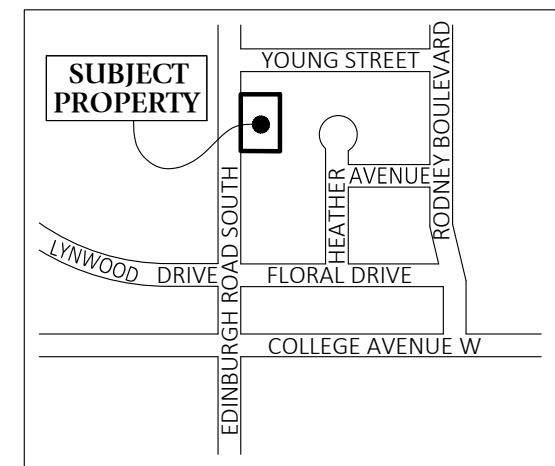
ALL OF BLOCK A, REGISTERED PLAN 620 AND PART OF LOT 4, CONCESSION 3, DIVISION 'G'
GEOGRAPHIC TOWNSHIP OF GUELPH

CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 300



VAN HARTEN SURVEYING INC.

KEYMAP:

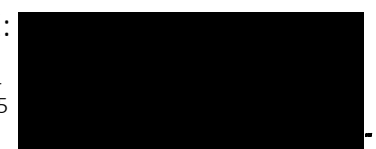


NOTES:

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 AND AMENDED ON JANUARY 24, 2025



ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

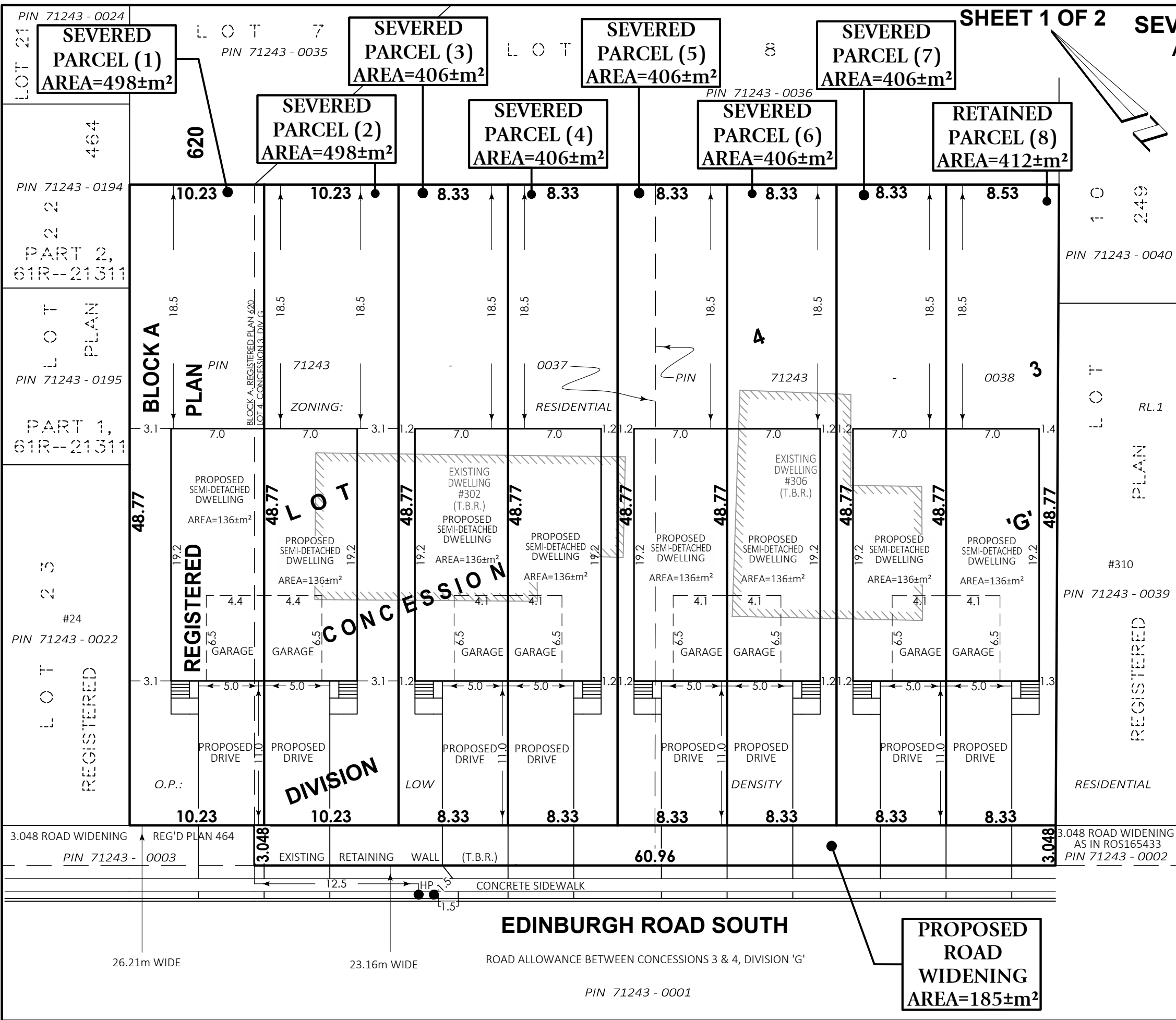
Kitchener/Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com | info@vanharten.com

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

Jan 24, 2025-10:08:57 AM
G:\GUELPH\620\ACAD\SEV BLOCK A (33820-24 MEZCON) UTM 2010 V5.dwg

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PROPOSED ROAD WIDENING
AREA=185±m²

EDINBURGH ROAD SOUTH

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4, DIVISION 'G'

PIN 71243 - 0001

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

GEOGRAPHIC TOWNSHIP OF GUELPH

CITY OF GUELPH

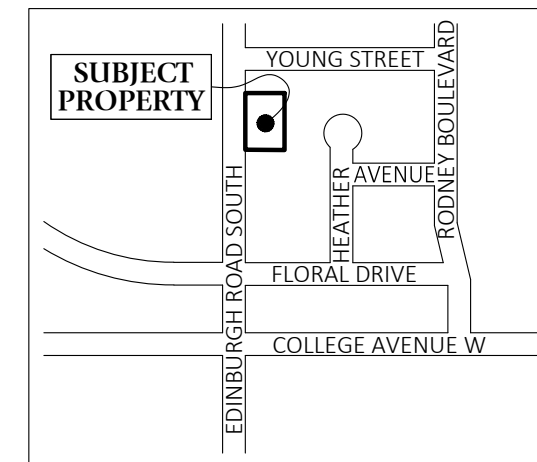
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Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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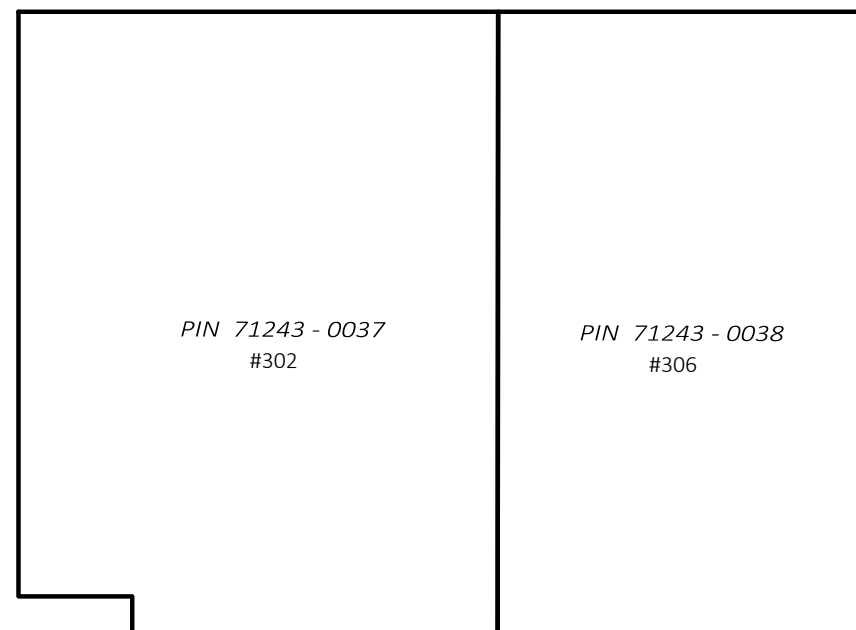
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ZONING DESIGNATION: RESIDENTIAL RL.1 - SEMI-DETACHED DWELLINGS									
ITEM	RL.1 - SEMI-DETACHED DWELLING	SEVERED PARCEL (1)	SEVERED PARCEL (2)	SEVERED PARCEL (3)	SEVERED PARCEL (4)	SEVERED PARCEL (5)	SEVERED PARCEL (6)	SEVERED PARCEL (7)	RETAINED PARCEL
MINIMUM Lot Area	230 m ²	498 m ²	498 m ²	406 m ²	406 m ²	406 m ²	406 m ²	406 m ²	412 m ²
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	18.5 m	18.5 m	18.5 m	18.5 m	18.5 m	18.5 m	18.5 m
MINIMUM Driveway Width (Section 5.11.3.d)	Minimum of 3.0m	5.0 m	5.0 m	3.0 m	3.0 m	5.0 m	5.0 m	5.0 m	5.0 m
MAXIMUM Width of Attached Garage (Table 5.9, Row 1, Additional Regulation) - Under Appeal	50% of the lot frontage or 5 meters, whichever is less (A)	4.4 m	4.4 m	4.1 m	4.1 m	4.1 m	4.1 m	4.1 m	4.1 m
MAXIMUM Driveway Width (Table 5.10, Row 1, Additional Regulation) - Under Appeal	60% of the lot frontage or 5 meters, whichever is less (B)	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Garage Location - Section 5.11.2 - Under Appeal	Garage can project beyond Main Front Wall with a Roofed Porch (C)	Complies	Complies	Complies	Complies	Complies	Complies	Complies	Complies
MINIMUM Garage Floor Area - Table 5.2.1, Additional Regulation - Under Appeal	20m ² (D)	Complies	Complies	Complies	Complies	Complies	Complies	Complies	Complies
MINIMUM Parking Spaces - Table 5.3, Row 14 - Under Appeal	1 Space Per Unit (E)	Complies	Complies	Complies	Complies	Complies	Complies	Complies	Complies
Residential Intensification - Section 4.12.1(c)(i)(A) - Under Appeal	If an ARDU is located in basement, the ARDU may occupy entirety of basement and may contain 3 bedrooms (F)	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement	Up to 3 bedrooms in basement

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

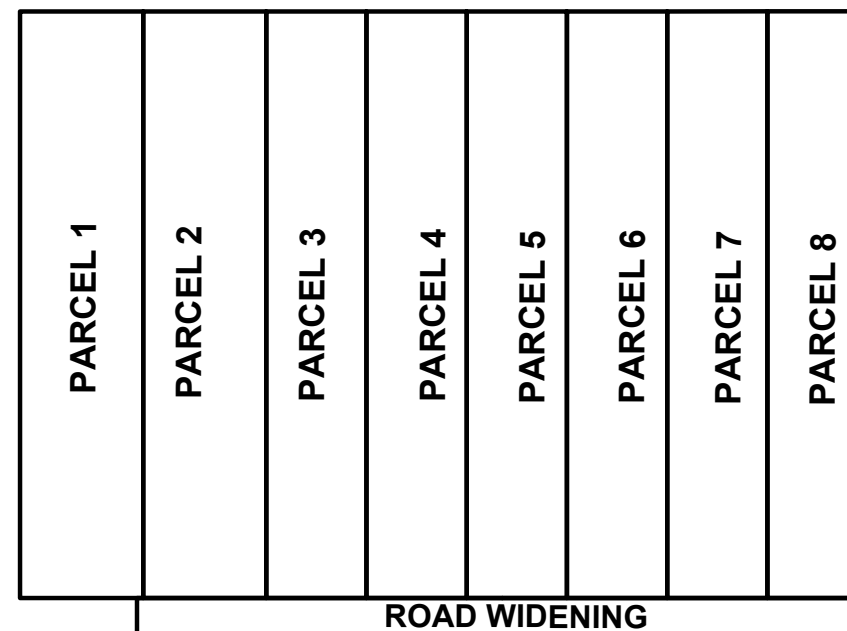
LOT CONFIGURATION

BEFORE



EDINBURGH ROAD

AFTER



EDINBURGH ROAD

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 - 20m² - 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 - IF AN ARDU IS LOCATED WITHIN THE BASEMENT, THE ARDU MAY OCCUPY THE ENTIRETY OF THE BASEMENT AND MAY CONTAIN 3 BEDROOMS - SECTION 4.12.1(c)(i)(A) - UNDER APPEAL