

SCALE 1 : 200

0 5 10 15 metres

SHEET 1 OF 2

A map of a section of Guelph, Ontario, showing a street grid. The streets shown are Neeve St. (top), Wyndham St. (bottom), Fountain St. E. (left), and St. S. (right). Surrey St. E. and Wellington St. E. run vertically. Cross St. runs diagonally from the top right, and Howitt St. runs diagonally from the bottom right. The C.N.R. railway line is shown on the far left. The 'SUBJECT PROPERTIES' are indicated by a black dot at the intersection of Surrey St. E. and Grant St., with a line pointing to the text 'SUBJECT PROPERTIES'. The word 'GUELPH' is written in a large, outlined font in the upper right quadrant.

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED DOWNTOWN 2 D.2, SITE SPECIFIC DOWNTOWN D.2-10 & SPECIAL POLICY AREA.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MIXED USE 1, MIXED USE 2 & SPECIAL POLICY AREA.
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.

THIS SKETCH WAS PREPARED ON
THE 7th DAY OF FEBRUARY, 2025

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: S.A.P.

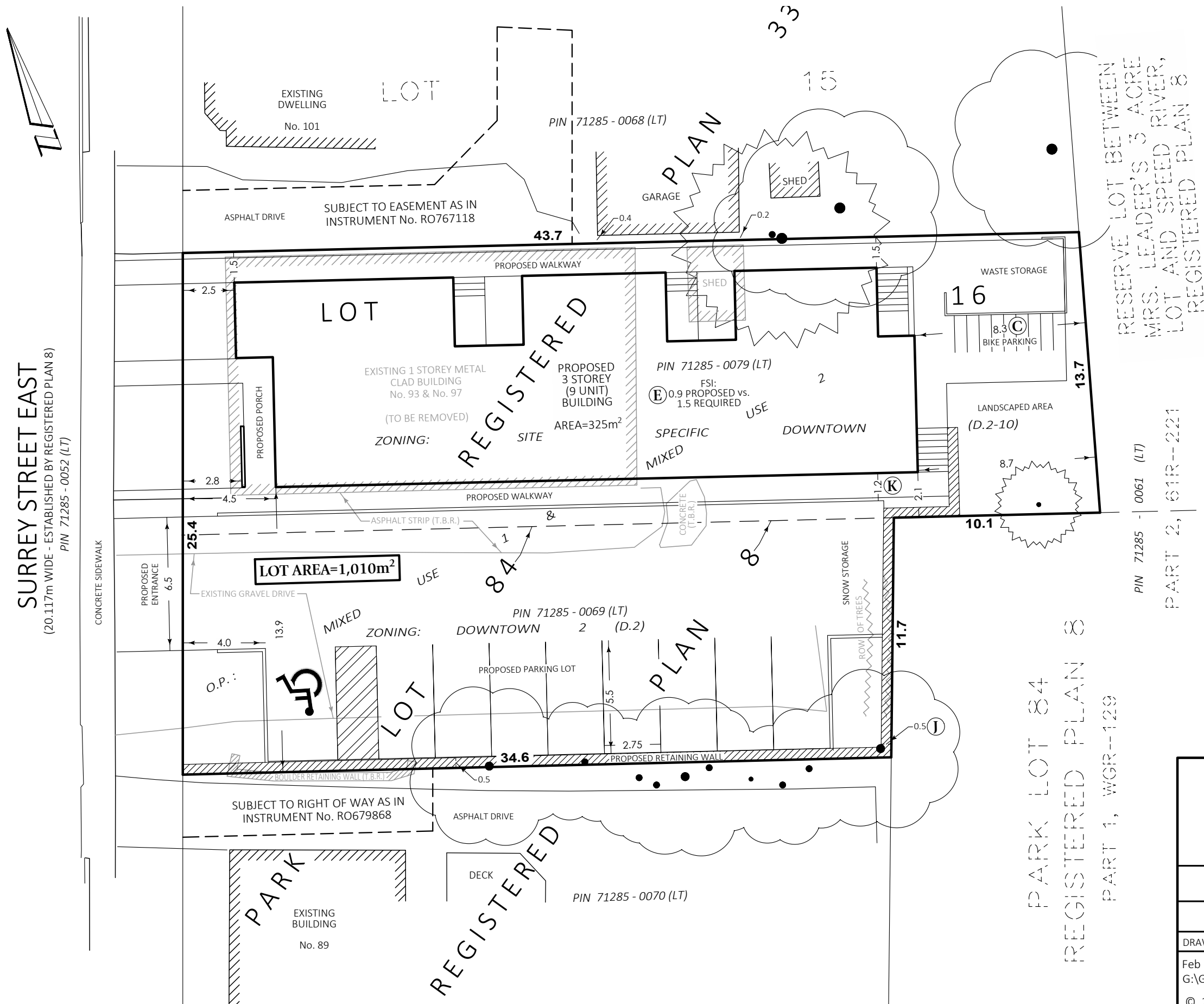
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PROJECT No. 32563-23

Feb 11, 2025-1:18:40 PM

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Regulation #	Regulations	D.2 Zone - Bylaw (2023)-20790		Bylaw Compliance	Comment
			97 Surrey		
Table 9.5, Row A	Minimum Lot Frontage	12 metres	25.4m	Yes	
Table 9.5, Row B	Minimum Lot Area	370 m ²	1,010 m ²	Yes	
Table 9.6	Minimum Buffer Strip - Under Appeal	Where abutting RL.1, RL.2, RL.3, institutional, park or natural heritage system zone, a 3 m wide buffer strip is required adjacent to the lot line abutting such zone	n / a	Yes	Not applicable as property isn't abutting any of the designated zones
Table 9.6, Row A	Minimum Front or Exterior Side Yard - Under Appeal - (A)	Average of adjacent setbacks or 3 m ⁽¹⁾⁽²⁾ (avg. of adjacent = 1.7m)	2.5m	Yes	(A) Administrative variance required for section under appeal
Table 9.6, Row B	Minimum Interior Side Yard - Under Appeal - (B)	1.5 m ⁽³⁾	1.5m	Yes	(B) Administrative variance required for section under appeal
Table 9.6, Row C	Minimum Rear Yard - Under Appeal - (C)	10.0 m ⁽¹⁾	8.3m - (C)	No	(C) Actual variance required
Table 9.7	Minimum & Maximum Building Height - Under Appeal - (D)	In accordance with Section 9.3(c) - 3 to 6 storeys per Schedule B-4 (angular plane 4 or >)	3 Storeys	Yes	(D) Administrative variance required for section under appeal
Table 9.7	Minimum FSI - (E)	1.5 except on Elizabeth which is 1.0	0.9 - (E)	No	(E) Actual variance required
Additional Regulations for Tables 9.5-9.7 1. In accordance with Section 4.6 and Section 4.22. 2. Where a lot line abuts a public lane, the minimum setback may be reduced to 1m from the lot line. 3. Where the D.2 zone abuts an RL.1, RL.2, RL.3, institutional, park or natural heritage system zone the minimum side yard shall be 3M on the abutting side.					
Regulation #	General Regulations	Bylaw (2023)-20790		Bylaw Compliance	
4.6.2 (a,b,&c)	Block face sight line triangle (SLT) - 4m into lot / 5m along street line from driveway edge	No buildings to be located within SLT, exception for fence, hedge, shrub permitted @ < 0.8 m above street	✓	Yes	
4.22	Required front or exterior side yard setbacks are in addition to any required road widening		✓	Yes	
Table 5.4, Row 1	Vehicle Parking Space Requirement - Under Appeal - (F)	1 per dwelling unit - Superseded by Bill 185 - parking NOT required in MTSA	9	0 - Bill 185 - (F)	(F) (G) (H) Variances required to align with Bill 185 - Parking requirements cannot be imposed in the MTSA
Table 5.8, Row 1 - Additional Reg. 1	Bike Parking Space Requirement - Under Appeal - (G)	If < 10 units - no requirement - Superseded as above	9	0 - Bill 185 - (G)	Actual Variances Required per Bill 185 to remove vehicle and bike parking requirements, and this would logically include any requirements for EV parking
5.9	EV Parking Requirement - Under Appeal - (H)	Required Parking = 0 (per Bill 185), therefore EV parking reg is not applicable	0	0 - Bill 185 - (H)	
5.7	Accessible Parking	Required Parking = 0 (per Bill 185), therefore no accessible parking required	1 provided	Yes	
Table 5.2, Row 3	Parking Space Dimensions - Apartment with over 3 units - Under Appeal - (I)	2.75 x 5.5 m	✓	Yes	(I) Administrative variance required for section under appeal
5.3.1.e	Parking Aisle Width	If two way traffic - 6.5 m minimum	6.5m	Yes	
5.2.2.a	Setback of Parking Area From Any Lot Line - Under Appeal - (J)	Minimum 3.0m	Front 4.0m / Side 0.5m - (J)	No	(J) Actual variance required
5.2.2.b	Setback of Parking Area From Building Entrance or Window of Habitable Room - Under Appeal - (K)	Minimum 3.0m	1.2m - (K)	No	(K) Actual variance required
5.2.2.d	Location of Access Driveway - Under Appeal - (L)	Minimum of 1.5 m from any utility structure or city owned tree	n / a	Yes	(L) Administrative variance required for section under appeal
Italics = Regulations in By-law (2023)-20790 that are still under appeal - administrative variance required					
(A) to (L) = MINOR VARIANCES REQUESTED					

MINOR VARIANCE REQUESTS:

- A) MINIMUM FRONT OR EXTERIOR SIDE YARD TO BE AVERAGE OF ADJACENT SETBACKS OR 3m - TABLE 9.6, ROW A - UNDER APPEAL (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- B) MINIMUM INTERIOR SIDE YARD TO BE 1.5m - TABLE 9.6, ROW B - UNDER APPEAL (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- C) TO PERMIT THE MINIMUM REAR YARD TO BE 8.3m VS 10.0m REQUIRED IN SECTION TABLE 9.6, ROW C (ACTUAL VARIANCE REQUIRED)
- D) MINIMUM & MAXIMUM BUILDING HEIGHT - IN ACCORDANCE WITH SECTION 9.3(C) - 3 TO 6 STOREYS PER SCHEDULE B-4 (ANGULAR PLANE 4 OR >) - TABLE 9.7 - UNDER APPEAL (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- E) TO PERMIT A MINIMUM FLOOR SPACE INDEX TO BE 0.9 VS 1.5 REQUIRED IN TABLE 9.7 (ACTUAL VARIANCE REQUIRED)
- F) PURSUANT TO BILL 185 REMOVE VEHICLE PARKING REQUIREMENT IN THE MTSA - TABLE 5.4, ROW 1 (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- G) PURSUANT TO BILL 185 REMOVE BICYCLE PARKING REQUIREMENTS IN THE MTSA - TABLE 5.8, ROW 1, ADDITIONAL REGULATION 1 (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- H) PURSUANT TO BILL 185 REMOVE RELATED EV PARKING REQUIREMENTS IN THE MTSA - SECTION 5.9 (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- I) PARKING SPACE DIMENSIONS - APARTMENT WITH OVER 3 UNITS - 2.75m X 5.5m - TABLE 5.2, ROW 3 - UNDER APPEAL (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)
- J) TO PERMIT A MINIMUM SETBACK OF PARKING AREA FROM ANY LOT LINE TO BE 0.5m VS 3.0m REQUIRED IN SECTION 5.2.2.A) (ACTUAL VARIANCE REQUIRED)
- K) TO PERMIT A MINIMUM SETBACK OF PARKING AREA FROM THE BUILDING, ENTRANCE OR WINDOW OF HABITABLE ROOM TO BE 1.2m VS 3.0m REQUIRED IN SECTION 5.2.2.B) (ACTUAL VARIANCE REQUIRED)
- L) LOCATION OF ACCESS DRIVEWAY - MINIMUM OF 1.5M FROM ANY UTILITY STRUCTURE OR CITY OWNED TREE - SECTION 5.2.2.D) - UNDER APPEAL (PROPOSAL COMPLIES - ADMINISTRATIVE VARIANCE REQUIRED)

MINOR VARIANCE SKETCH PART OF PARK LOT 84, REGISTERED PLAN 8 AND PART OF LOT 16, REGISTERED PLAN 33 CITY OF GUELPH COUNTY OF WELLINGTON

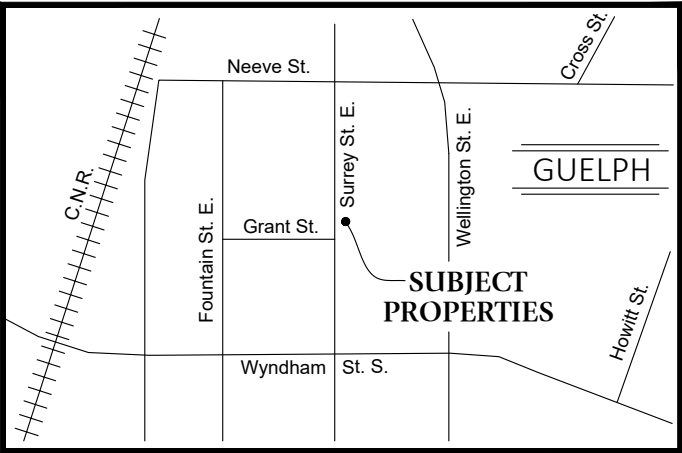
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VAN HARTEN SURVEYING INC.

SHEET 2 OF 2

KEYMAP:



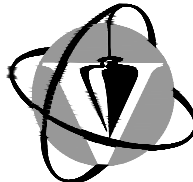
NOTES:

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SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 7th DAY OF FEBRUARY, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

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