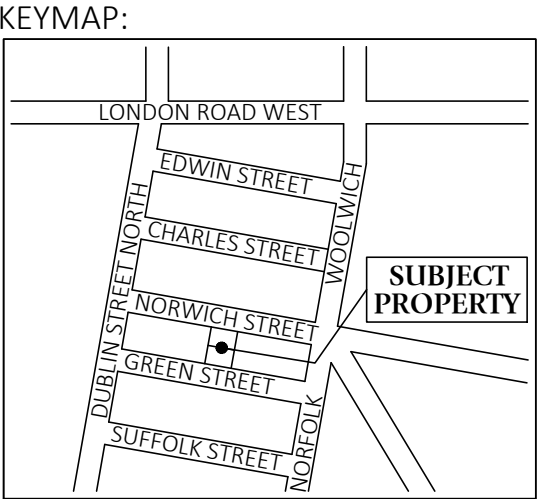
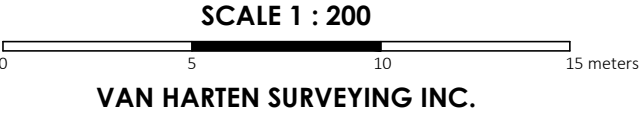


ZONING: RESIDENTIAL R.1B ZONE SINGLE DETACHED DWELLINGS			
TABLE 5.1.2 REGULATIONS	REQUIRED	SEVERED (PROPOSED) - NORWICH ST. 280m²(A)	RETAINED (EXISTING) - GREEN ST. 325m²(B)
MINIMUM Lot Area	460m²		
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6	19.2m	19.2m
MINIMUM Front Yard	6.0m or Average setback in accordance with Section 5.1.2.7(i). Green St. - 1.0m. Norwich St. - 1.4m.	0.3m - Norwich Street (E)	1.7m - Green Street (Existing)
MINIMUM Side Yard - 1 to 2 Storeys	1.5m	1.8m	Legal Non Conforming
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less. 3.5m for Green Street (Retained). 3.0m for Norwich Street (Severed).	3.2m	3.7m
MINIMUM Side Yard - Accessory Building (4.5.1.2) Table 4.7, Row 3 - Open	0.6m	0.7m	0.6m
Roofed Porch not exceeding 1 storey in height	Minimum setback from front lot line is 2.0m	0.3m (D)	0.05m (C)
Minor Variance Required for (A), (B), (C), (D), (E)			

30.17m WIDE NORWICH STREET ESTABLISHED BY REGISTERED PLAN 8 PIN 71292 - 0282

SEVERANCE AND MINOR VARIANCE SKETCH  
PART OF LOT 837  
REGISTERED PLAN 8  
CITY OF GUELPH  
COUNTY OF WELLINGTON



- 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).
  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 17th DAY OF JUNE, 2020

*Jeff Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28239-20
Jun 17, 2020 3:21:49 PM G:\GUELPH\008\835-839\ACAD\SEV LOT 837 (ZHANG) UTM OPTION 1.dwg		

PART 1, 61R--7858

LANDS TO BE SEVERED (A)  
AREA=280m²

REGISTERED  
LANDS TO BE RETAINED (B)  
AREA=325m²

ESTABLISHED BY REGISTERED PLAN 8 GREEN STREET 20.12m WIDE PIN 71292 - 0248