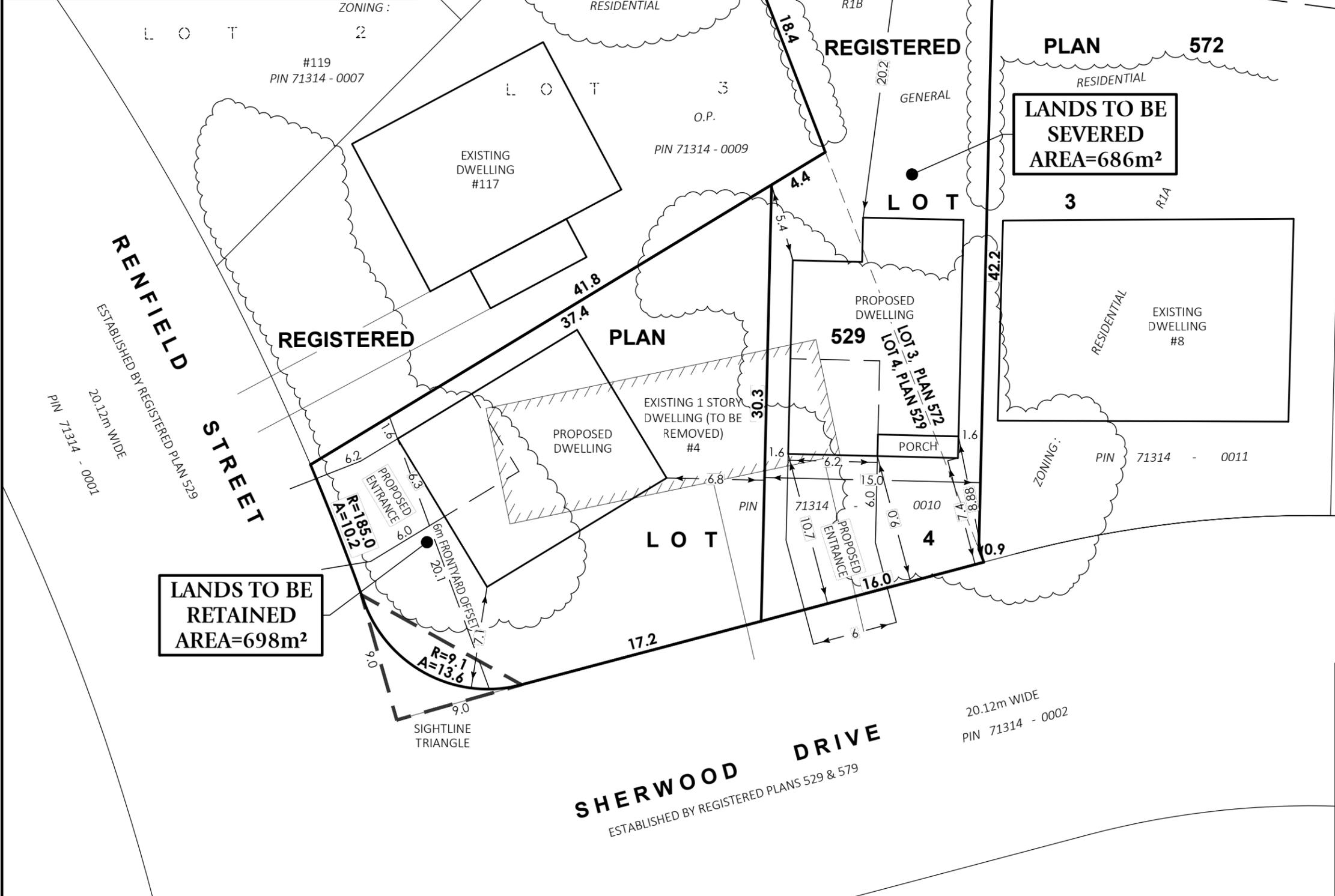
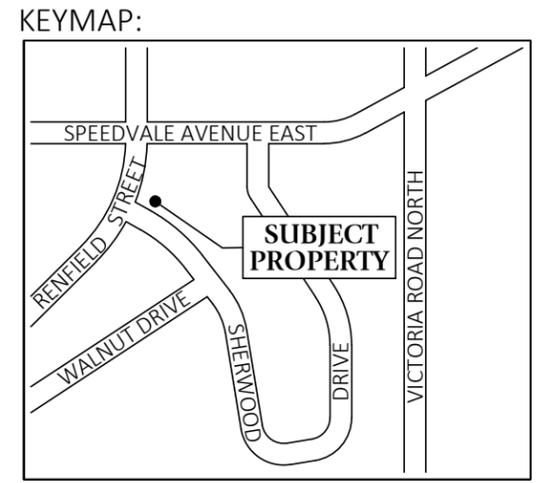
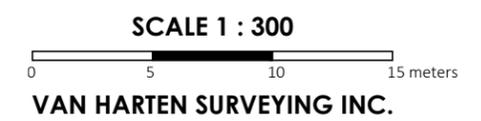


ZONING DESIGNATION: RESIDENTIAL R.1B ZONE SINGLE DETACHED DWELLINGS			
TABLE 5.1.2 REGULATIONS	REQUIRED	SEVERED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	460m ²	686m ²	698m ²
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6	15.0m	20.1m
MINIMUM Front Yard	6.0m or Average setback in accordance with Section 5.1.2.7i) and Table 5.1.2, Row 6	6.2m	6.2m
MINIMUM Exterior Side Yard	6.0m or Average setback in accordance with Section 5.1.2.7i)	N/A	7.1m
MINIMUM Side Yard - 1 to 2 Storeys	1.5m	1.6m	1.6m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less. 9.2m for Severed Parcel. 6.2m for Retained Parcel.	20.2m	6.8m



SEVERANCE SKETCH

ALL OF LOT 4, REGISTERED PLAN 529,
PART OF LOT 3, REGISTERED PLAN 572
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 GENERAL 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 19th DAY OF MAY, 2020
REVISED AUGUST 6, 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28254-20
Aug 6, 2020-8:26:53 AM G:\GUELPH\572\ACAD\SEV LOT 3,4 (ZHANG) UTM.dwg		