

MINOR VARIANCE REQUESTS:

- (A)** TO PERMIT REDUCED SIDE YARDS FOR THE PROPOSED DWELLING TO BE 2.0m INSTEAD OF 3.0m AS REQUIRED IN SECTION 7.2.5.
- (B)** TO PERMIT A REDUCED LOT FRONTAGE TO BE 13.7m INSTEAD OF 30m AS REQUIRED IN SECTION 7.2.2.
- (C)** TO PERMIT A REDUCED LOT AREA TO BE 1,000m² INSTEAD OF 4,000m² AS REQUIRED IN SECTION 7.2.1.

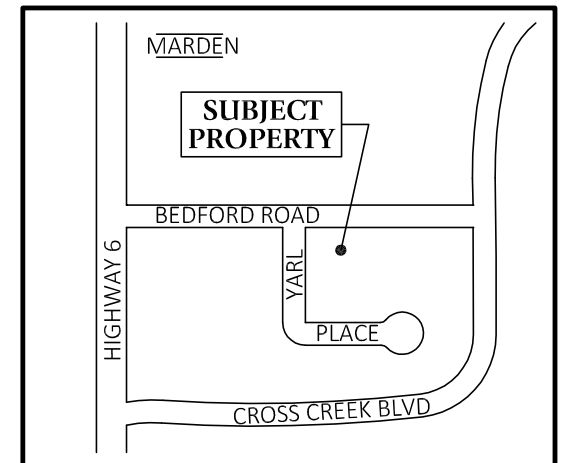
MINOR VARIANCE SKETCH
PART OF LOT 5,
REGISTERED PLAN 365
 GEOGRAPHIC TOWNSHIP OF GUELPH
 TOWNSHIP OF GUELPH-ERAMOSA
 COUNTY OF WELLINGTON

SCALE 1 : 400



VAN HARTEN SURVEYING INC.

KEYMAP:



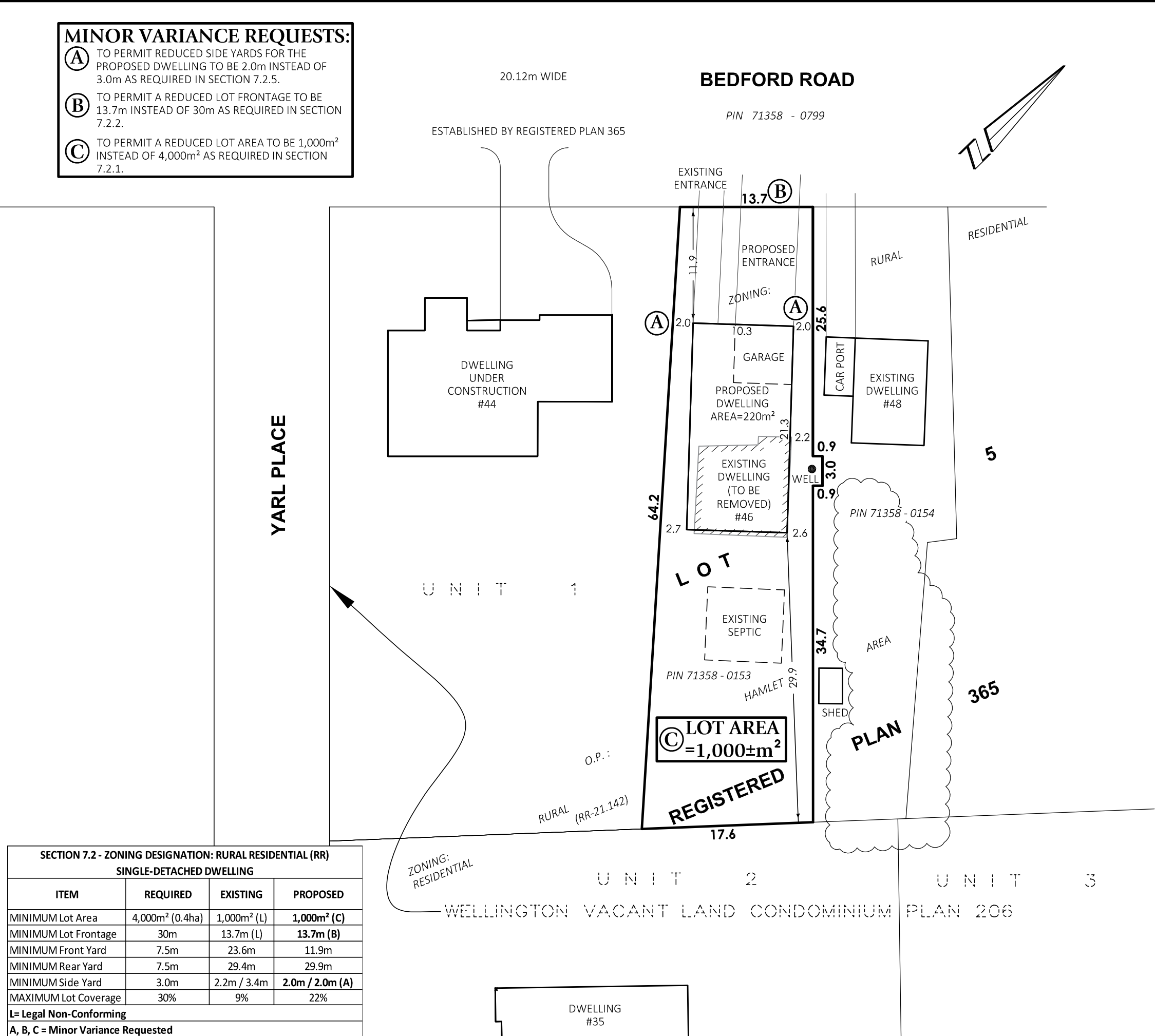
NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RURAL RESIDENTIAL.
3. SUBJECT LANDS HAVE A OFFICIAL PLAN DESIGNATION OF HAMLET.
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
 13th DAY OF JANUARY, 2023

Jeff Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

SECTION 7.2 - ZONING DESIGNATION: RURAL RESIDENTIAL (RR) SINGLE-DETACHED DWELLING			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM Lot Area	4,000m ² (0.4ha)	1,000m ² (L)	1,000m² (C)
MINIMUM Lot Frontage	30m	13.7m (L)	13.7m (B)
MINIMUM Front Yard	7.5m	23.6m	11.9m
MINIMUM Rear Yard	7.5m	29.4m	29.9m
MINIMUM Side Yard	3.0m	2.2m / 3.4m	2.0m / 2.0m (A)
MAXIMUM Lot Coverage	30%	9%	22%
L= Legal Non-Conforming			
A, B, C = Minor Variance Requested			



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

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DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 32047-22
Jan 13, 2023-3:20:51 PM		
G:\GUELPH\365\acad\MV LOT 5 (MARTIN) UTM.dwg		