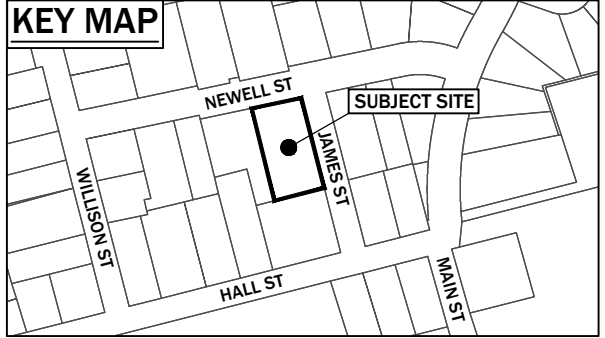


SEVERANCE & MV PLAN

37 NEWELL ST, AYR
 PLAN 673, PT LOT 32. RP67R1366 PT 4
 TOWNSHIP OF NORTH DUMFRIES
 REGION OF WATERLOO
 ROLL # 300101000220400



ZONING MATRIX: Z.4 (Zone 4 - Urban Res.)

(STATS BELOW ARE TAKEN POST ROAD WIDENING)

SEVERED LOT '1'	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA	700 sq. m	451.22 m ²	NO (MV REQ.)
LOT WIDTH	18 m	15.79 ±m	NO (MV REQ.)
FRONT YARD SETBACK	7.5 m	9.81 ±m	YES
SIDE YARD SB. (2-storey)	2.4 m	2.40 ±m	YES
REAR YARD SETBACK	7.5 m	7.68 ±m	YES
'FRONT YARD' LANDSCAPING	40%	62.0 %	YES
PARKING SPACES (MIN.)	2 spaces	2 spaces (garage)	YES

SEVERED LOT '2'	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA	700 sq. m	448.27 m ²	NO (MV REQ.)
LOT WIDTH	18 m	15.79 ±m	NO (MV REQ.)
FRONT YARD SETBACK	7.5 m	9.81 ±m	YES
SIDE YARD (2-storey)	2.4 m	2.4 ±m	YES
REAR YARD SETBACK	7.5 m	7.52 ±m	YES
'FRONT YARD' LANDSCAPING	40%	62.0 %	YES
PARKING SPACES (MIN.)	2 spaces	2 spaces (garage)	YES

RETAINED LANDS	REQUIRED	PROVIDED	VARIANCE
LOT AREA	700 sq. m	715.28 m ²	YES
LOT WIDTH (CORNER)	18 m	24.76 ±m (new)	YES
FRONT YARD SETBACK	7.5 m	6.91 ±m	NO (MV REQ.)
SIDE YARD SB. (1-storey)	1.5 m	5.36 ±m	YES
REAR YARD SETBACK	7.5 m	8.74 ±m	YES
PARKING SPACES (MIN.)	2 spaces	2 spaces	YES

PROP. DEVELOPMENT / VARIANCES

- Proposing a severance for 37 Newell Street, to create two new single detached lots. The following Minor Variances are requested:
 - Severed Lot 1
 - 1. A reduced Lot Area (451.22±m²), and Lot Width (15.79±m)
 - Severed Lot 2
 - 1. A reduced Lot Area (448.27±m²), and Lot Width (15.79±m)
 - Retained Lands
 - 1. Relief from Section 6.4.1 to permit the existing accessory sheds to remain located within the established building lines
 - 2. Relief from Section 6.4.8 to allow for the existing accessory sheds to be located closer to the street line than the front wall of the principle building on the lot
 - 3. Relief from Section 6.10.4a to permit a reduced front yard setback of 6.91±m (from ex. stairs leading to uncovered deck)
 - 4. Relief from Section 6.6.1 to permit for the accessory sheds to be located within the daylight triangle (corner obstruction)

DATE: AUGUST 20, 2024
 PROJECT: NEWELL ST - SEV & MV
 FILE #: 16820
 REVISION #: 1
 DRAWN BY: B.L.