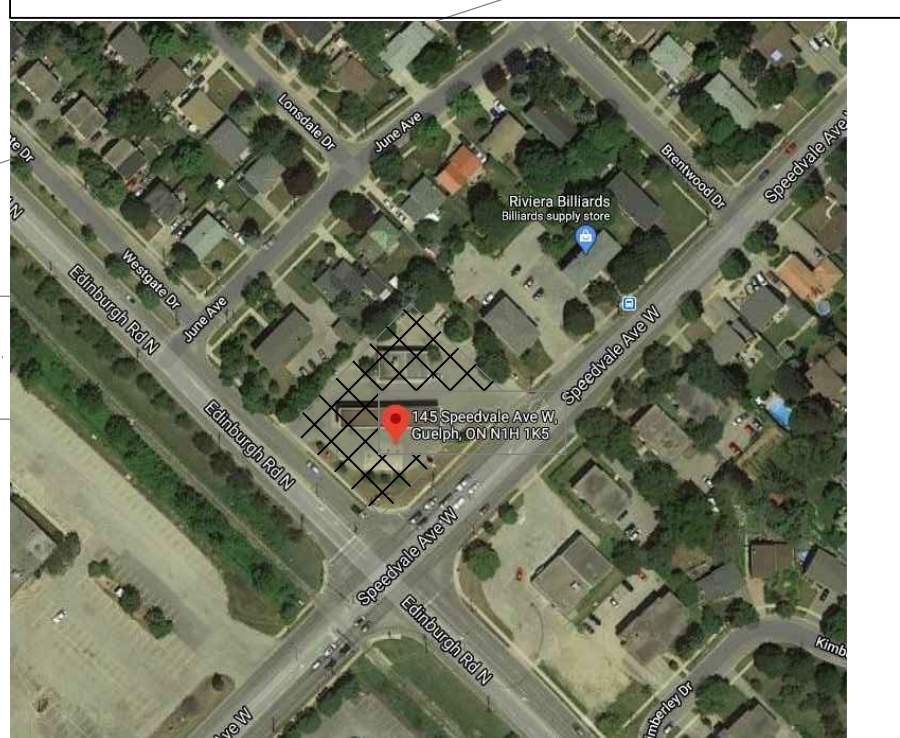


LEGAL DESCRIPTION:
 SURVEYOR'S REAL PROPERTY REPORT
 AND TOPOGRAPHIC PLAN OF
 LOTS 127 AND 128
 IN THE
 CITY OF GUELPH
 COUNTY OF WELLINGTON



- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.
 9. EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 10. INSTALL PRODUCT PIPING, WIRING AND MONITORING SYSTEM ALL AS SHELL STANDARD SPECIFICATIONS AND LIQUID FUELS HANDLING CODE

NOTE:
 PRIVATE GARBAGE PICK UP FOR SITE.

Note: All Signs/Signage are shown for information purposes only and are subject to separate approval and permit.

LEGEND

□	DENOTES MONUMENT PLANTED
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
OH	DENOTES OVERHEAD HYDRO
UH	DENOTES UNDERGROUND HYDRO
OB	DENOTES OVERHEAD BELL
UB	DENOTES UNDERGROUND BELL
WT	DENOTES WITNESS MONUMENT
O.U.	DENOTES ORIGIN UNKNOWN
C	DENOTES GASMAIN
W	DENOTES WATERMAIN
S	DENOTES SANITARY SEWER
ST	DENOTES STORM SEWER
T/C	DENOTES TOP OF CURB
INV.	DENOTES INVERT ELEVATION
P	DENOTES REGISTERED PLAN 532
1188	DENOTES SEXTON McKay LIMITED, O.L.S.

ZONING CATEGORY:	PROVIDED	BY-LAW REQUIREMENT	
SERVICE COMMERCIAL (C.1)			
TOTAL DEVELOPMENT LOT AREA	±3250.07m ² (0.075ac)	550.00 m ²	
LOT FRONTAGE	53.68m	18.00 m	Yes
LOT DEPTH	49.68m	N/A	
BUILDING AREA	EX. C-STORE TO BE DEMOLISHED	140.77 m ²	
	NEW C-STORE & CARWASH COMBO	340.00 m ²	400.00 m ² MAX. COMBINED C-STORE & CARWASH
	NEW STORE	198.00 m ²	N/A
	NEW CARWASH	142.00 m ²	N/A
	EX. CANOPY TO BE DEMOLISHED	293.67 m ²	N/A
LOT COVERAGE	NEW CANOPY	176.14 m ²	N/A
	TOTAL (SQ.M)	340.00 m ²	N/A
FRONT YARD SETBACK (SPEEDVALE AVE W)	TOTAL (%)	10.52%	N/A
	NEW C-STORE & CARWASH COMBO	6.00m	6.00 m
EXTERIOR SIDE YARD SETBACK (EDINBURGH ROAD N)	PUMP ISLAND	9.25m	7.50 m
	CANOPY	6.00m	1.50 m
SIDE YARD SETBACK (ABUTTING RESIDENTIAL)	NEW C-STORE & CARWASH COMBO	10.59m	6.00 m
	CANOPY	39.28m	6.00 m
REAR YARD SETBACK (ABUTTING RESIDENTIAL)	NEW C-STORE & CARWASH COMBO	41.81m	3.00 m
	CANOPY	17.77m	7.50 m
HEIGHT	NEW C-STORE/RETAIL	19.69m	7.50 m
	CANOPY	27.12m	7.50 m
	CARWASH	6.15m	3 storey's
LANDSCAPING (5% OF LOT AREA AFTER ROAD WIDENING)	C-STORE/RETAIL	6.15m	
	CANOPY	6.50m	
PARKING SPACES	AREA (SQ.M)	708.85 m ²	3 m IN WIDTH ADJACENT TO THE STREET LINE, EXCEPT FOR THOSE AREAS REQUIRED FOR ENTRY RAMPS
	AREA (%)	21.81%	
PARKING STALL DIMENSIONS	(See minimum from street line)	19 Incl. B/W + 8 Waiting	5 - 19 Waiting Spaces C-Store 16/15.5m ² = 142.00m ² /16.5 = 9 10/15.5m ² = 142.00m ² /10 = 14 Total Parking Spaces Required = 23
	B/F PARKING SPACES	2	
B/F PARKING STALL DIMENSIONS	TYPE A	3.4m x 5.5m	Yes
	TYPE B	2.4m x 5.5m	
LOADING AREA DIMENSIONS	ACCESS AISLE = 2.0m	2.4m x 5.5m	
	ACCESS AISLE = 1.5m	2.4m x 5.5m	
ENTRANCE AND EXIT WIDTHS	4.0m x 9.0m	N/A	Yes
	9.0m	9.0m	Yes

10				
9				
8				
7				
6				
5				
4				
3	OCT.14.21	ISSUED FOR CITY REVIEW	HZ	WAM
2	FEB.17.21	ISSUED FOR CITY PRELIMINARY REVIEW	HZ	WAM
1	FEB.11.21	ISSUED FOR CLIENT REVIEW	HZ	WAM
No.	DATE	REVISIONS	INITIAL	CHECKED

8611 Weston Road, Suite 35B - Vaughan, Ontario - L4L 9P1 Tel: 905-264-9295 www.gamaengineeringinc.com	
CLIENT/OWNER:	145 SPEEDVALE INC. 145 SPEEDVALE AVENUE WEST, GUELPH, ONTARIO, N1K 1K5
CITY FILE NO.	SP21-007
PROJECT/ADDRESS:	C- STORE, GAS BAR & CAR WASH 145 SPEEDVALE AVENUE WEST, GUELPH, ONTARIO, N1K 1K5
TITLE:	PROPOSED SITE PLAN

DESIGN:	WAM	DWN BY:	HZ	DRAWING No.
SCALE:	AS NOTED	DWG. FILE:	1808-SP-1	SP-1
DATE:	FEB.10.2021	PROJ. No.:	1808	

1 SITE PLAN
 SP-1 SCALE 1:150