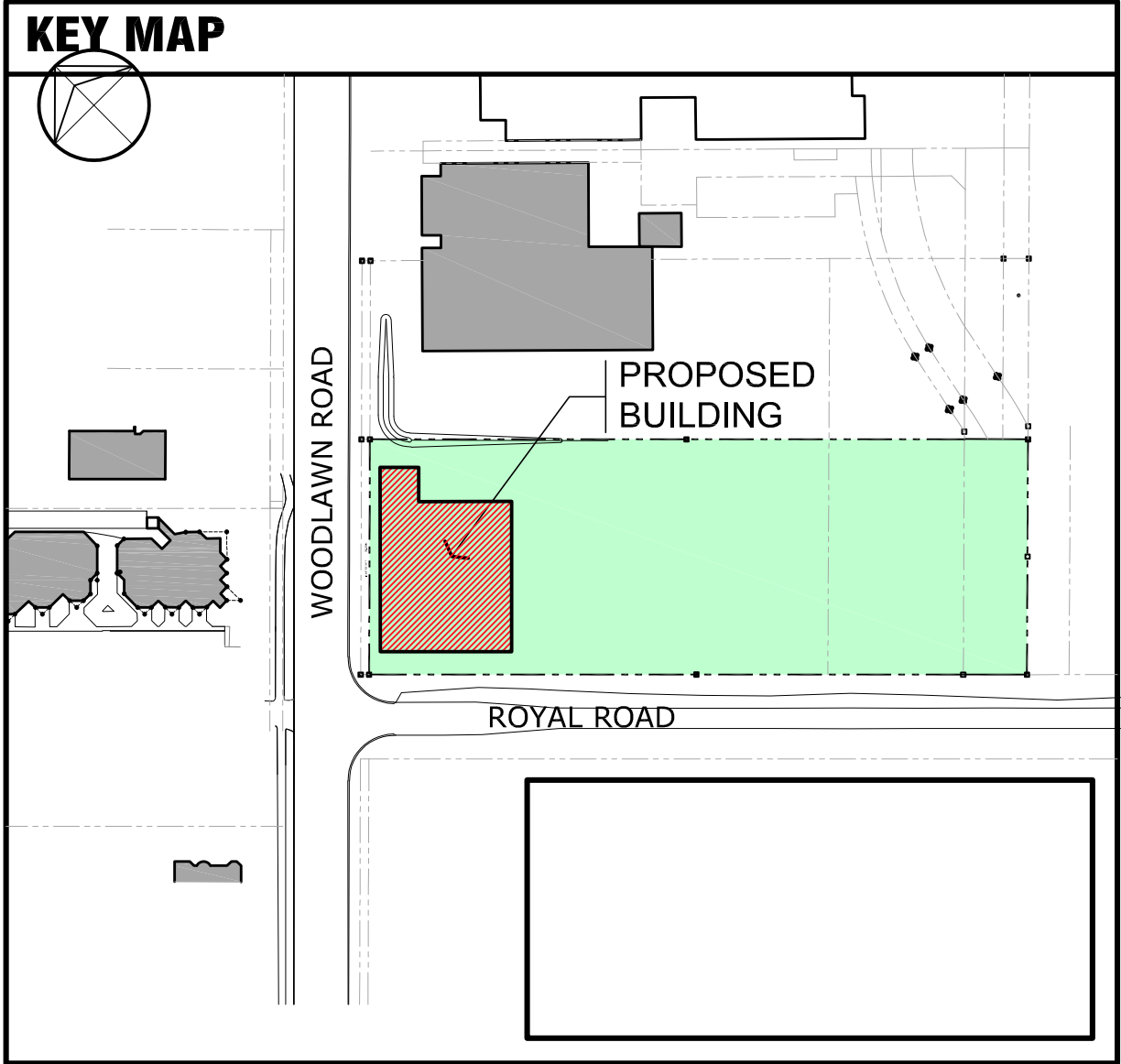
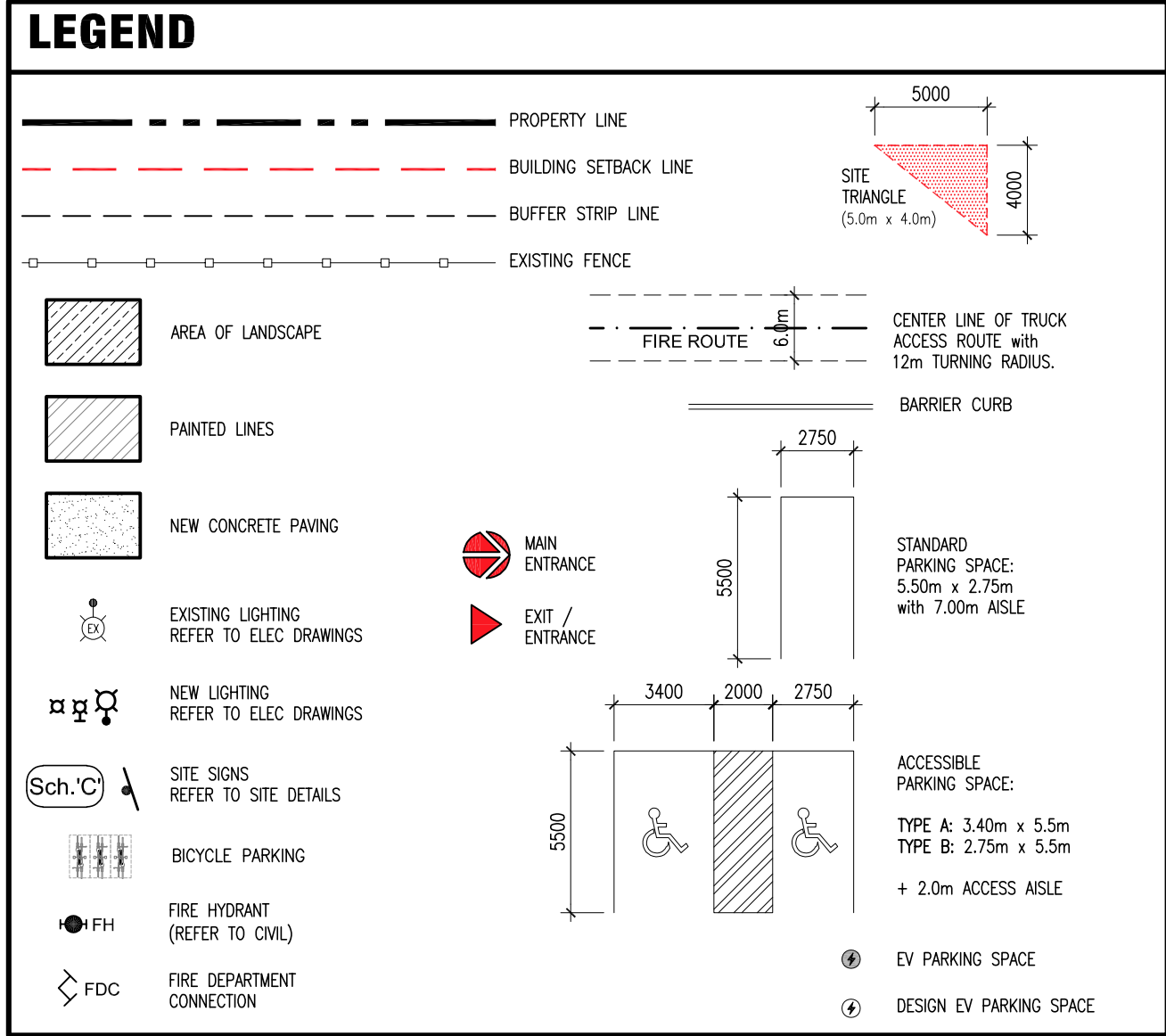


ZONE: SC.2-2 zone (SPECIAL HIGHWAY SERVICE COMMERCIAL )			
PERMITTED USES:	WAREHOUSE / DISTRIBUTION CENTER		
ZONING REGULATION	REQUIRED	PROVIDED	COMPLIANCE
LOT FRONTAGE (min.) 10.2 (A)	30 m	85m	YES
FRONT and EXTERIOR SIDE YARD (min) 10.3 (A)	6.00m	6.00m	YES
FRONT AND EXTERIOR SIDE YARD (max) 10.3 (A)	25.00m	6.00m	YES
INTERIOR SIDE YARD (min) 10.3 (B)	6.00m	12.46m	YES
REAR YARD (min) 10.3 (C)	6.00m	183.14m	YES
BUFFER STRIP (min) 10.3 (D)	3 METRES WIDE BUFFER STRIP REQUIRED ADJACENT TO INTERIOR SIDE YARD AND REAR LOT LINES	3.00m	YES
LANDSCAPE OPEN SPACE (min) 10.3 (E)	15% OF LOT AREA, THE REQUIRED FRONT YARD AND EXTERIOR SIDE YARD, EXCEPT THE DRIVEWAY, PARKING AREA, OR LOADING AREA, SHALL BE LANDSCAPED.	47.8%	YES
BUILDING HEIGHT (max) 10.4 (A)	20 METRES AND IN ACCORDANCE WITH SECTION 4.14	7.925	YES
PRINCIPAL ENTRANCE 10.4	A PRINCIPAL ENTRANCE SHALL BE PROVIDED THAT FACES THE FRONT LOT LINE OR EXTERIOR SIDE LOT LINE.	PRINCIPAL ENTRANCE FACES SOUTH INTO THE PARKING AREA TO ACCOMMODATE DESIGN STANDARDS.	NO

OFF-STREET PARKING TABLE 5.3			
OFF-STREET PARKING	INDUSTRIAL SUPPLY OUTLET USE NOT IDENTIFIED IN TABLE 5.3	5 SPACES PER 100m <sup>2</sup>	NO
ACCESSIBLE PARKING SPACES – TABLE 5.5 NUMBER OF REQUIRED PARKING SPACES BETWEEN 101 TO 200	1 ACCESSIBLE PARKING SPACE PLUS AN ADDITIONAL 3% OF TOTAL SPACES (1) WITH AN EQUAL NUMBER OF TYPE A AND TYPE B ACCESSIBLE PARKING SPACES (2)	7 SPACES	YES
BICYCLE PARKING, SHORT TERM (MIN) – TABLE 5.7 EMPLOYMENT, INDUSTRIAL – ROW 12	0.03 SPACES PER 100m <sup>2</sup> GFA, 2 SPACES MINIMUM	6 SHORT TERM SPACES	YES
BICYCLE PARKING, LONG TERM (MIN) – TABLE 5.7 EMPLOYMENT, INDUSTRIAL – ROW 12	0.07 SPACES PER 100m <sup>2</sup> GFA, 2 SPACES MINIMUM	2 LONG TERM SPACES	YES
ELECTRIC VEHICLE PARKING SPACES (min) – 5.9 (C)	10% OF REQUIRED SPACES	14	YES
DESIGNED ELECTRIC VEHICLE PARKING SPACES (min) 5.9 (C)	20% OF REQUIRED SPACES	28	YES



THE LEGAL DESCRIPTION & PROPERTY INFORMATION USED FOR THIS DRAWING HAS BEEN TRANSFERRED FROM THE FOLLOWING DRAWING(S):

PLAN OF SURVEY OF LOT 10 AND PART OF LOTS 11 & 12, REGISTERED PLAN 599, BEING PARTS 5 & 6, 61R-8296 CITY OF GUELPH, COUNTY OF WELLINGTON, PREPARED BY: VAN HARTEN LAND SURVEYORS – ENGINEERS DATED: MAY 16, 2023

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No.	REVISIONS	date
08	ZONING BYLAW AMENDMENT (ZBA) & OPA AMENDMENT SUBMISSION-01	2025.01.24
07	ZONING BYLAW AMENDMENT (ZBA) SUBMISSION-01	2024.12.13
06	ISSUED TO CONSULTANTS – FIRST DRAFT	2024.10.31
05	UPDATED TO SUIT TENANT COMMENTS	2024.10.09
04	REISSUED TO CONSULTANTS	2024.08.22
03	ISSUED TO CONSULTANTS	2024.08.01
02	ISSUED FOR ZBA	2023.06.19
01	ISSUED FOR PRE-CONSULTATION	2023.04.06

scale: 1:400

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2025.01.24 CRT

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B.R.J.

print date  
2025.01.24

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OUTLET

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GUELPH ONTARIO

drawing title  
SITE PLAN

reference

project no.  
23-031

client reference number

sheet no.  
**SP - 01 07**