

Zone: BP-3 zone Regulations - Employment - Corporate Business Park			
Zoning Regulation	Required	Provided	Compliance
LOT AREA	N/A	4,444 sq.m	Info
Min. Lot Frontage	30m	75m	Yes
Minimum Front Yard	6m	16.49m	Yes
Minimum Exterior Side Yard	6m	N/A	Yes
Minimum Rear Yard	6m	12.83m	Yes
Minimum Int. Side Yard	Min. 6m	6.10m	Yes
Minimum Buffer Strips	3m wide buffer to interior and rear side yard	3m	Yes
Maximum Building Height	8m	1 storey (8m)	Yes
Minimum Landscape	15% of the lot area	2,825 sq.m (25.9% of total area)	Yes
Outdoor Storage	In accordance with section 4.11	N/A	Info
Accessory Buildings or Structures	In accordance with section 4.5	N/A	Info
Refuse Storage	In accordance with section 4.9	Externally Handled, Rear yard	Yes
Planting area	N/A	3m Wide planting strip	Yes

OFF-STREET PARKING - Veterinary Services			
Zoning Regulation	Required	Provided	Compliance
Parking Requirements:	Unit area = 466 sq.m	23 spaces	Yes
4 space per 100 sq.m of GFA	19 spaces		
Parking Dimensions	2.75m x 5.50m	2.75m x 5.50m	Yes
Accessible Parking Requirements	Tables 5.13-100 (req. spaces) 4% of total spaces = 1A	1 space (Type A)	Yes
Accessible Parking Dimensions	Type A - 3.4m x 5.5m	3.4m x 5.5m	Yes
Minimum width of Driveways and parking Aides	7.0m	7.5m min.	Yes
Bicycle Parking	Min. 2 Spaces Required	2 Spaces	Yes

PLAN OF SURVEY
PART OF BLOCK 3
REGISTERED PLAN 61M-169
CITY OF GUELPH
COUNTY OF WELLINGTON

BY:
VAN HARTEN SURVEYING INC.
LAND SURVEYORS AND ENGINEERS
423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3

SITE LEGEND

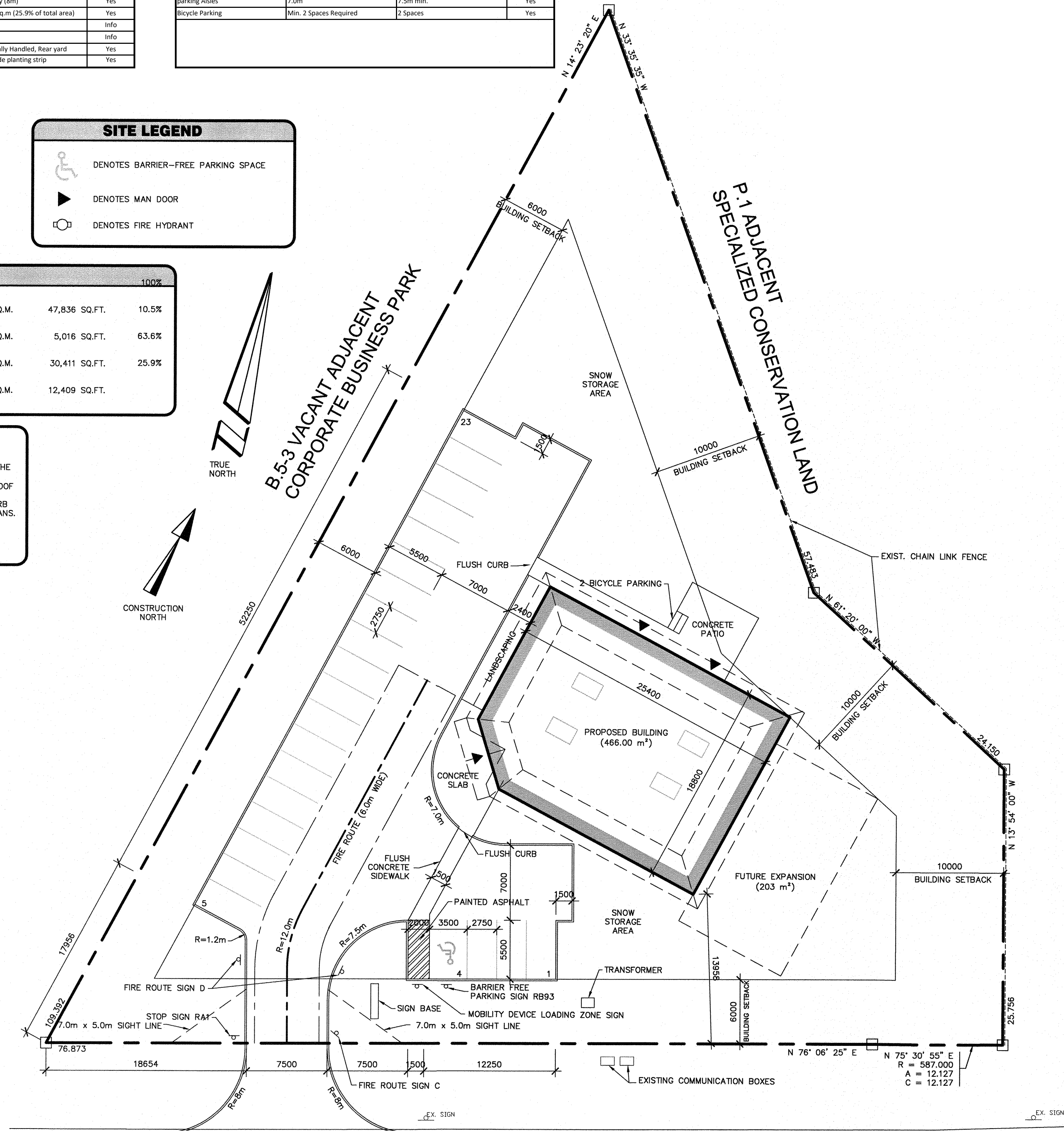
- DENOTES BARRIER-FREE PARKING SPACE
- DENOTES MAN DOOR
- DENOTES FIRE HYDRANT

SITE DATA

			100%
SITE AREA:	4,444 SQ.M.	47,836 SQ.FT.	10.5%
PROPOSED BUILDING AREA:	466 SQ.M.	5,016 SQ.FT.	63.6%
LANDSCAPING AREA:	2,825 SQ.M.	30,411 SQ.FT.	25.9%
HARD SURFACE/ASPHALT AREA:	1,153 SQ.M.	12,409 SQ.FT.	

NOTES:

1. NO GARBAGE ENCLOSURE PROPOSED FOR THE SITE. ALL WASTE MANAGEMENT WILL BE HANDLED INSIDE THE BUILDING.
2. TOP OF ROOF UNITS TO BE 1579mm ABOVE U/S ROOF DECK AND SCREENED BY MANSARD ROOF.
3. FOR BUILDING FINISHED FLOOR ELEVATIONS AND CURB DROPS REFER TO SITE SERVING AND GRADING PLANS.
4. PROVIDE HEAVY DUTY ASPHALT FOR FIRE ACCESS ROUTE AND LIGHT DUTY FOR PARKING STALLS AND DRIVEWAY BEYOND FIRE ACCESS ROUTE.

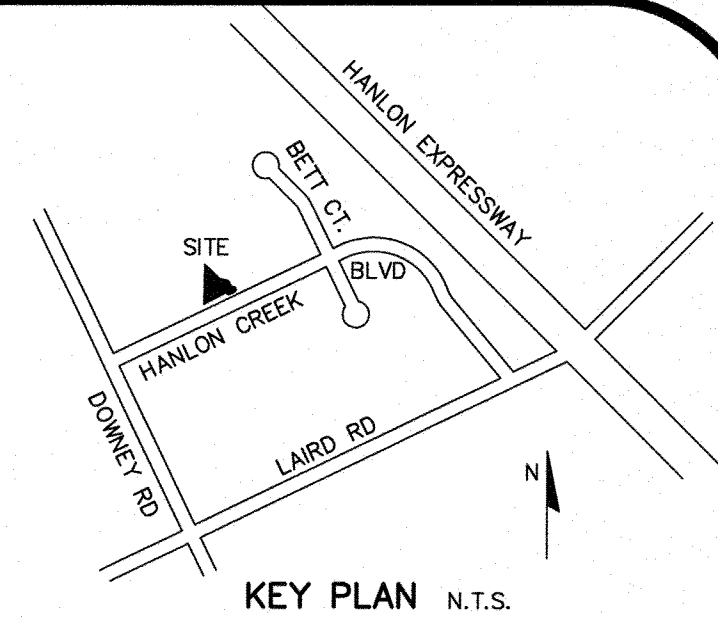


HANLON CREEK BOULEVARD

SITE PLAN

1:250

EX. F.H.



NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

Additional Mark-ups by:



ISSUED FOR
SPA COMMENTS
SEPTEMBER 17, 2013

SPA COMMENTS	5	SEPT. 17, 13
PRICING	4	SEPT. 16, 13
REAR SETBACK REVISED	3	SEPT. 11, 13
SITE PLAN RESUBMISSION	2	AUG. 28, 13
SITE PLAN APPROVAL	1	JULY 31, 13



Building Structures Division

Ph. (519)743-6500 www.mte85.com



CLIENT



449 LAIRD ROAD GUELPH

PROJECT

PROPOSED OFFICE
BUILDING

515 HANLON CREEK BLVD GUELPH

DRAWING

SITE PLAN

Project Manager	BJD	Date	SEPTEMBER 2013
Design By	DAW	Project No.	38404-100
Drawn By	BJD	Drawing No.	SP-1
Scale	1:250		

SITE PLAN FILE NUMBER SP13C031