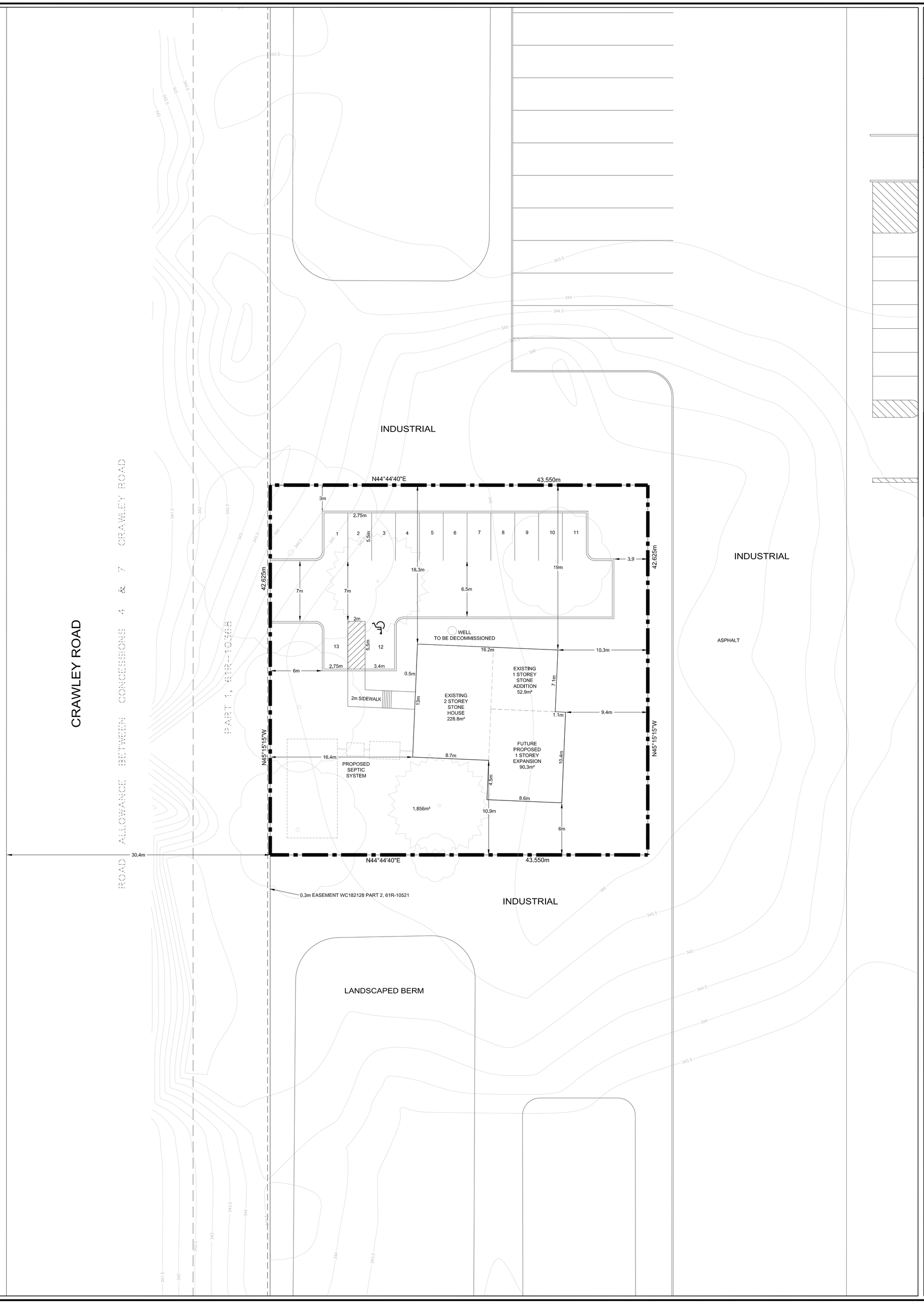

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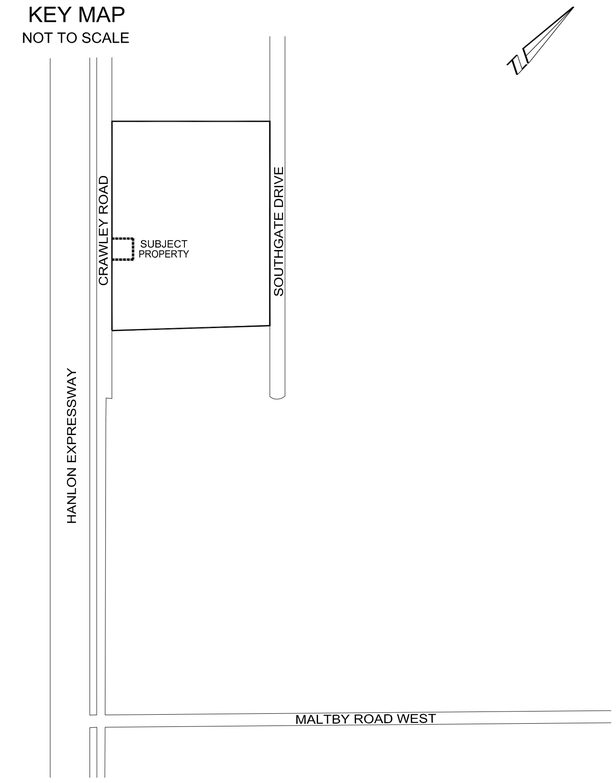
SITE PLAN
264 CRAWLEY ROAD, GUELPH

DATE: JUNE 15, 2021	SCALE 1:200
PROJECT No. 0544	DRAWN BY: A.R.N.

KEY MAP
NOT TO SCALE



LEGAL DESCRIPTION
PART 2, REFERENCE PLAN 61R-10808
PART OF LOT 13, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF PUSLINCH)
CITY OF GUELPH

Industrial B.1 Zone

Table 7.3	**Permitted Use:** 7.1.1.1 Office and other Accessory Uses are permitted provided that such Use is subordinate, incidental and exclusively devoted to a permitted Use listed in Section 7.1.1 and provided that such Use complies with Section 4.23.		**Requested Use:** Office, Medical Clinic, Medical Office	
1	**Zoning Regulation**	**Required**	**Provided**	**Compliance**
2	Minimum Lot Frontage	30 m	42.6 m	Yes
3	Minimum Front Yard	6 m	16.4 m	Yes
4	Minimum Side Yard	Half the building height, not less than 6 m.	6 m	Yes
5	Minimum Rear Yard	6 m	9.8 m	Yes
6	Accessory Uses	Maximum 25% of the building GFA in an industrial mall.	No accessory use proposed.	Yes
7	Off-Street Parking	12 parking spaces required 1 parking space per 33 m^2 of GFA 372 m^2 GFA	13 parking spaces provided.	Yes
8	Off-Street Loading	Not required.		Yes
9	Outdoor Storage		No outdoor storage proposed.	Yes
10	Minimum Landscaped Open Space	Front and exterior side yard to be landscaped except for driveway, parking areas.		Yes
11	Buffer Strip	Required abutting Residential, Institutional, Park, Wetland or Urban Reserve	N/A	Yes
12	Maximum Building Height	20 m	7 m	Yes
13	Fences Section 4.20			Yes
14	Garbage Refuse Storage and Composters section 4.9			Yes
15	Maximum Public Floor Space	None permitted.	None proposed.	Yes
16	Minimum Building Size requirements Section 7.3.5	In no case less than 464.5 m^2	372 m^2	No
17	Accessory Buildings or Structures			Yes

INDUSTRIAL EQUITIES
GUELPH CORPORATION
161 BAY STREET
SUITE 3930
TORONTO, ONTARIO
M5J 2S1

SP-1

Sep 20, 2021-12:55:51 PM (16783-05)
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