

SITE PLAN

PART OF LOTS 9, 10, & 11
REGISTERED PLAN 18

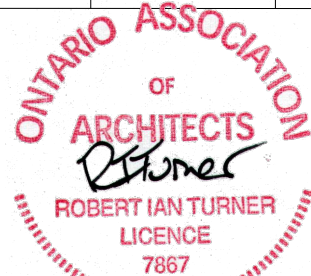
CITY OF GUELPH
COUNTY OF WELLINGTON

SUTCLIFFE HOMES
423 WOOLWICH STREET,
GUELPH, ON

SITE DATA

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA	0.03ha.(370m²)	0.18ha. (1,863m²)	Y
MINIMUM LOT FRONTAGE	12.0m	20.2m	Y
UNITS		16 Units	
RESIDENTIAL (APT.)		10 Units	
RESIDENTIAL (DUPLEX/FOURPLEX)		6 Units	
OFFICE G.F.A		188m²	
DENSITY (units/ha.)		88.8upha	
MINIMUM FRONT YARD	3m	0.4m	N
MINIMUM EXTERIOR YARD	3m	2.3m	N
MAXIMUM FRONT YARD	7.5m	0.4	Y
MAXIMUM EXTERIOR YARD	7.5m	2.3m	Y
MINIMUM SIDE YARD	1.5m	1.5m	Y
MINIMUM REAR YARD	10m	20.2m	Y
ACCESS TO REAR YARD	3m	3.9m	Y
MAXIMUM BUILDING HEIGHT	3 Storeys	3 Storeys	Y
LANDSCAPED AREA		0.04ha. (436.0m²)	
ASPHALT/CONCRETE COVERAGE		0.09 (954m²)	
TOTAL PARKING SPACES	23 Spaces	27 Spaces	Y
OFFICE PARKING SPACES (1 SPACE PER 33m²)	6 Spaces	7 Spaces	Y
RESIDENTIAL APT. (1 SPACES PER UNIT)	10 Spaces	10 Spaces	Y
RESIDENTIAL FOURPLEX/DUPLEX (1 SPACE PER UNIT)	6 Spaces	9 Spaces	Y
BARRIER FREE	1 Space	1 Space	Y

- Building Entrances
- Compost Bins
- Garbage Bins
- Recycle Bins



SP23-002



NOTES

- Building and parking locations are approx
- Building and Parking locations based on ex

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SP-1

SUTCLIFFE HOMES
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REVISIONS

January 1, 2023
January 30, 2023
February 8, 2023
February 13, 2023
March 8, 2023
March 22, 2023