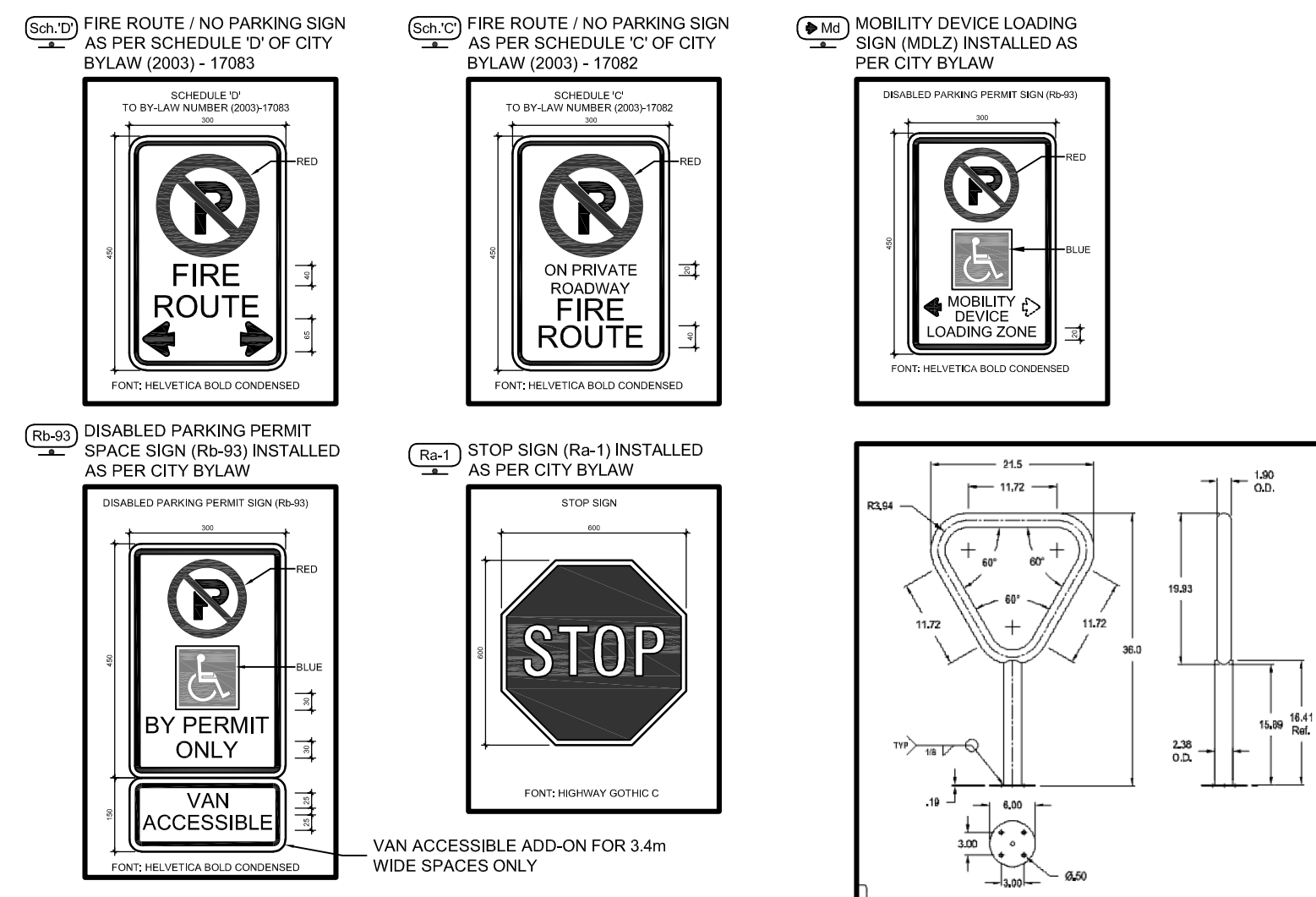
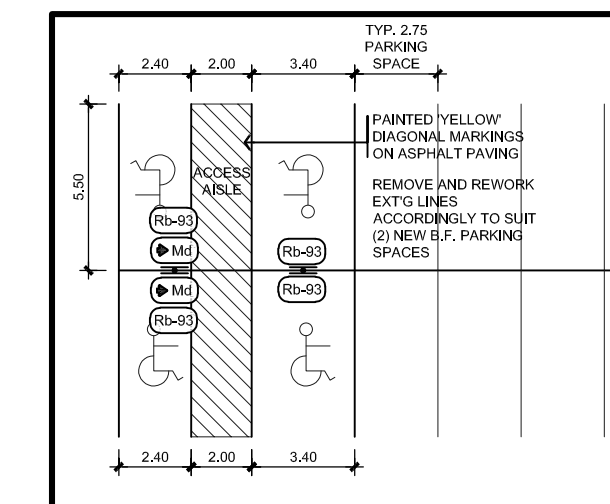


CITY OF GUELPH BYLAW SIGNS

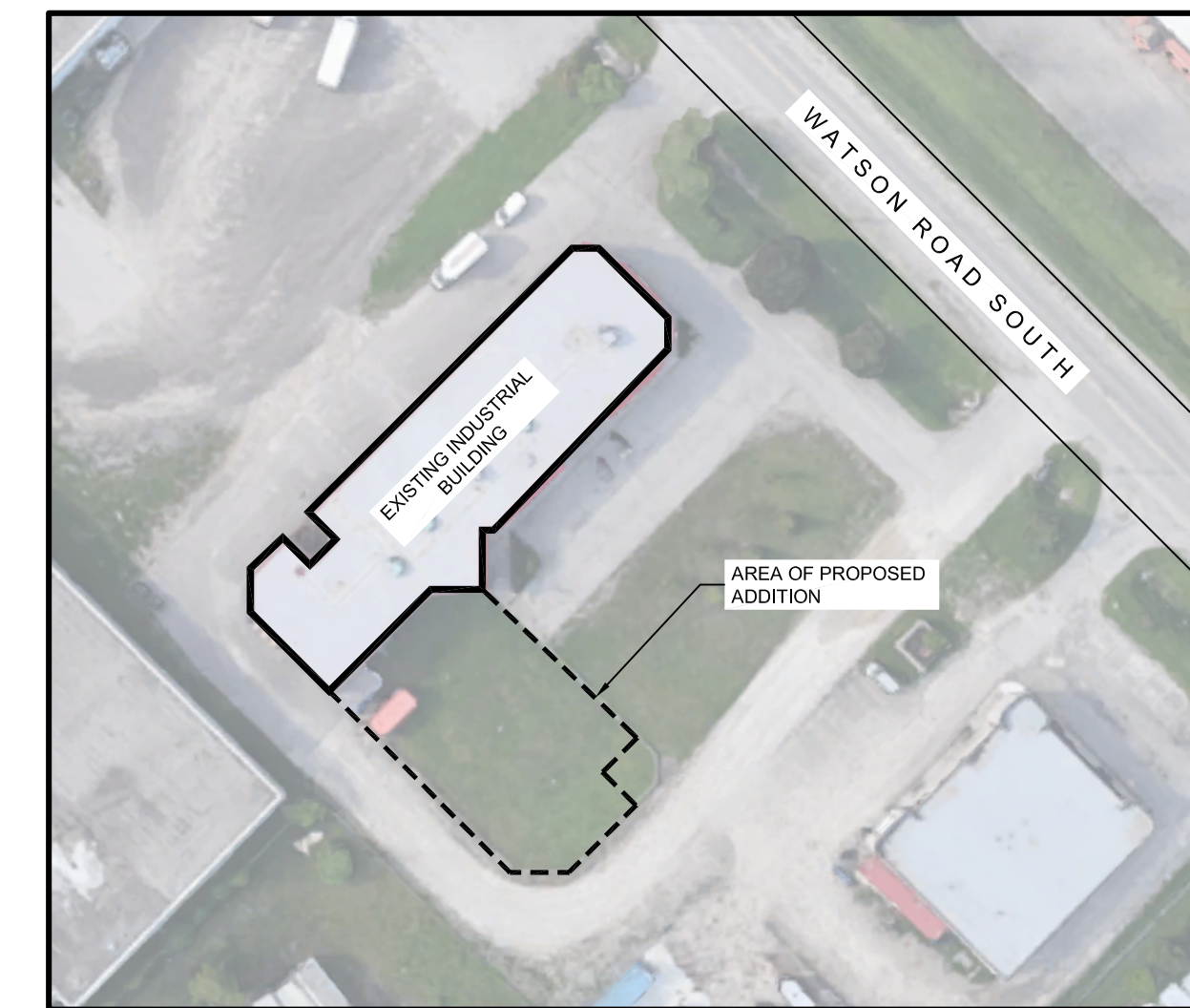


BIKE RACK
TRIANGLE BOLLARD BIKE RACK AS SUPPLIED BY PARIS EQUIPMENT



BARRIER FREE PARKING SPACES
SCALE: N.T.S.

NOTES:
1. ALL SIGNAGE TO BE FASTENED ONTO HOT DIPPED GALVANIZED PRE-PUNCHED METAL POST. THE CENTER OF THE SIGN TO BE INSTALLED BETWEEN 1500mm AND 2500mm ABOVE ASPHALT ELEVATION.



KEY MAP
SCALE: N.T.S.

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2.	SEP 21 / 2022	ISSUED FOR COORDINATION
3.	FEB 23 / 2023	ISSUED FOR MINOR VARIANCE
4.	APR 19 / 2023	REVISED FOR MINOR VARIANCE

CONTACTS:

OWNER CONTACT:
PETER KRANER
KRANER HOLDINGS INC.
111 WATSON ROAD
GUELPH, ON
519-824-3566

APPLICANT CONTACT:

CONNOR PARENT
TACOMA ENGINEERS INC.
176 SPEEDVALE AVE W
GUELPH, ON
519-763-2000 x 222

ZONING REGULATION (GUELPH): B.2 EMPLOYMENT

REGULATION	REQUIRED	ACTUAL	CONFORMS
ZONE	B.2	B.2	YES
MIN. LOT FRONTAGE	30.0 m	70.37 m	YES
MIN. FRONT YARD	6.0 m	16.28 m	YES
MIN. EXTERIOR SIDE YARD	6.0 m	N/A	YES
MIN. SIDE YARD	MIN. 3.0m (EXCEPT ADJACENT TO RESIDENTIAL ZONES)	7.6 m	YES
MIN. REAR YARD	6.0 m	10.0 m	YES
MAX. BUILDING HEIGHT	20.0 m	6.1 m	YES
BUFFER STRIPS	REQ'D WHEN ABUTTING A RES. INST. PARK OR WETLAND	N/A	YES
OFF-STREET PARKING	SECTION 4.13 - 35 (2 BF)	48 (2 BF)	YES
MINIMUM LANDSCAPED OPEN SPACE	15% OF DEVELOPED LOT AREA (910.55 sq.m)	768.08 sq.m (EXISTING)	NO
OUTDOOR STORAGE	SECTION 4.12	N/A	YES
FENCES	SECTION 4.20.6	YES	YES
ACCESSORY BUILDINGS	SECTION 4.5	N/A	YES
ENCLOSED OPERATIONS	4.22	YES	YES
GARBAGE, REFUSE STORAGE	4.9	YES	YES
PLANTING AREA	3 m LANDSCAPE BUFFER	EXISTING	YES

BUILDING DATA:

AREA	EXISTING BUILDINGS	PHASE II ADDITION	TOTAL
BUILDING AREA	1,010.99 m ²	752.37 m ²	1,763.36 m ²
GROSS FLOOR AREA	1,010.99 m ²	752.37 m ²	1,763.36 m ²

BUILDING HEIGHT	6.1 m
MAJOR OCCUPANCY	'F2' INDUSTRIAL
SUBSIDIARY OCCUPANCIES	'D' OFFICE
APPLICABLE BUILDING CODE	PART 3

PARKING SPACES REQUIRED

EXISTING BUILDING (1,002.96 m²)	
EX. INDUSTRIAL	1,010.99 m ² (1/50)
	20.22 SPACES

PROPOSED PHASE II ADDITION (735.05 m²)	
INDUSTRIAL MALL	752.37 m ² (1/50)
	15.05 SPACES

TOTAL PARKING REQUIRED: 36 SPACES

TOTAL PARKING PROVIDED: 37 SPACES

DESIGNATED PARKING SPACES ARE INCLUDED IN THE PARKING SPACES PROVIDED ABOVE

DESIGNATED PARKING SPACES REQUIRED	2 SPACES (4% OF TOTAL SPACES)
DESIGNATED PARKING SPACES PROVIDED	
EXISTING	1 SPACE (1 RELOCATED)
NEW	1 SPACE
TOTAL	2 SPACES
	(1 TYPE 'A' & 1 TYPE 'B')

TYPICAL PARKING SPACE	2.7m X 5.4m
TYPICAL BARRIER FREE PARKING SPACE	3.4m X 5.4m (TYPE 'A')
	2.4m X 5.4m (TYPE 'B')
	2.1m X 5.4m (MOBILITY AISLE)

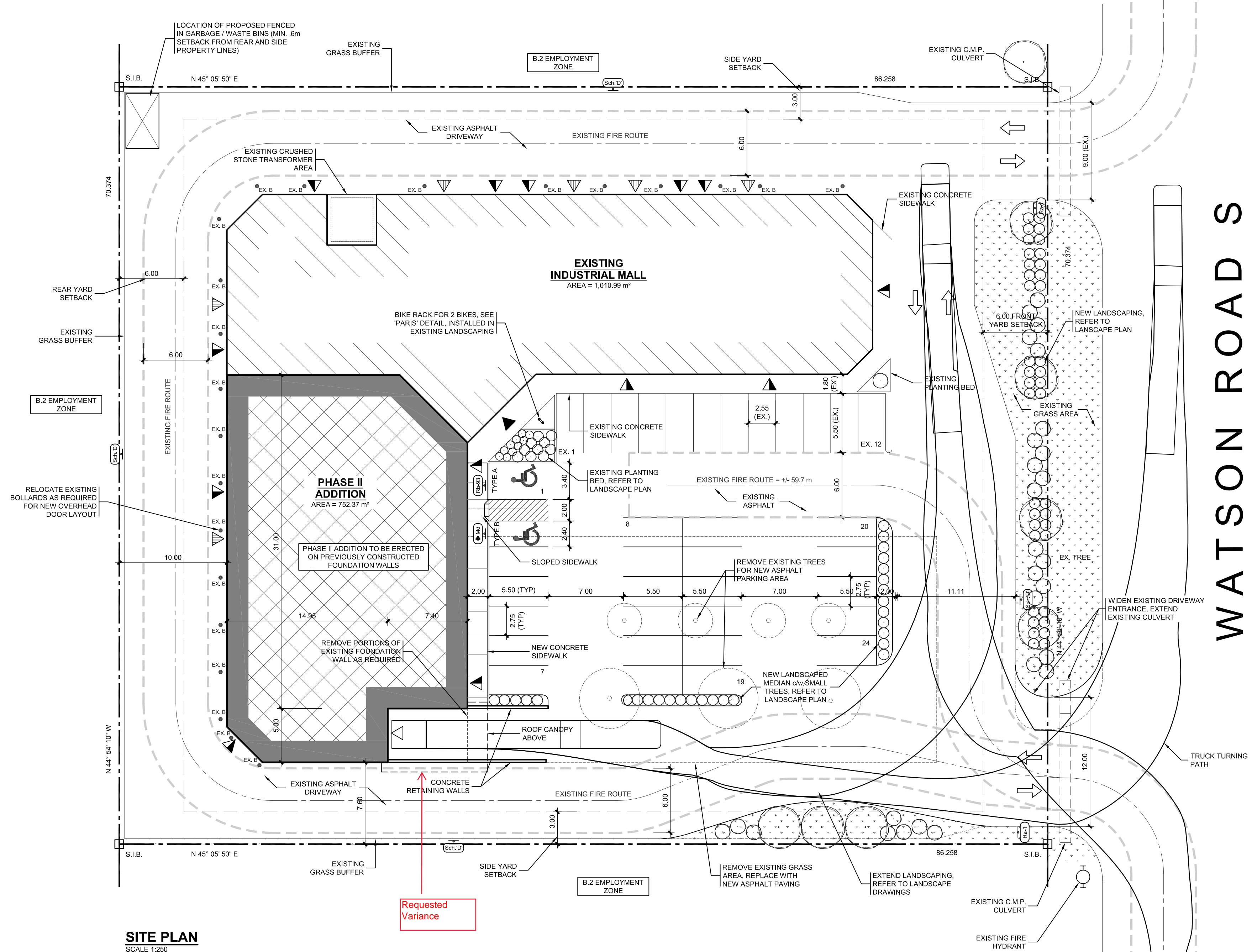
BICYCLE PARKING REQUIRED	2 (0.7 SPACES / 100 m ² GFA, MIN. 2)
BICYCLE PARKING PROVIDED	2

SITE DATA:

PROPERTY AREA:	6,070.32 m ² (1.5 ACRES)
ZONING:	INDUSTRIAL (B.2 ZONE)
MUNICIPAL ADDRESS:	111 WATSON ROAD S GUELPH, ONTARIO, CANADA
LEGAL DESCRIPTION:	PART OF BLOCK 2 REGISTERED PLAN 696 CITY OF GUELPH COUNTY OF WELLINGTON
SURVEY INFORMATION:	FILE NO. 66 - 7726 M. P. VAN HARTEN LIMITED 423 WOOLWICH STREET GUELPH, ONTARIO

LEGEND

- ▲ EXIT MAIN DOOR
- ▲ MAIN ENTRANCE DOOR (PRINCIPLE ENTRANCE)
- ▲ OH DRIVE-IN DOOR
- ▲ LOADING DOCK DOOR
- ▲ TRIANGLE BOLLARD BIKE RACK AS SUPPLIED BY PARIS EQUIPMENT OR APPROVED SUBSTITUTE (SUITABLE FOR 2 BIKES). FASTEN BIKE RACK SUPPORTS TO 1 - 250mm DIA. CONCRETE PIER.



SITE PLAN
SCALE: 1:250

WATSON ROADS

SITE PLAN FILE NO.
PRE18-051S

TACOMA ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000
www.tacomaengineers.com

BELLAMY CONSTRUCTION
100 ARROW ROAD UNIT 2, GUELPH, ON

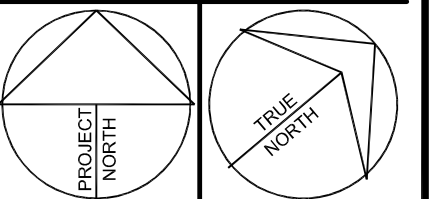
INDUSTRIAL MALL ADDITION
111 WATSON ROAD SOUTH, GUELPH, ON

SITE PLAN

Project No: TE-22537-18
Drawn By: C. PARENT

SP1

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**SITE PLAN FILE NO.
PRE18-051S**

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**BELLAMY
CONSTRUCTION**
100 ARROW ROAD UNIT 2, GUELPH, ON

**INDUSTRIAL
MALL ADDITION**
111 WATSON ROAD SOUTH, GUELPH, ON

RENDERINGS

Project No: TE-22537-18
Drawn By: C. PARENT

SP2