

GENERAL NOTES

1. COMMERCIAL TENANT WILL NOT REDUCE THE WIDTH OF THE SIDEWALK ON THE SITE WHERE THE ACCESSIBLE ROUTE IS.
2. INSTRUMENT NUMBER OF SERVICE EASEMENT: WC376892
3. COMMITTEE OF ADJUSTMENT NUMBER: A-60/19 (JUNE 18, 2019)

DRAWING INFORMATION

THE INFORMATION AND SURVEY LAYOUT USED IN THE PREPARATION OF THIS DRAWING HAS BEEN TAKEN FROM THE INFORMATION RECEIVED FROM VAN HARTEN SURVEYING INC. LAND SURVEYORS & ENGINEERS, PLAN OF SURVEY OF PART OF LOT 10, CONCESSION 8, (GEOGRAPHIC TOWNSHIP OF PUSHLINCH, COUNTY OF GUELPH, COUNTY OF WELLINGTON, REGISTERED PLAN NUMBER IS 618-21210, OCTOBER 11, 2017;

AND FROM SURVEY PREPARED BY BSR&D ONTARIO LAND SURVEYORS, PLAN OF SURVEY SHOWING TOPOGRAPHY OF PART OF LOT 10, CONCESSION 8, (GEOGRAPHIC TOWNSHIP OF PUSHLINCH, COUNTY OF GUELPH, COUNTY OF WELLINGTON, REGISTERED PLAN 61M-177, CITY OF GUELPH, DATED OCTOBER 19, 2018.

AND FROM DRAWING BY MASRI O INC. ARCHITECTS, PROJECT NAME: PROPOSED 4-STORY 100-UNIT APARTMENT BUILDING, DRAWING NO.: SP-1 SITE PLAN, DATED NOVEMBER 29, 2017.

AND FROM REGISTERED PLAN 61R-21653, RECEIVED AND DEPOSITED DATE: AUG. 16, 2019 PREPARED BY MTE/DLS LTD. ONTARIO LAND SURVEYORS, PLAN OF SURVEY OF PART OF LOT 10, CONCESSION 8 (GEOGRAPHIC TOWNSHIP OF PUSHLINCH) NOW IN THE CITY OF GUELPH, COUNTY OF WELLINGTON.

AND FROM BY-LAW NUMBER (2019)-20422 OF THE CITY OF GUELPH, JULY 24, 2019.

18-026 SPA
Submission - FINAL 03
(2019-06-17)

NC ZONING REQUIREMENTS

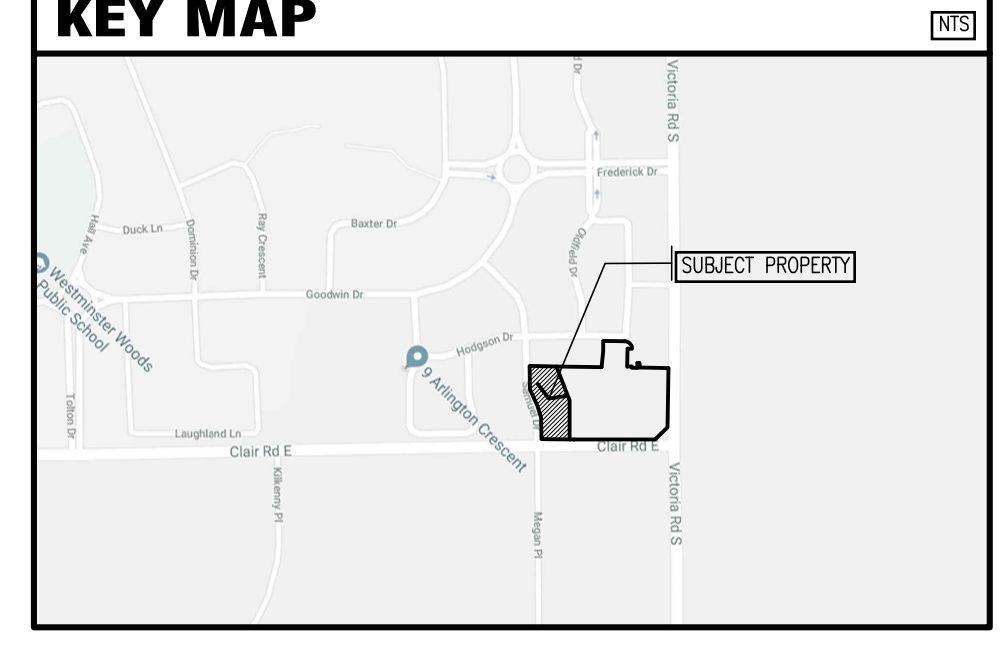
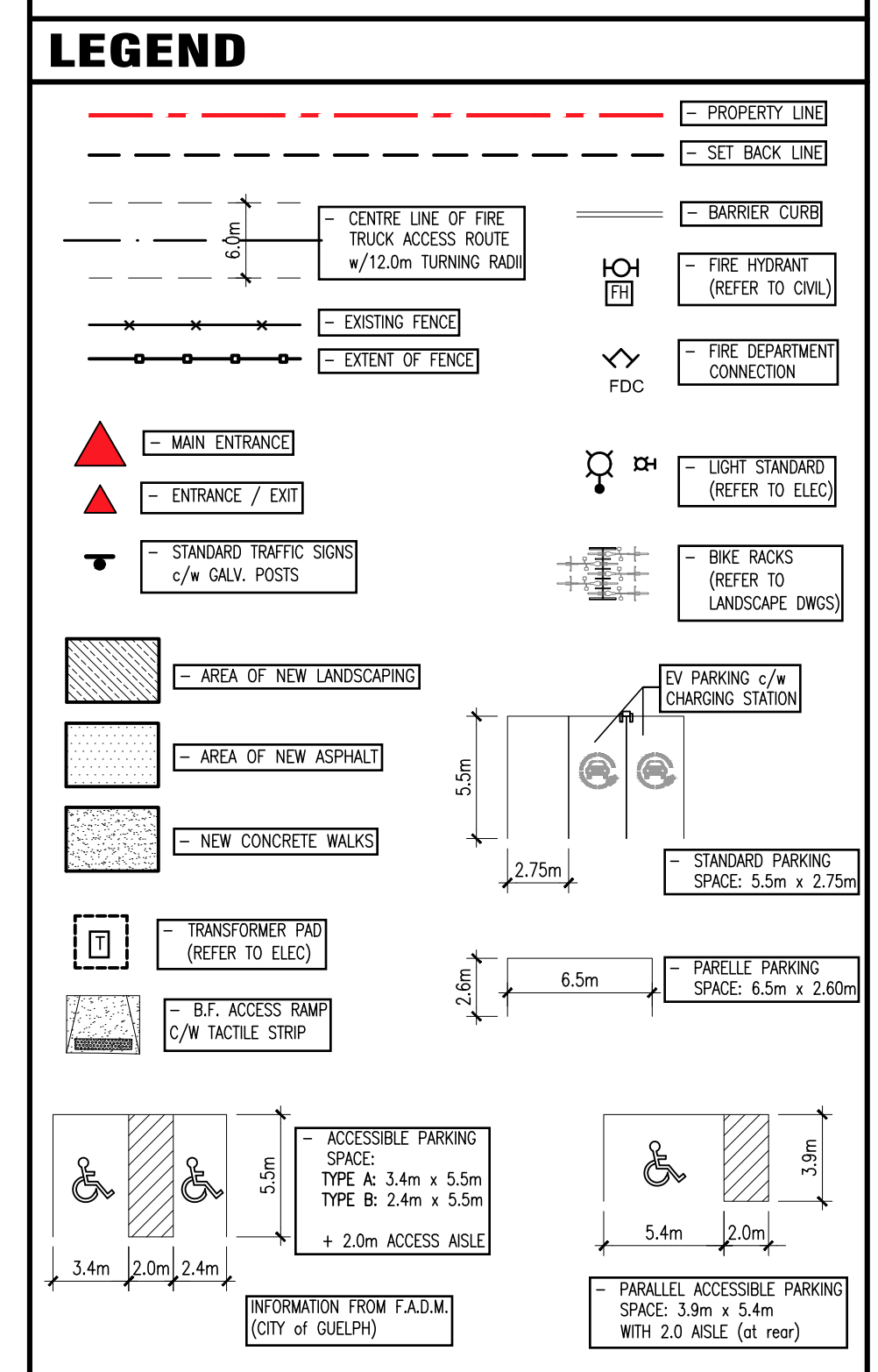
PROPERTY DESCRIPTION: PART LOT 10, CONCESSION 8, PUSHLINCH, PARTS 1 & 3 PLAN 61R21210, SAVE & EXCEPT PARTS 1 & 2 PLAN 61R21653, 1/W EASEMENT OVER PT BLK 198, 61M83 PT 36, 61R9723, PT 1, 61R10205, PT 61, 61R9723 AS IN WC130992; 1/W EASEMENT OVER PT 3, 61R21210 AS IN WC152925; 1/W EASEMENT OVER PT 1, 61R10205 AS IN WC159884; 5/7 EASEMENT IN GROSS OVER PT 3, 61R21210 AS IN WC152925; 1/W EASEMENT OVER PT BLK 203, 61M83 PTS 24 & 25, 61R9723 AS IN WC164183; SUBJECT TO AN EASEMENT OVER PTS 1 & 3 61R21210 IN FAVOUR OF PT 1 61R19883 AS IN WC376892; TOGETHER WITH AN EASEMENT OVER PT 1 61R19883 AS IN WC376894; TOGETHER WITH AN EASEMENT OVER PT 1 61R20104 AS IN WC376894; SUBJECT TO EASEMENTS OVER PTS 1 & 3 61R21210 IN FAVOUR OF PT 2 61R21210 AND PTS 19, 20, 26 & 30, 61R20104 AS IN WC323231; TOGETHER WITH EASEMENTS OVER PT 2 61R21210 AND PTS 19, 20, 26 & 30, 61R20104 AS IN WC323230; CITY OF GUELPH

ZONING CATEGORY: NC (NEIGHBOURHOOD SHOPPING CENTRE)

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA	2,000 m ²	3,332.13 m ²	✓
MAXIMUM LOT AREA	7,500 m ²	3,332.13 m ²	✓
MINIMUM LOT FRONTAGE	30.00 m	36.22 m (CLAIR ROAD)	✓
MINIMUM FRONT YARD (CLAIR ROAD EAST)	3.00 m	3.00 m	✓
MINIMUM EXTENSION SIDE YARD (SAMUEL DRIVE)	1.00 m (PROPOSED)	1.00 m	✓
MINIMUM SIDE YARD (one half the building height, but not less than 3.00 m)	3.00 m	3.00 m	✓
MINIMUM REAR YARD (one half the building height, but not less than 3.00 m)	3.00 m	16.22 m	✓
MAXIMUM BUILDING HEIGHT	2 STOREYS	1 STOREY	✓
MAXIMUM GROSS FLOOR AREA	N/A	N/A	✓
MAXIMUM GROSS FLOOR AREA (per unit)	1,875 m ²	811.38 m ²	✓
MINIMUM LANDSCAPED OPEN SPACE (includes setbacks)	625 m ² (see 62.2)	495.00 m ²	✓
PLANTING AREA	9% (OF LOT AREA) (314.77)	38.8% (123.46m ²)	✓
BUFFER STRIPS	Where a NC zone abuts any residential zone a buffer strip shall be developed		✓
GARBAGE REFUSE STORAGE AND COMPOSTERS		(INTERNALLY HANDLED) GARBAGE MOLOKS	✓

OFF STREET PARKING

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
No. of PARKING SPACES (DAYCARE) (1 space per 10 children Plus 1 space for facility)	TOTAL = 29 (DAYCARE = 11 spaces)	41 (3 D.A.P. SPACES INCLUDED)	✓
PARKING SPACE SIZE:	2.75 m X 5.50 m	2.75 m X 5.50 m	✓
ACCESSIBLE PARKING (TYPE A)	3.40 m X 5.50 m	3.40 m X 5.50 m	✓
ACCESSIBLE PARKING (TYPE B)	2.40 m X 5.50 m + aisle	2.40 m X 5.50 m + aisle	✓
ACCESSIBLE PARKING (PARALLEL)	2.00 m X 5.50 m	2.00 m X 5.50 m	✓
ACCESSIBLE PARKING REQUIRED	2 TO 50 SPACES = 1	2 (TYPE A) + 1 (TYPE B) TOTAL PROVIDED = 3	✓
No. of BICYCLE PARKING SPACES	2 SPACES (5% OF REQUIRED VEHICLE PARKING)	3	✓



NOTES

This drawing and all associated documentation are the confidential property of BJC architects inc. and must be returned upon request. Any duplication, reuse, revision and/or distribution in part or whole without the prior written authorization of BJC architects inc. is strictly prohibited. Each contractor will check and verify all dimensions and report all errors and omissions to the design professional whose seal is affixed to this drawing. Do not scale this drawing.

The information and material herein reflect the best judgement of BJC architects inc. in light of the information available to them at the time of preparation of these documents. Any use which a third party makes of these documents, or any reliance on or decisions to be made based on them, is the sole responsibility of such third party. BJC architects inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on these documents © BJC architects inc. 2020

No.	REVISIONS	DATE
028	ISSUED FOR SITE PLAN APPROVAL (SPA - FINAL 03)	2020 06.17
027	ISSUED FOR SITE PLAN APPROVAL (SPA - FINAL 02 revised)	2020 03.16
026	ISSUED FOR SITE PLAN APPROVAL (SPA - FINAL 02)	2019 12.18
025	ISSUED FOR SITE PLAN APPROVAL (SPA - FINAL)	2019 10.18
024	ISSUED FOR SITE PLAN APPROVAL (SPA-SUBMISSION 02)	2019 06.26
023	ISSUED FOR COMMITTEE OF ADJUSTMENT (SUBMISSION 01)	2019 05.13
022	ISSUED FOR SITE PLAN APPROVAL (SPA-SUBMISSION 01)	2018 10.30
021	ISSUED FOR PRE-CONSULTATION	2018 05.04

PROJECT NORTH

TRUE NORTH

Scale 1:200

ONTARIO ASSOCIATION OF ARCHITECTS

Barry Johnson
 License
 Checked 2020.05.02 DNE
 Print Date 2020.03.16

BJC architects inc.

R.R.#2 8015 HIGHWAY#7, GUELPH, ONTARIO, CANADA N1H 6H8
 TEL: (519) 822-7390 FAX: (519) 822-5881
 www.bjcarchitects.com

Client: **SAMUEL SQUARE INC.**

5068 WHITELAW RD. R.R. #6 UNIT 1 GUELPH ONTARIO

Project: **SAMUEL SQUARE**
 490 CLAIR ROAD EAST

2 & 10 SAMUEL DRIVE GUELPH ONTARIO

drawing title: **SITE PLAN**

reference: SP18-035

project no: 18-026

Client reference number

sheet no: **SP-0108**

CITY OF GUELPH
APPROVED FOR DEVELOPMENT
 Subject to revisions and conditions indicated hereon in accordance with Section 41 of the Planning Act, R.S.O. 1990 c. P.13 as amended