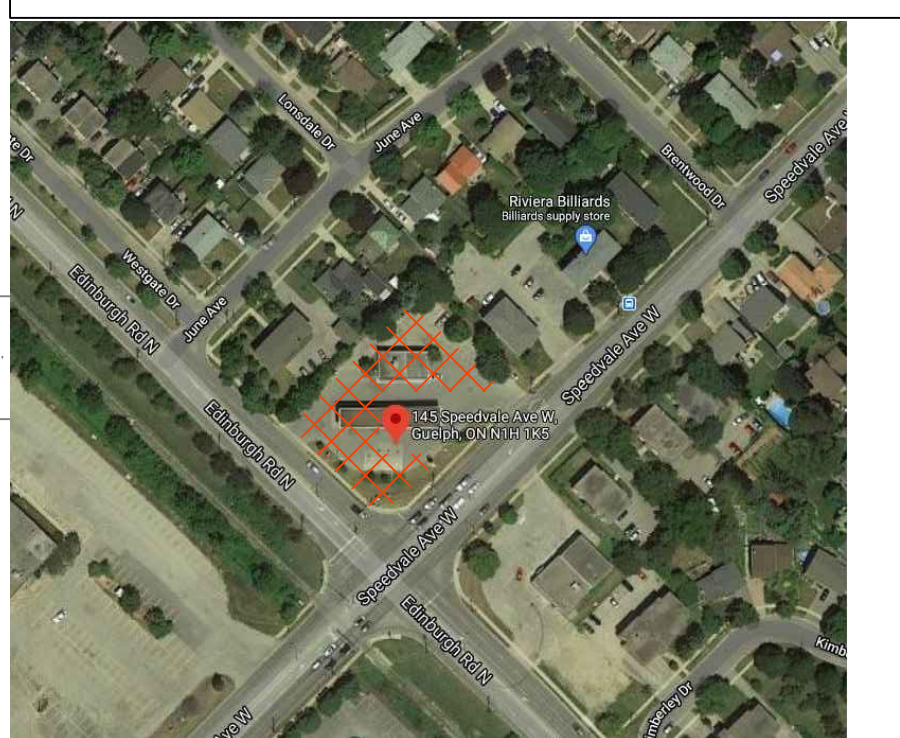


LEGAL DESCRIPTION:
 SURVEYOR'S REAL PROPERTY REPORT
 AND TOPOGRAPHIC PLAN OF
 LOTS 127 AND 128
 REGISTERED PLAN 532
 IN THE
 CITY OF GUELPH
 COUNTY OF WELLINGTON



- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. ALL DIMENSIONS SHOWN ARE IN MILLIMETER.
 9. EVERYTHING IS TO BE CONSIDERED UNLESS NOTED OTHERWISE.
 10. INSTALL PRODUCT PIPING, WIRING AND MONITORING SYSTEM ALL AS SHELL STANDARD SPECIFICATIONS AND LIQUID FUELS HANDLING CODE

NOTE:
 PRIVATE GARBAGE PICK UP FOR SITE.

Note: All Signs/Signage are shown for information purposes only and are subject to separate approval and permit.

- LEGEND**
- DENOTES MONUMENT PLANTED
 - DENOTES MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - OH DENOTES OVERHEAD HYDRO
 - UH DENOTES UNDERGROUND HYDRO
 - OB DENOTES OVERHEAD BELL
 - UB DENOTES UNDERGROUND BELL
 - WT DENOTES WITNESS MONUMENT
 - O.U. DENOTES ORIGIN UNKNOWN
 - C DENOTES GASMAIN
 - W DENOTES WATERMAIN
 - S DENOTES SANITARY SEWER
 - ST DENOTES STORM SEWER
 - T/C DENOTES TOP OF CURB
 - INV. DENOTES INVERT ELEVATION
 - P DENOTES REGISTERED PLAN 532
 - 1188 DENOTES SEXTON McKay LIMITED, O.L.S.

ZONING CATEGORY: SERVICE COMMERCIAL (NCC-13)		PROVIDED	BY-LAW REQUIREMENT	
TOTAL DEVELOPMENT LOT AREA		±3250.07m ² (0.075ac)	550.00 m ²	
LOT FRONTAGE		32.92m	18.00 m	Yes
LOT DEPTH		49.68m	N/A	
BUILDING AREA	EX. C-STORE TO BE DEMOLISHED	140.77 m ²		
	C-STORE & CARWASH COMBO	340.00 m ²	198.00 m ² STORE 142.00 m ² CARWASH	400.00 m ² MAX. COMBINED C-STORE & CARWASH
	B.S.M.T. FL.	183.74 m ²		N/A
	EX. CANOPY TO BE DEMOLISHED	293.67 m ²		N/A
CANOPY		176.14 m ²		N/A
TOTAL (SQ.M)		340.00 m ²		N/A
TOTAL (%)		10.52%		N/A
FRONT YARD SETBACK (SPEEDVALE AVE W)	C-STORE & CARWASH COMBO	6.00m	6.00 m	Yes
	PUMP ISLAND	9.25m	7.50 m	Yes
EXTERIOR SIDE YARD SETBACK (EDINBURGH ROAD N)	C-STORE & CARWASH COMBO	10.59m	6.00 m	Yes
	CANOPY	39.28m	6.00 m	Yes
SIDE YARD SETBACK (ABUTTING RESIDENTIAL)	C-STORE & CARWASH COMBO	41.81m	½ BLD HEIGHT MIN. 3.00 m	Yes
	CANOPY	17.77m		
REAR YARD SETBACK (ABUTTING RESIDENTIAL)	C-STORE & CARWASH COMBO	19.69m	7.50 m	Yes
	CANOPY	27.38m	7.50 m	Yes
HEIGHT	C-STORE/RETAIL	6.15m		No
	CARWASH	6.15m	7.50 m	No
LANDSCAPING (E OUT OF LOT AREA AFTER ROAD WIDENING)	AREA (SQ.M)	678.30 m ²		3 m IN WIDTH ADJACENT TO THE STREET LINE, EXCEPT FOR THOSE AREAS REQUIRED FOR ENTRY RAMPS
	AREA (%)	20.80%		
PARKING SPACES (5m minimum from street line)	19 Incl. B/F + 8 Waiting			Carwash 8 Waiting Spaces C-Store 19 B/F = 198.00m ² /16.5 = 12 Total 27
	PARKING STALL DIMENSIONS	2.75m x 5.5m		Req'd for B/F Parking (2-50) = 1 Vehicle Car Bar Total Parking Spaces Required = 19
B/F PARKING SPACES	2			
	B/F PARKING STALL DIMENSIONS	TYPE A = 3.4m x 5.5m TYPE B = 2.4m x 5.5m ACCESS AISLE = 2.0m	TYPE A = 3.4m x 5.5m TYPE B = 2.4m x 5.5m ACCESS AISLE = 1.5m	Yes
LOADING AREA DIMENSIONS	N/A		N/A	Yes
ENTRANCE AND EXIT WIDTHS	9.0m		9.0m	Yes

No.	DATE	REVISIONS	INITIAL	CHECKED
10				
9				
8				
7				
6	AUG.28.23	REV'D & ISSUED AS PER CITY COMMENTS	YH	WAM
5	AUG.16.23	REV'D AS PER CITY COMMENTS & RE-ISSUED	YH	WAM
4	MAY.12.23	ISSUED FOR SPA PRE-CON SUBMISSION	YH	WAM
3	OCT.14.21	ISSUED FOR CITY REVIEW	HZ	WAM
2	FEB.17.21	ISSUED FOR CITY PRELIMINARY REVIEW	HZ	WAM
1	FEB.11.21	ISSUED FOR CLIENT REVIEW	HZ	WAM

GAMA Engineering Inc.
 8611 Weston Road, Suite 35B - Vaughan, Ontario - L4L 9P1
 Tel: 905-264-9295
 www.gamaengineering-inc.com

Stamp: **Professional Engineer**
 M. Mansuri
 No. 4624263
 Exp. 28-2025
 Province of Ontario

CLIENT/OWNER: **145 SPEEDVALE INC.**
 145 SPEEDVALE AVENUE WEST,
 GUELPH, ONTARIO, N1K 1K5

CITY FILE NO. SP21-007

PROJECT/ADDRESS: **C- STORE, GAS BAR & CAR WASH**
 145 SPEEDVALE AVENUE WEST,
 GUELPH, ONTARIO, N1K 1K5

TITLE: **PROPOSED SITE PLAN**

DESIGN: AM	DWN BY: HZ	DRAWING No. SP-1
SCALE: AS NOTED	DWG. FILE: 1808-SP-1	
DATE: FEB.10.2021	PROJ. No. 1808	

1 SITE PLAN
 SP-1 SCALE 1:150