

Zoning RL3-4
Block 5, Shakespeare Dr., Guelph, ON

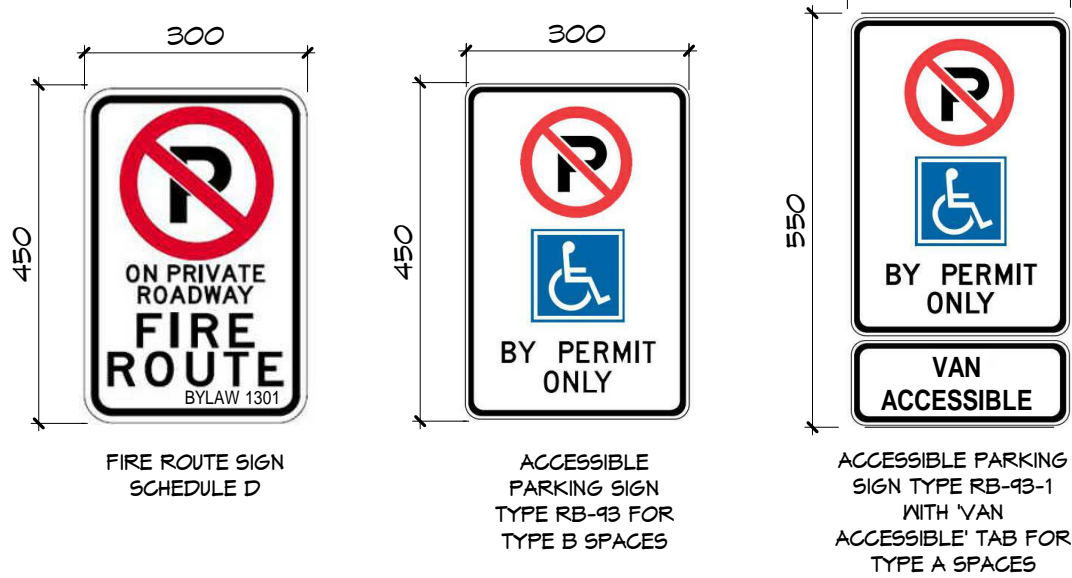
Residential Type: Multi-Unit Apartment

REGULATIONS GOVERNING THE RL3 ZONE WITH AMENDMENTS FOR RL3-4

Reqn	Item	RL3 Requirement	RL3-4 Amendment	Proposed	Conforms
1	Minimum Lot Area	170 m ²		2430.82 m ²	Yes
2	Minimum Lot Area / Dwelling Unit	170 m ²	80m ² / unit - See 5.3.3.2.2.1.2.5 below (36 Units max)	97.64 m ²	Yes
3	Minimum Lot Frontage	6 metres		100 m ±	Yes
4	Minimum Front Yard	6 metres and as set out in Section 4.24 and 5.3.2.1	3 metres - See 5.3.3.2.2.1.2.6 below	3 m	Yes
5	Parking Setback adj. to P.1 Zone	4.5 metres		Min. 1.47m Setback is c. 3m for 23% of P.1 Zone Boundary	No
6	Minimum Side Yard	1.5m from the side of the Building		6.00 m	Yes
7	Minimum Rear Yard	7.5 metres	4.5 m - See 5.3.3.2.2.1.2.7 below	4.5 m	Yes
8	Maximum Building Coverage (% of Lot)	50	61% - See 5.3.3.2.2.1.2.8 below	44.8% (1314.82 m ²)	Yes
9	Maximum Building Height	3 Storages and in accordance with Sections 4.16 and 4.18		3 Storages	Yes
10	Minimum Landscape (% of Lot Area)	35		34.4 (1006.78 m ²)	No
11	Maximum Fence Height	In accordance with Section 4.20.12: 2.5m at Rear Yard		2.5m	Yes
12	Minimum Off-Street Parking Spaces	In accordance with Section 4.18: (20x1.5)/(10x1.25) = 43		43	Yes
13	Minimum Barrier Free Parking Spaces	In accordance with Section 4.18.5.1: 1		1	Yes
14	Minimum Parking Aisle Width	In accordance with Section 4.18.7.1: 6m (Also See Section 4.18.7.2.5)		6 m	Yes
15	Garbage Refuse Storage and Composters	In accordance with Section 4.9			Yes

18.3.4 RL3-4
 635 Woodlawn Road East
 As shown on Map 44 of Schedule A of this by-law.

- (a) Permitted uses in accordance with the permitted uses outlined in Table 6.1 (RL3 zone) of this by-law, with the following addition:
- Multiple attached dwelling
- For the purposes of this zone, multiple attached dwelling means a building consisting of 3 or more dwelling units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal corridor and which share common facilities such as common amenity area, parking and driveways.
- (b) Regulations in accordance with Section 6.3.3 (RL3 zone) of this by-law, with the following exceptions and additions as applicable to multiple attached dwellings:
- Minimum lot area per dwelling unit: Despite Table 6.10, A (RL3), the minimum lot area per dwelling unit shall be 170 square metres.
 - Minimum rear yard: Despite Table 6.11, D, the minimum rear yard shall be 7 metres.
- (c) Regulations in accordance with all regulations outlined in Section 6.3.3 of this by-law, with the following exceptions and additions as applicable to multiple attached dwellings:
- Minimum lot area per dwelling unit: Despite Table 6.10, A (RL3), the minimum lot area per dwelling unit shall be 80 m².
 - Minimum front yard: Despite Table 6.11, A, the minimum front yard shall be 3 metres.
 - Minimum rear yard: Despite Table 6.11, D, the minimum rear yard shall be 4.5 metres.
 - Maximum lot coverage: Despite Table 6.11, E, the maximum lot coverage shall be 61%.
 - Maximum number of dwelling units in a row: Despite Table 6.12, B, no maximum number of dwelling units in a row shall be required.



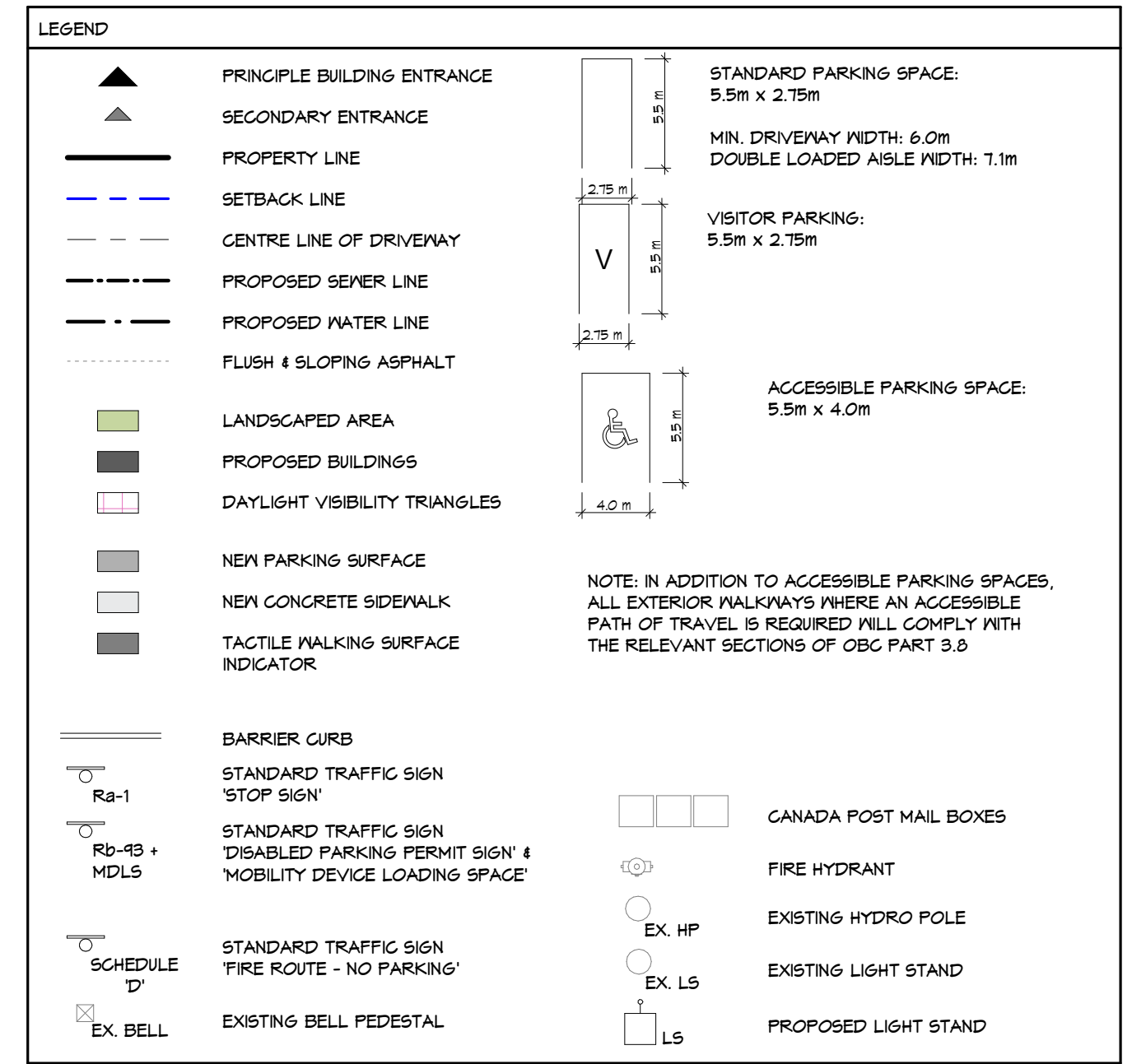
Parking Schedule

Family and Type	Number of Spaces
Guelph: 5500 x 2150 - 90 deg	40
Guelph: Guelph BF 5500 x 3400	1
Parallel Space: Standard 6000 x 3000	2
Grand total:	43

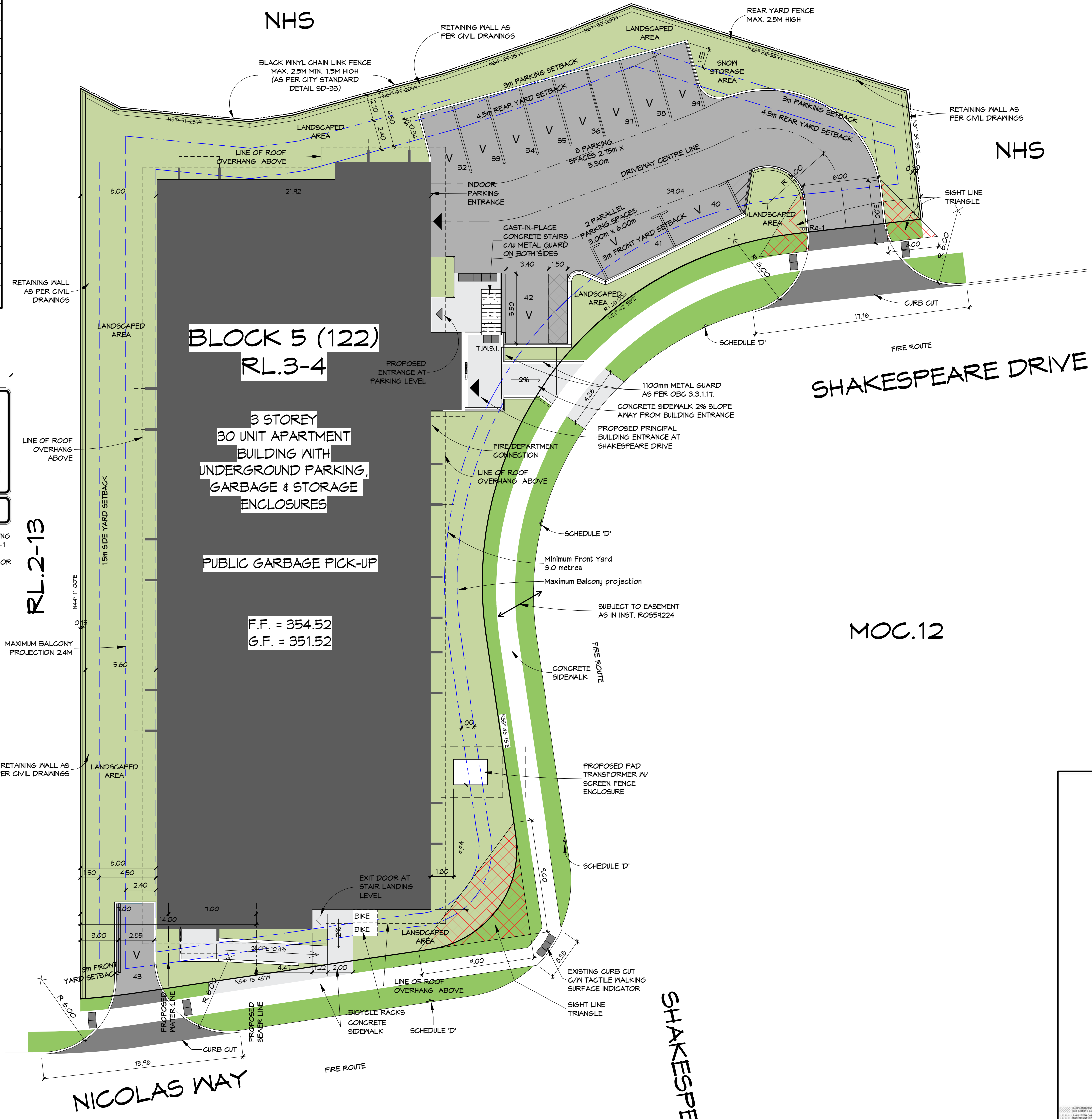
ADDITIONAL INFORMATION

ITEM	FILE NUMBER	OUTCOME
COMMITTEE OF ADJUSTMENT: MINOR VARIANCE	TBD	TBD

SITE PLAN FILE NUMBER: PRE18-0555
 SUBJECT SITE: 128 ERAMOSA RD, GUELPH N1E 6C4 PART OF LOT 2, CONCESSION 6, DIV 'C' BLOCK 122
 PROPERTY OWNER: LAMBDEN FARM TRUST 45 SPEEDVALE AVE E GUELPH, ON N1H 1J2



1 SITE PLAN
 SP1.0 1:200
 TRUE NORTH



ALL OF LOTS 1 TO 7, PART OF LOTS 8, 15 TO 21, BLOCKS 122, 132, 133, 131, 135 LONGFELLOW DRIVE AND SHAKESPEARE DRIVE ARE SUBJECT TO EASEMENT AS IN INST. ROS 59224

PLAN OF SUBDIVISION
 PART OF LOT 2, CONCESSION 6
 DIVISION 'C'
 GEOGRAPHIC TOWNSHIP OF GUELPH
 CITY OF GUELPH
 COUNTY OF WELLINGTON

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1. LOTS 1 TO 19 INCLUSIVE, BLOCK 120 TO 135 AND THE STREETS NAMED STREET A, LONGFELLOW DRIVE AND SHAKESPEARE DRIVE HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUMENTS.
 2. THE STREETS NAMED STREET A, LONGFELLOW DRIVE AND SHAKESPEARE DRIVE ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF GUELPH AS PUBLIC HIGHWAYS.

DATE: _____
 ANDREW LAMBDEN
 PRESIDENT
 I HAVE AUTHORITY TO BIND THE CORPORATION

NOTES:
 1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES UNLESS NOTED.
 2. ALL BARS ARE 10mm UNLESS OTHERWISE NOTED.
 3. ALL BARS ARE IR UNLESS OTHERWISE NOTED.

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES 015 x 015 x 0.60 IRON BAR
- SSIB DENOTES 025 x 025 x 0.60 SHORT STANDARD IRON BAR
- CC DENOTES CUI CROSS
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- VH DENOTES VAN HARTEN SURVEYING INC., D.L.S.'s
- 375 DENOTES BLACK, SHODDAMER et. al., D.L.S.'s

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9995415.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)

POINT ID	NORTHING	EASTING
A	4,825,763.98	560,305.75
B	4,825,339.11	560,833.20
C	4,825,373.75	560,448.27

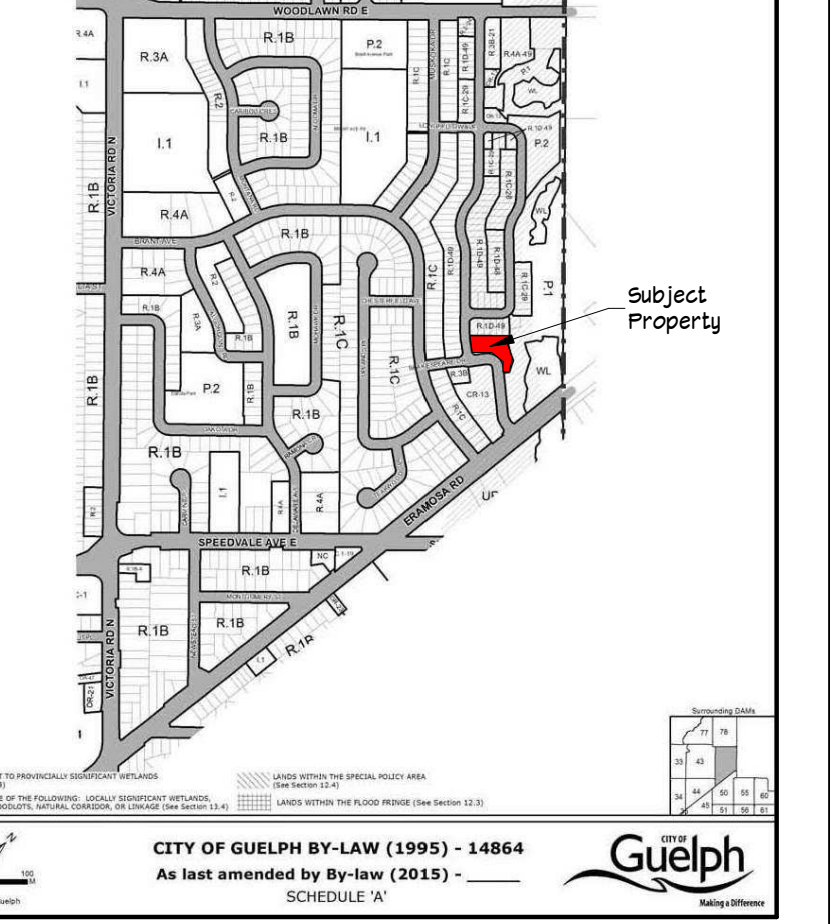
THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OREG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:
 FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	-2°30'45"

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE ____th DAY OF _____, 2015.

DATE: _____
 JOHN SCOTT
 ONTARIO LAND SURVEYOR



Graphic Scale: 1 inch = 20 feet
 0 20' 40' 60' 80'

REVISIONS

NO.	DATE	DESCRIPTION
1	2023/05/10	ISSUED

Fryett Turner ARCHITECTS INC.
 115 Metcalfe Street
 Etora, Ontario N0B 1S0
 Tel: 519-846-2201
 Fax: 519-846-0343
 www.fryettturner.com

Seal and Project Information:
 PROJECT: Nima Trails Block 5 (122)
 NORTH

Nima Trails Block 5 (122)
 128 Eramosa Road - SPF# PRE18-0555
 Site Plan, Key Plan & Zoning Information

STATUS: SPA
 PROJECT #: 16014
 CHKD: JFRYETT
 DRAWN: S.ABDI
 SCALE: As indicated
 DATE DWN: 2023/05/04
 SHEET #: 20230510