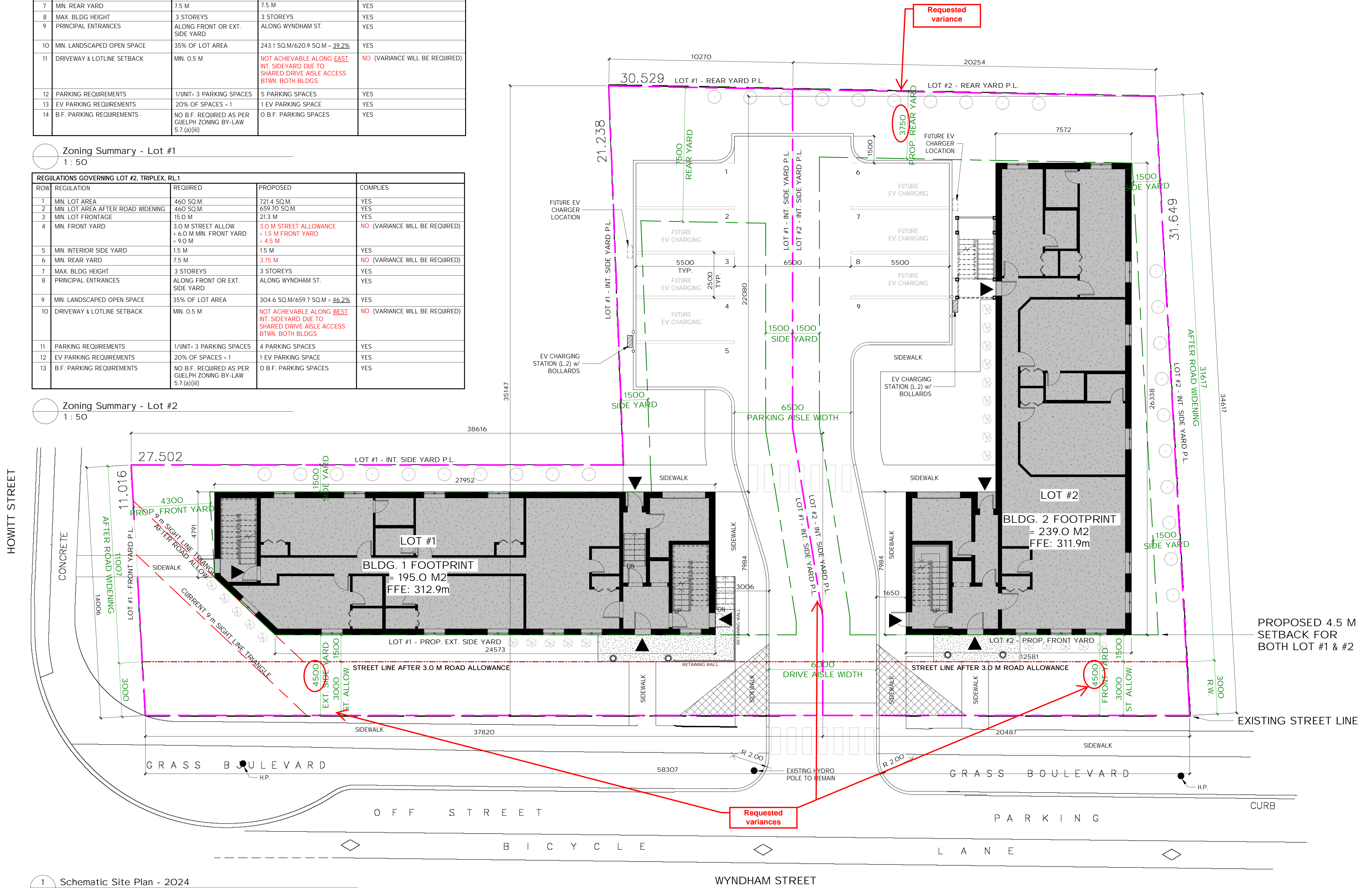


REGULATIONS GOVERNING LOT #1, TRIPLEX, RL1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
1	MIN. LOT AREA	460 SQ.M.	734.1 SQ.M.	YES
2	MIN. LOT AREA AFTER ROAD WIDENING	460 SQ.M.	620.90 SQ.M.	YES
3	MIN. LOT FRONTAGE	15.0 M	11.0 M	NO (LEGAL, NON-CONFORMING)
4	MIN. FRONT YARD	6.0 M	4.3 M	NO (VARIANCE WILL BE REQUIRED)
5	MIN. EXTERIOR SIDE YARD	3.0 M STREET ALLOW. + 4.5 M MIN. EXT. SIDE YARD = 7.5 M	3.0 M STREET ALLOWANCE + 1.5 M EXT. SIDE YARD = 4.5 M	NO (VARIANCE WILL BE REQUIRED)
6	MIN. INTERIOR SIDE YARD	1.5 M	1.5 M	YES
7	MIN. REAR YARD	7.5 M	7.5 M	YES
8	MAX. BLDG HEIGHT	3 STOREYS	3 STOREYS	YES
9	PRINCIPAL ENTRANCES	ALONG FRONT OR EXT. SIDE YARD	ALONG WYNDHAM ST.	YES
10	MIN. LANDSCAPED OPEN SPACE	35% OF LOT AREA	243.1 SQ.M/620.9 SQ.M = 39.2%	YES
11	DRIVEWAY & LOTLINE SETBACK	MIN. 0.5 M	NOT ACHIEVABLE ALONG EAST INT. SIDEYARD DUE TO SHARED DRIVE AISLE ACCESS BTWN. BOTH BLDGS.	NO (VARIANCE WILL BE REQUIRED)
12	PARKING REQUIREMENTS	1/UNIT= 3 PARKING SPACES	5 PARKING SPACES	YES
13	EV PARKING REQUIREMENTS	20% OF SPACES = 1	1 EV PARKING SPACE	YES
14	B.F. PARKING REQUIREMENTS	NO B.F. REQUIRED AS PER GUELPH ZONING BY-LAW 5.7.(a)(iii)	0 B.F. PARKING SPACES	YES

Zoning Summary - Lot #1
1 : 50

REGULATIONS GOVERNING LOT #2, TRIPLEX, RL1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
1	MIN. LOT AREA	460 SQ.M.	721.4 SQ.M.	YES
2	MIN. LOT AREA AFTER ROAD WIDENING	460 SQ.M.	659.70 SQ.M.	YES
3	MIN. LOT FRONTAGE	15.0 M	21.3 M	YES
4	MIN. FRONT YARD	3.0 M STREET ALLOW. + 6.0 M MIN. FRONT YARD = 9.0 M	3.0 M STREET ALLOWANCE + 1.5 M FRONT YARD = 4.5 M	NO (VARIANCE WILL BE REQUIRED)
5	MIN. INTERIOR SIDE YARD	1.5 M	1.5 M	YES
6	MIN. REAR YARD	7.5 M	3.75 M	NO (VARIANCE WILL BE REQUIRED)
7	MAX. BLDG HEIGHT	3 STOREYS	3 STOREYS	YES
8	PRINCIPAL ENTRANCES	ALONG FRONT OR EXT. SIDE YARD	ALONG WYNDHAM ST.	YES
9	MIN. LANDSCAPED OPEN SPACE	35% OF LOT AREA	304.6 SQ.M/659.7 SQ.M = 46.2%	YES
10	DRIVEWAY & LOTLINE SETBACK	MIN. 0.5 M	NOT ACHIEVABLE ALONG WEST INT. SIDEYARD DUE TO SHARED DRIVE AISLE ACCESS BTWN. BOTH BLDGS.	NO (VARIANCE WILL BE REQUIRED)
11	PARKING REQUIREMENTS	1/UNIT= 3 PARKING SPACES	4 PARKING SPACES	YES
12	EV PARKING REQUIREMENTS	20% OF SPACES = 1	1 EV PARKING SPACE	YES
13	B.F. PARKING REQUIREMENTS	NO B.F. REQUIRED AS PER GUELPH ZONING BY-LAW 5.7.(a)(iii)	0 B.F. PARKING SPACES	YES

Zoning Summary - Lot #2
1 : 50



1 Schematic Site Plan - 2024
A1.3 1 : 100

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT OR HIS REPRESENTATIVES ARE TO BE RETURNED AT HIS REQUEST.
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SEAL

PROJECT NORTH

STATUS	CONSENT	19009
PROJECT #	CHRD	
DRAWN	CDTD	
SCALE	As indicated	
DATE DWN	20240910	
ISSUED	20241115	

REVISIONS DATE