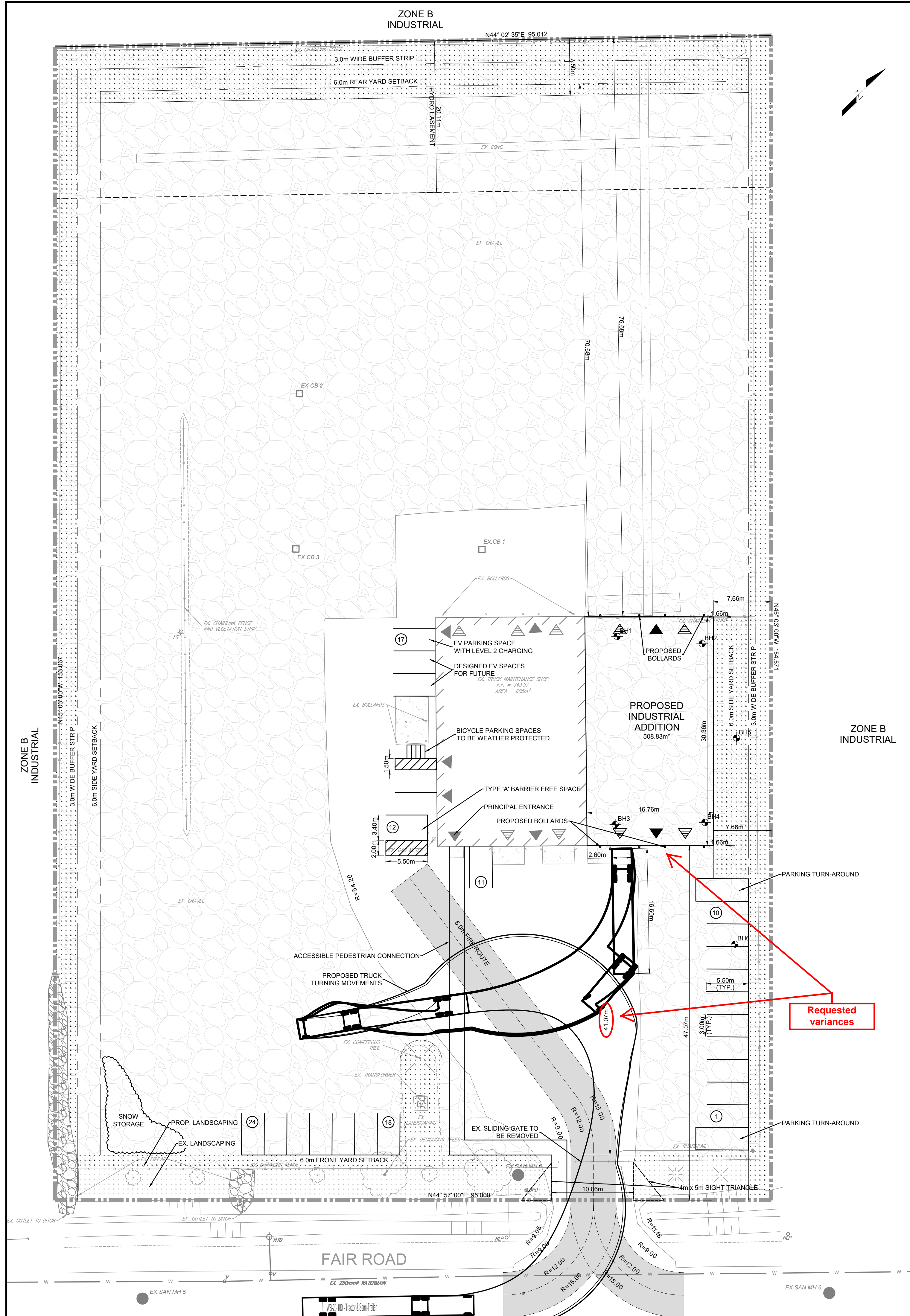
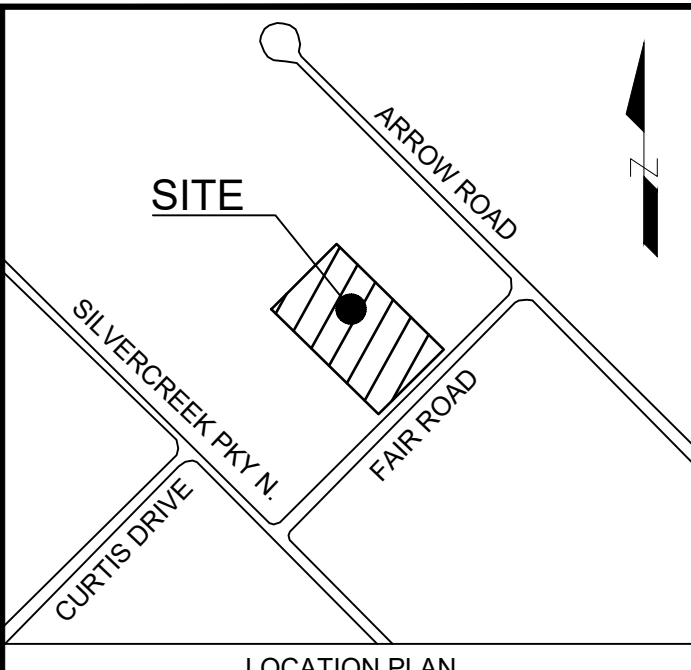


ZONE B INDUSTRIAL



ZONE B INDUSTRIAL

- NOTES:
- TOPOGRAPHIC SURVEY COMPLETED BY GEI CONSULTANTS LTD., DATED JUNE 6, 2024.
 - LEGAL BOUNDARY OBTAINED FROM VAN HARTEN SURVEYING INC., RECEIVED MAY 27, 2024.
 - AS RECORDED INFRASTRUCTURE ON FAIR ROAD OBTAINED FROM CITY OF GUELPH, RECEIVED JUNE 17, 2024.
 - BOREHOLE INFORMATION OBTAINED FROM GEOTECHNICAL INVESTIGATION REPORT BY CMT ENGINEERING INC., DATED OCTOBER 21, 2024.



LEGEND

---	PROPERTY LINE
- - - -	PROPOSED SETBACKS
---	FIRE ROUTE
---	EX. BELL LINE
---	EX. GAS LINE
---	EX. FENCE LINE
---	DOOR
---	OVERHEAD DOOR
---	EX. CONTOURS
HYD	EX. FIRE HYDRANT
LS	EX. LIGHT STANDARD
BH	BOREHOLE
---	HEDGE
---	CONIFEROUS/ DECIDUOUS TREES
---	EX. WATERMAIN
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	EX. GRAVEL
---	EX. CONCRETE
---	EX. LANDSCAPING
---	PROP. LANDSCAPING

LOT 9, REGISTERED PLAN 797
SITE PLAN FILE # _____

LIST OF DRAWINGS
EX-1 EXISTING CONDITIONS PLAN
SP-1 SITE PLAN

SITE PLAN INFORMATION	SURVEYOR INFORMATION
CRD CONSTRUCTION LTD. 110 CURTIS DRIVE UNIT #1 GUELPH, ON, N1K 1N5 PHONE: (519) 822-1801	GEI CONSULTANTS CANADA LTD. 650 WOODLAWN ROAD WEST BLOCK C. GUELPH, ON, N1K 1B8 PHONE: (519) 824-8150

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928-1978) AND ARE REFERRED TO THE REGIONAL MUNICIPALITY OF YORK BENCHMARK N° 62-300 HAVING A PUBLISHED ELEVATION OF 251.610 METRES.

No.	DATE	ISSUE/REVISION	INITIAL
2	07/11/2024	ISSUED FOR PRE-CONSULTATION MEETING	A.E.K.
1	25/09/2024	ISSUED FOR INITIAL SITE PLAN MEETING	A.E.K.

CITY OF GUELPH

T.J.L. TRANSPORT LTD
25 FAIR ROAD
GUELPH, ONTARIO

SITE PLAN



DESIGNED BY: A.E.K.	DATE: JUNE 2024	CHECKED BY: A.E.K.
DRAWN BY: A.E.K.	PROJECT No: 2404660	DRAWING No: SP-1
SCALE: 1:300		

ZONING CHART AND REGULATIONS			
25 FAIR ROAD, ALL OF LOT 9, REGISTERED PLAN 797 CITY OF GUELPH, COUNTY OF WELLINGTON.			
GENERAL STATISTICS	REQUIRED	PROVIDED	CONFORMS
ZONING	B (INDUSTRIAL ZONE)		YES
GROSS SITE AREA	N/A	14,812.81m²	N/A
MINIMUM LOT FRONTAGE	30.0m	95.0m	YES
MINIMUM FRONT YARD	6.0m	6.0m	YES
MINIMUM INTERIOR SIDE YARD	6.0m	6.0m	YES
MINIMUM EXTERIOR SIDE YARD	6.0m	6.0m	YES
MINIMUM REAR YARD SETBACK	6.0m	6.0m	YES
ACCESSORY USES	NOT MORE THAN 25% OF THE NET BUILDING FLOOR AREA SHALL BE USED FOR ANY ACCESSORY USE PERMITTED IN A B ZONE	8%	YES
TYPE A BARRIER-FREE PARKING	1	1	YES
TYPE B BARRIER-FREE PARKING	0	0	YES
BICYCLE - SHORT TERM SPACES	0.03 SPACES PER 100 m² OF GFA, 2 SPACES MINIMUM = 2 SPACES SHOULD BE LOCATED NO MORE THAN 25m FROM THE PRIMARY PEDESTRIAN ENTRANCE TO THE BUILDING. A MIN. OF 25% OF REQUIRED SHORT TERM SPACES NEED TO BE WEATHER PROTECTED.	2	YES
BICYCLE - LONG TERM SPACES	0.07 SPACES PER 100 m² OF GFA, 2 SPACES MINIMUM = 2 SPACES TO BE IN SECURE, WEATHER-PROOF ENCLOSURE WITH CONTROLLED ACCESS	2	YES
EV PARKING SPACES WITH LEVEL 2 ELECTRIC VEHICLE CHARGING DEVICE	MIN. 10% OF REQUIRED SPACES	1	YES
DESIGNED EV SPACES	MIN. 20% OF REQUIRED SPACES	2	YES
OFF-STREET PARKING	0.5 SPACES PER 100m² GROSS FLOOR AREA (TRUCKING OPERATION), IN ACCORDANCE WITH SECTION 5.5 = 6 SPACES	24	YES
OFF-STREET LOADING	ALL LOADING SPACES SHALL BE LOCATED TO THE REAR OF THE FRONT WALL OF A BUILDING OR TO THE REAR OF AN EXTERIOR SIDE WALL OF A BUILDING FACING A PUBLIC STREET. ALL LOADING SPACES FACING A PUBLIC STREET SHALL BE SCREENED WITH A MINIMUM 3m WIDE BUFFER STRIP.	YES	YES
OUTDOOR STORAGE	IN AN INDUSTRIAL ZONE AN OUTDOOR STORAGE AREA SHALL NOT BE PERMITTED IN A FRONT YARD OR EXTERIOR SIDE YARD AND SHALL ONLY BE PERMITTED IN AN INTERIOR SIDE YARD OR REAR YARD. IN ACCORDANCE WITH SECTION 4.11.1	YES	YES
MAXIMUM BUILDING HEIGHT	20.0m	6.7m	YES
MINIMUM DISTANCE BETWEEN BUILDING	N/A	N/A	YES
MINIMUM LANDSCAPED OPEN SPACE	5%	2,230.7m²	YES
BUFFER STRIPS	3.0m WIDE BUFFER REQUIRED ADJACENT TO INTERIOR SIDE AND REAR LOT LINES	3.0m	YES
FENCES	IN AN INDUSTRIAL ZONE, ANY FENCE SHALL BE A MAXIMUM HEIGHT OF 3 METRES MEASURED FROM THE GROUND LEVEL TO THE TOP OF THE FENCE; AND IN A FRONT YARD SHALL BE AN OPEN CHAIN LINK AND MAY HAVE WIRE TOP PROVIDED THE OVERALL HEIGHT OF THE FENCE AND WIRE TOP COMPLIES WITH SECTION 4.20.6. IN ACCORDANCE WITH SECTION 4.16.4 (a)	YES	YES
GARBAGE, REFUSE STORAGE AND COMPOSTERS	NO GARBAGE OR REFUSE SHALL BE STORED ON ANY LOT IN ANY ZONE EXCEPT WITHIN THE PRINCIPAL BUILDING OR ANY ACCESSORY BUILDING OR STRUCTURE ON SUCH LOT OR IN A CONTAINER IN AN INTERIOR SIDE YARD OR REAR YARD OF SUCH LOT. EVERY GARBAGE OR REFUSE STORAGE AREA REQUIRED BY THIS BY-LAW INCLUDING ANY GARBAGE LOADING OR UNLOADING AREA, WHICH IS VISIBLE FROM AN ADJOINING SITE ZONED RESIDENTIAL, COMMERCIAL, NATURAL HERITAGE, BUSINESS PARK, INSTITUTIONAL, RESEARCH PARK, INSTITUTIONAL, OR PARK, OR FROM A RIVER OR STREET, SHALL HAVE A VISUAL SCREENING CONSISTING OF A SOLID FENCE, A DUMPSTER OR GARBAGE CONTAINER SHALL BE REGULATED IN THE SAME MANNER AS AN ACCESSORY BUILDING OR STRUCTURE IN THE ZONE IN WHICH IT IS LOCATED IN ACCORDANCE WITH SECTION 4.5	YES	YES
ACCESSORY BUILDINGS OR STRUCTURES	ACCESSORY BUILDING OR STRUCTURE MAY BE LOCATED IN A YARD OTHER THAN A FRONT YARD OR REQUIRED EXTERIOR SIDE YARD PROVIDED NOT MORE THAN 30% OF THE YARD IS OCCUPIED AND THERE IS 0.8m SETBACK FROM ANY LOT LINE. DESPITE SECTION 4.5, WITHIN THE B ZONE ACCESSORY BUILDINGS OR STRUCTURES MAY BE CONSTRUCTED TO THE HEIGHT OF THE MAIN BUILDING.	N/A	YES