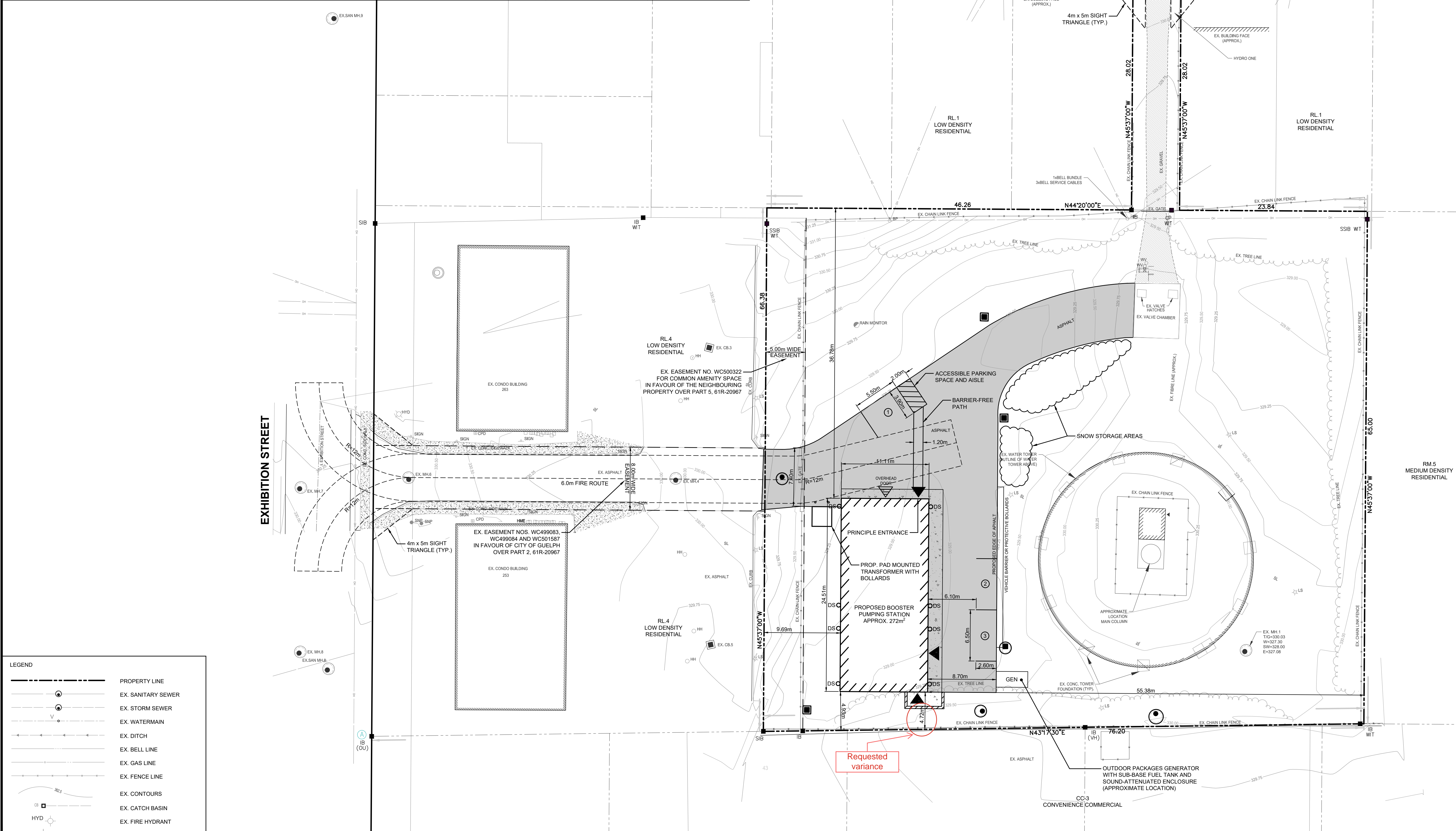


\\GEOCONSULTANTS.COM\DATA\DATA_STORAGE\WORKING\GUELPH ON WATER\SVCS\2401116 - 123019_VERNY BOOSTER PUMPING STATION\5 WORK IN PROGRESS\DRAWING\123019-SEA-SET.DWG

ZONING CHART AND REGULATIONS

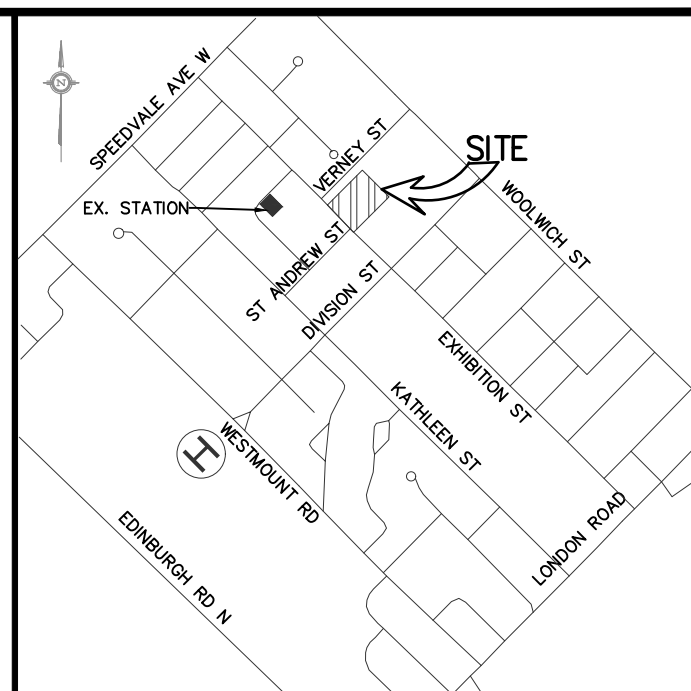
36 VERNY STREET
PART OF LOT 10, REGISTERED PLAN 251, AND PART OF LOTS 26 AND 27, REGISTERED PLAN 148

GENERAL STATISTICS	REQUIRED	PROVIDED	CONFORMS
ZONING	RL.1 (LOW DENSITY RESIDENTIAL, OLDER BUILT-UP AREA)		
LOT AREA	460m ²	5176.84m ²	YES
MINIMUM LOT FRONTAGE	AVERAGE LOT FRONTAGE OF THE LOTS WITHIN THE SAME CITY BLOCK FACE = 12.19m	6.10m	NO
MINIMUM FRONT YARD	AVERAGE OF THE ESTABLISHED SETBACKS OF THE IMMEDIATELY ADJACENT LOTS = 2.54m	36.78m	YES
MINIMUM INTERIOR SIDE YARD	1.5m	9.69m	YES
MINIMUM EXTERIOR SIDE YARD	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	7.5m	4.72m	NO
OFF-STREET PARKING	N/A	3	N/A
MAXIMUM BUILDING HEIGHT	3 STOREYS	1 STOREY	YES
MINIMUM LANDSCAPED OPEN SPACE	THE FRONT YARD, EXCEPT THE DRIVEWAY (RESIDENTIAL) SHALL BE LANDSCAPED AND NO PARKING SHALL BE PERMITTED WITHIN THIS LANDSCAPED OPEN SPACE.	YES	YES
FENCES	THE MAXIMUM HEIGHT OF A FENCE LOCATED IN THE FRONT YARD IS 0.8 METRES IN HEIGHT. THE MAXIMUM HEIGHT OF A FENCE LOCATED IN THE INTERIOR SIDE YARD IS 1.9 METRES IN HEIGHT.		
GARBAGE, REFUSE AND STORAGE	NO GARBAGE OR REFUSE SHALL BE STORED ON ANY LOT EXCEPT WITHIN THE 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, INCLUDING ANY GARBAGE LOADING OR UNLOADING AREA, WHICH IS VISIBLE FROM AN ADJOINING SITE ZONED RESIDENTIAL, COMMERCIAL, NATURAL HERITAGE SYSTEM, INSTITUTIONAL, BUSINESS PARK, INSTITUTIONAL/RESEARCH PARK, 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 ACCORDANCE WITH SECTION 4.5, IN THE ZONE IN WHICH IT IS LOCATED. STANDARD RESIDENTIAL GARBAGE CONTAINERS PROVIDED BY THE CITY FOR A SINGLE DETACHED DWELLING, SEMI-DETACHED DWELLING AND ON-STREET TOWNHOUSE ARE EXEMPT FROM THE PROVISIONS OF SECTION 4.9 WHEN AN INDIVIDUAL CONTAINER IS LESS THAN 1 CUBIC METRE IN SIZE.		



LEGEND	
	PROPERTY LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	EX. TREELINE
	CONIFEROUS/DECIDUOUS TREES

VERNEY STREET



KEY PLAN Scale : NOT TO SCALE

NOTES :

- TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING LTD. DATED OCTOBER 10, 2023.
- EXISTING WATERMAIN FEATURES ON VERNY STREET DERIVED FROM GIS DATA RECEIVED FROM THE CITY OF GUELPH 2019-12-17.
- SUBSURFACE UNDERGROUND UTILITY INFORMATION PROVIDED BY CALLON DIETZ INCORPORATED RECEIVED 2024-05-08.
- EXISTING INFRASTRUCTURE INFORMATION ON EXHIBITION STREET AND VERNY STREET DERIVED FROM CITY OF GUELPH DRAWING I-385, DATED APR. 1976, AND G-169, DATED DEC. 10, 1970.
- EXISTING INFRASTRUCTURE INFORMATION IN MUNICIPAL SEWER EASEMENT DERIVED FROM GM BLUEPLAN ENGINEERING LTD. DRAWINGS FOR 251 EXHIBITION STREET (PROJECT NO. 115090), REV. 6 DATED JUN. 9, 2016.
- EXISTING PROPERTY LINE AND LEGAL INFORMATION DERIVED FROM J.D. BARNES DRAWING REFERENCE NO.: 24-14-144-00, DATED AUGUST 14, 2024.

APPLICANT INFORMATION :
GEI CONSULTANTS CANADA LTD.
650 WOODLAWN ROAD WEST
GUELPH, ON, N1K 1B8
INFO@GEICONCONSULTANTS.COM
1-800-810-3281

OWNER INFORMATION :
CITY OF GUELPH
1 CARDEN STREET
GUELPH, ON, N1K 3A1
INFO@CITY.GUELPH.CA
519-822-1260

LEGAL DESCRIPTION :

PART OF LOT 10, REGISTERED PLAN 251 AND PART OF LOTS 26 & 27, RANGE 1, DIVISION A, REGISTERED PLAN 148

BENCH MARKS :

CITY OF GUELPH BENCHMARK #29 LOCATED AT 226 EXHIBITION STREET
ELEVATION = 329.130m



2401116

THE POSITION OF POLES, LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	DATE	DESCRIPTION	BY:	CHKD.
2	25/06/xx	DRAFT	P.L.	xx
1	25/03/21	ISSUED FOR PRE-CONSULTATION	P.L.	G.A.P.

ISSUES/REVISIONS



ENGINEERING SERVICES

36 VERNY STREET
GUELPH, ONTARIO
VERNEY BOOSTER
PUMPING STATION

SITE PLAN

DRAFT ISSUED FOR
MINOR VARIANCE
APPLICATION ON
2025-06-03

SCALE:
1:250

CONSULTANT DRAWING No.
SP-1

DATE DRAWN:
MARCH 2025

CITY CONTRACT No.

DRAWN BY:
P.L.

CHECKED BY:
G.A.P.

CITY SITE PLAN FILE
SP25-

REV.
1

3 0 5 10
1:250 (m)