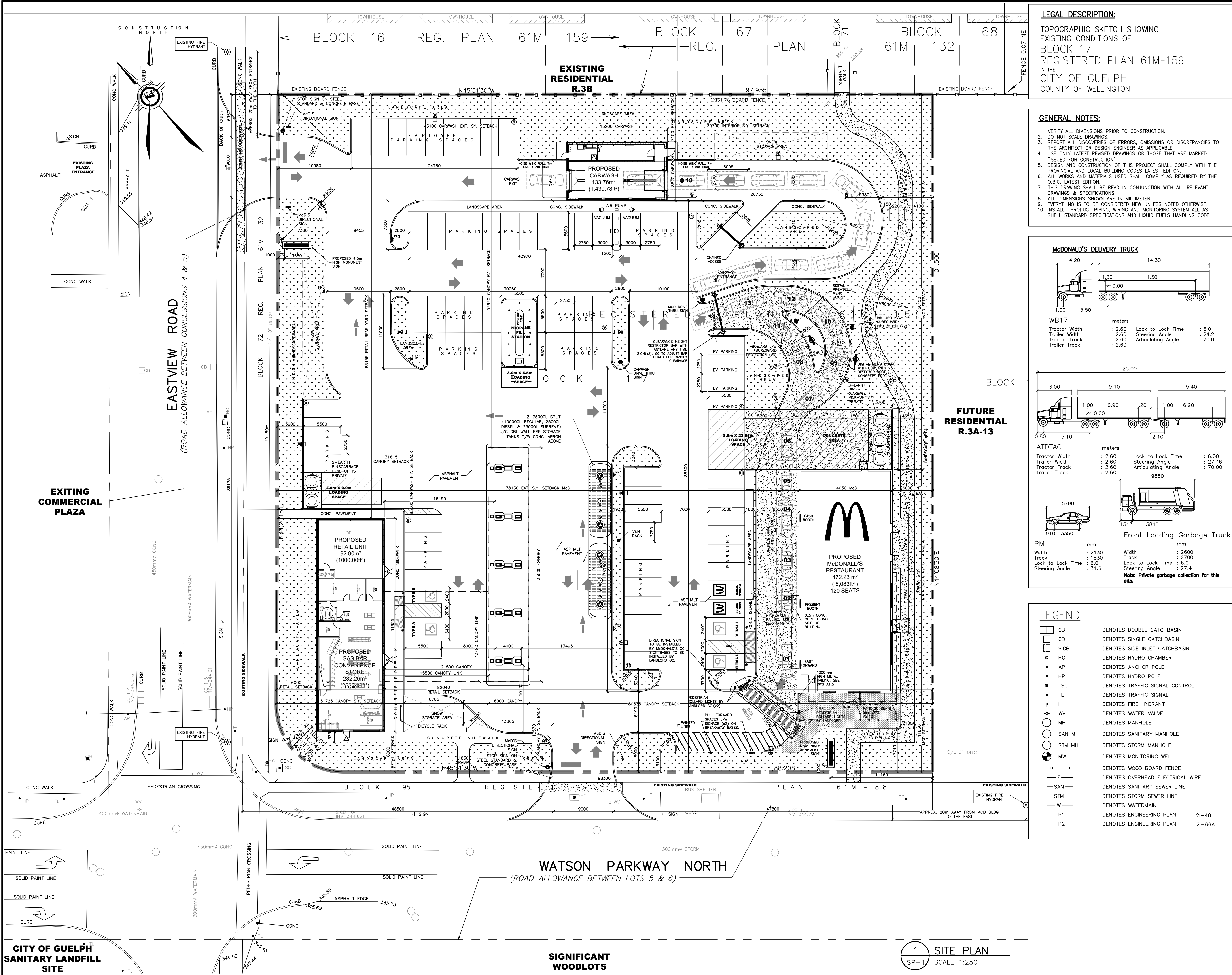




				
KEY PLAN				
SITE STATISTICS	ZONING CATEGORY: SERVICE COMMERCIAL (SC.1)		PROVIDED	BY-LAW REQUIREMENT
	TOTAL DEVELOPMENT LOT AREA		±9938.51m ² (2.456ac)	1000.00 m ²
	LOT FRONTAGE		88.27m	30.00 m
	LOT DEPTH		101.500m	N/A
	BUILDING AREA	C-STORE/RETAIL	325.16 m ²	N/A
		MCD/QSR	472.23 m ²	N/A
		CAR WASH	133.76 m ²	N/A
		CANOPY	419.08 m ²	N/A
	LOT COVERAGE	TOTAL (SQ.M)	931.15 m ²	N/A
		TOTAL (%)	9.37%	N/A
	FRONT YARD SETBACK (WATSON PARKWAY N)	MCD/QSR	11.83m	6.00 m
		CANOPY	13.57m	15.00 m
		C-STORE/RETAIL	6.00m	6.00 m
		CARWASH	85.60m	15.00 m
	EXTERIOR SIDE YARD SETBACK (EASTVIEW ROAD)	MCD/QSR	78.13m	6.00 m
		C-STORE/RETAIL	6.00m	6.00 m
		CANOPY	31.73m	1.50 m
		CARWASH	43.10m	15.00 m
	SIDE YARD SETBACK (ABUTTING RESIDENTIAL)	MCD/QSR	6.00m	3.00 m
		C-STORE/RETAIL	82.04m	
		CANOPY	60.54m	
		CARWASH	39.70m	
	REAR YARD SETBACK (ABUTTING RESIDENTIAL)	MCD/QSR	56.15m	one half building height but not less than 6.00m
		C-STORE/RETAIL	63.46m	
		CANOPY	52.30m	15.0 m
CAR WASH		7.15m	15.0 m	
HEIGHT	MCD/QSR	6.0m-7.50m	3 storey's	
	C-STORE/RETAIL	6.50-7.25m		
	CANOPY	6.50m		
	CARWASH	6.50m		
LANDSCAPING (8' OUT OF LOT AREA AFTER ROAD WIDENING)	AREA (SQ.M)	2250.64 m ²	10% = m ²	
	AREA (%)	22.65%	10%	
PARKING SPACES	(3m minimum from street line)	79 incl. B/F	Coverage 5115 WAITING SPACES = 5	
PARKING STALL DIMENSIONS		2.75m x 5.5m	C-Store 1967/15.5m ² = 325.15m ² /16.5 = 20	
B/F PARKING SPACES		4	MCD/QSR 1967/7.5m ² = 472.23m ² /7.5 = 63 incl. Barrier Free 51-200 = 4 Total Parking Spaces Required = 88	
B/F PARKING STALL DIMENSIONS	TYPE A = 3.4m x 5.5m TYPE B = 2.4m x 5.5m ACCESS AISLE = 1.5m		TYPE A = 3.4m x 5.5m TYPE B = 2.4m x 5.5m ACCESS AISLE = 1.5m	
LOADING AREA DIMENSIONS	4.0m x 9.0m/ 8.9m x 23.65		4.0m x 9.0m	
ENTRANCE AND EXIT WIDTHS		9.0m	9.0m	

17	MAR.25.20	REV'D & RE-ISSUED FOR VARIANCE SUBMISSION	WT	WAM
16	MAR.02.20	REV'D & ISSUED FOR CLIENT REVIEW	WT	WAM
16	DEC.16.19	REV'D & ISSUED FOR SPA 1ST SUBMISSION	WT	WAM
15	OCT.29.19	REV'D & RE-ISSUED FOR REVIEW	WT	WAM
14	AUG.20.19	REV'D & RE-ISSUED FOR REVIEW	WT	WAM
13	MAY.28.19	REV'D AS PER IBI/MCD & ISSUED FOR SPA	WT	WAM
12	MAY.21.19	REV'D & RE-ISSUED FOR SPA	WT	WAM
11	APR.15.19	REV'D AS PER CLIENT COMMENTS & RE-ISSUED	WT	WAM
10	NOV.30.18	REV'D AS PER MCD & IBI - RE-ISSUED	RS	WAM
9	NOV.07.18	REV'D AS PER MCD COMMENTS & RE-ISSUED	EA	WAM
8	OCT.17.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
7	OCT.15.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
6	OCT.10.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
5	OCT.09.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	WAM
4	MAR.08.18	REVISED & RE-ISSUED FOR CLIENT REVIEW	HA	WAM
3	JAN.19.17	REVISED AS PER CLIENT COMMENTS	TL	WAM
2	DEC.08.17	REVISED AS PER CLIENT COMMENTS	AA	WAM
1	DEC.05.17	ISSUED FOR CLIENT REVIEW	AA	WAM

No.	DATE	REVISIONS	INITIAL	CHECKED

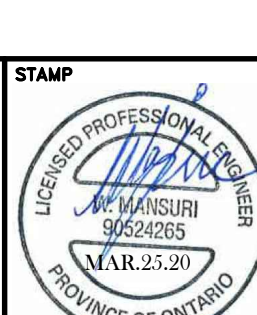


GAMA

Engineering Inc.

8611 Weston Road, Suite 35B - Vaughan, Ontario - L4H 9P1
Tel: 905-264-9295 www.gamaengineering-inc.com

STAMP



CLIENT/OWNER:

MAURAN VIGNARAJAH
145 SPEEDVALE AVENUE WEST,
GUELPH, ONTARIO, N1K 1K5

CITY FILE NO.

SP19-047

PROJECT/ADDRESS:

C- STORE/QSR, GAS BAR & CAR WASH
455 WATSON PARKWAY NORTH,
GUELPH, ONTARIO

TITLE:

PROPOSED SITE PLAN

DESIGN:	AM	DWN BY	AA	DRAWING No. SP-1
SCALE:	AS NOTED	DWG. FILE	1764-SP-1	
DATE:	DEC.01.17	PROJ. No.	1764	