

SUBJECT PROPERTY



BOUNDARY INFORMATION TAKEN FROM
PLAN OF SURVEY
 ALL OF
LOT 49, BLOCK B
REGISTERED PLAN 150
 GEOGRAPHIC TOWNSHIP OF ERAMOSA
 TOWNSHIP OF GUELPH-ERAMOSA
 COUNTY OF WELLINGTON

SITE STATISTICS

	PROPOSED	REQUIRED
ZONING	C-2 VILLAGE SERVICE COMMERCIAL	C-2 VILLAGE SERVICE COMMERCIAL
LOT AREA	917.48 m ²	800 m ²
LOT FRONTAGE	22.99m	15m
FRONT YARD	10.15m (EXISTING)	7.5m
REAR YARD	9.38m (EXISTING)	7.5m
INT. SIDE YARD	1.9m	1.8m
EXT. SIDE YARD	2.04m (EXISTING)	7.5m
TOTAL BLDG COVERAGE	264.97m ²	
LOT COVERAGE	28.9%	35%
BUILDING HEIGHT	6.7m	11m

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

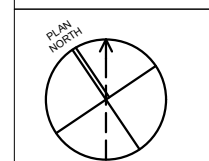
SEAL

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JB ARCHITECT INC.
 JOEL BARTLETT

196 GUELPH ST. ADDITION & RENOVATIONS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

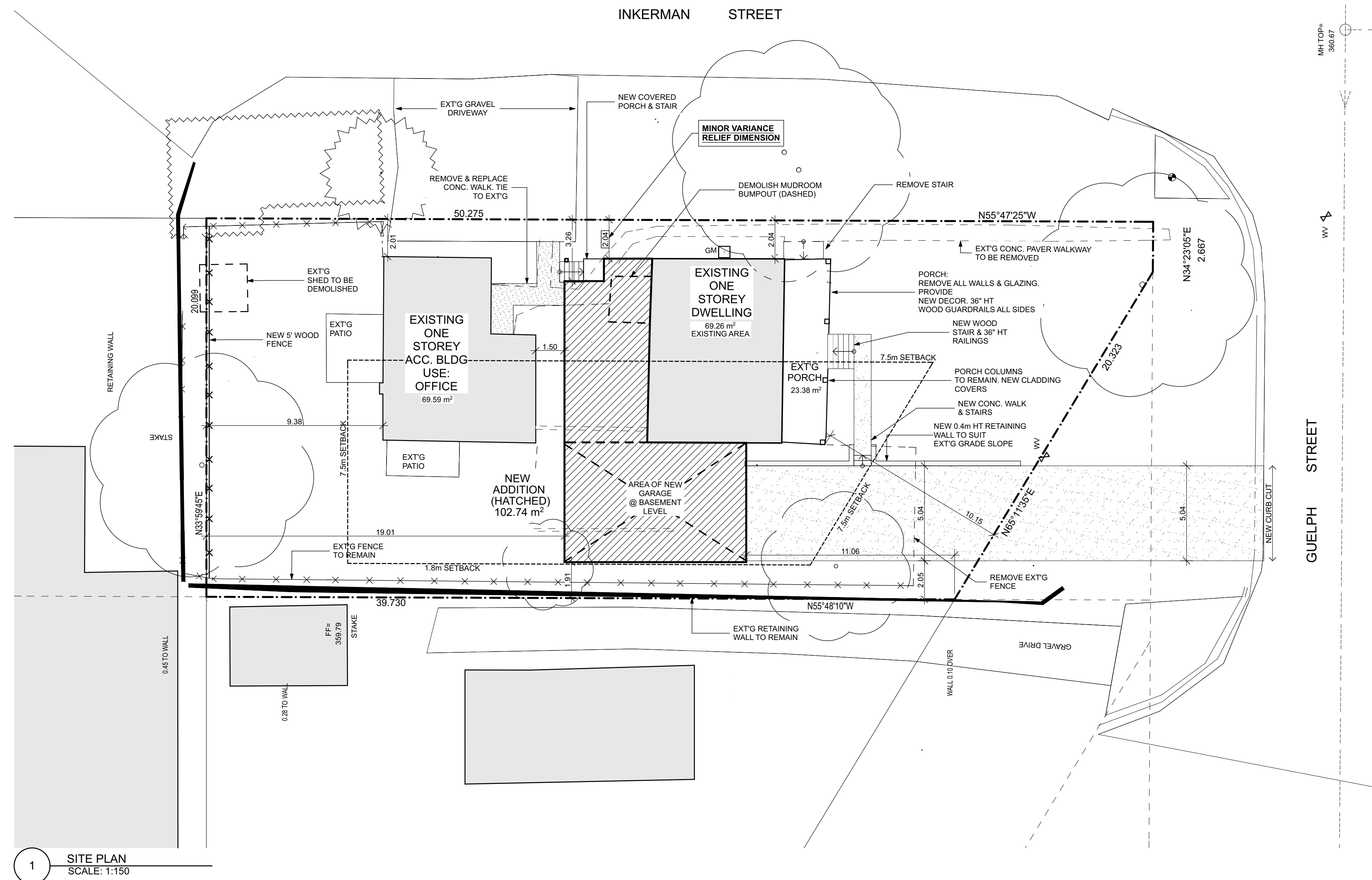


Date: 2021-04-26
 Scale: AS NOTED
 Drawn:
 Job: 2011

A2.01

Plotted On: 2021-04-26

SITE PLAN



1 SITE PLAN
 SCALE: 1:150

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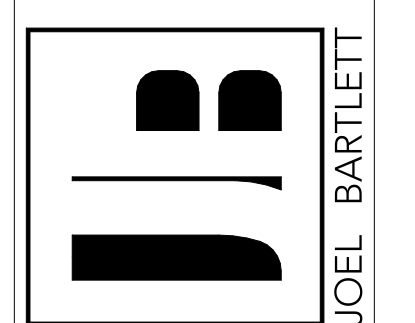
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No.	Issue Name	Date
01	Minor Variance Apph	2021-04-26

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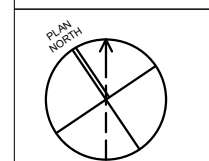
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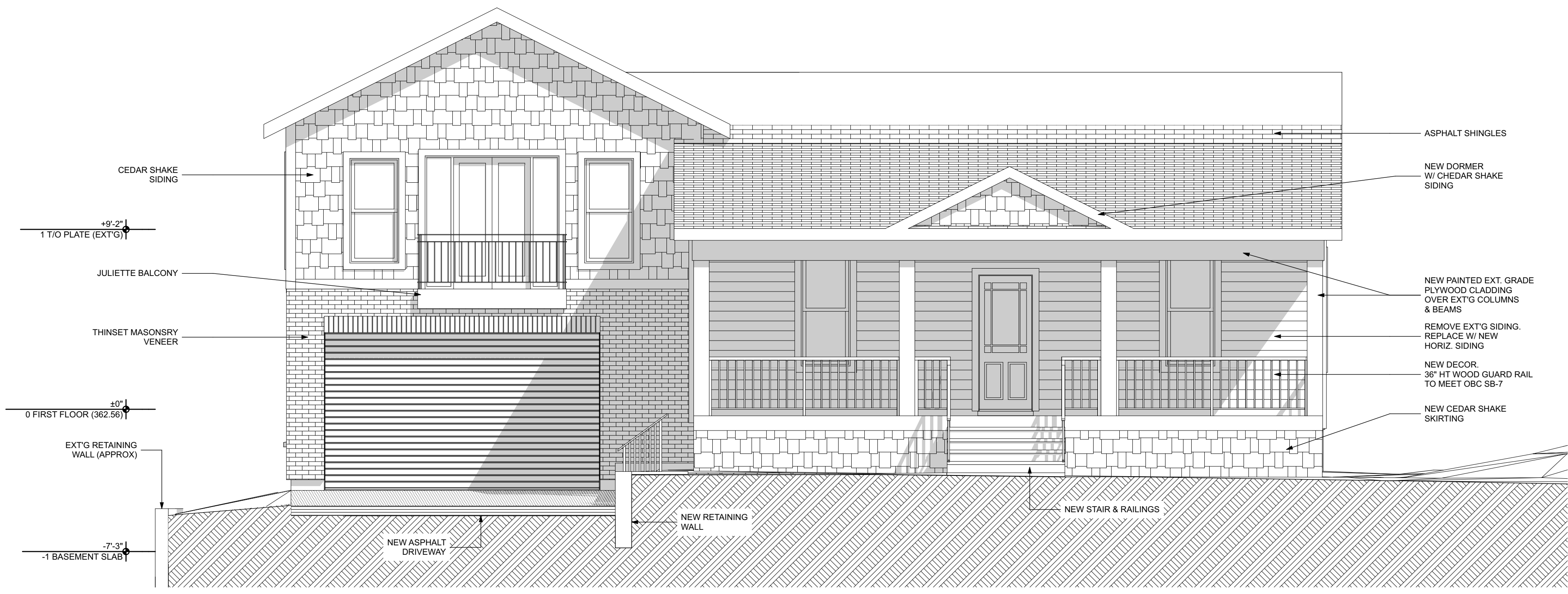


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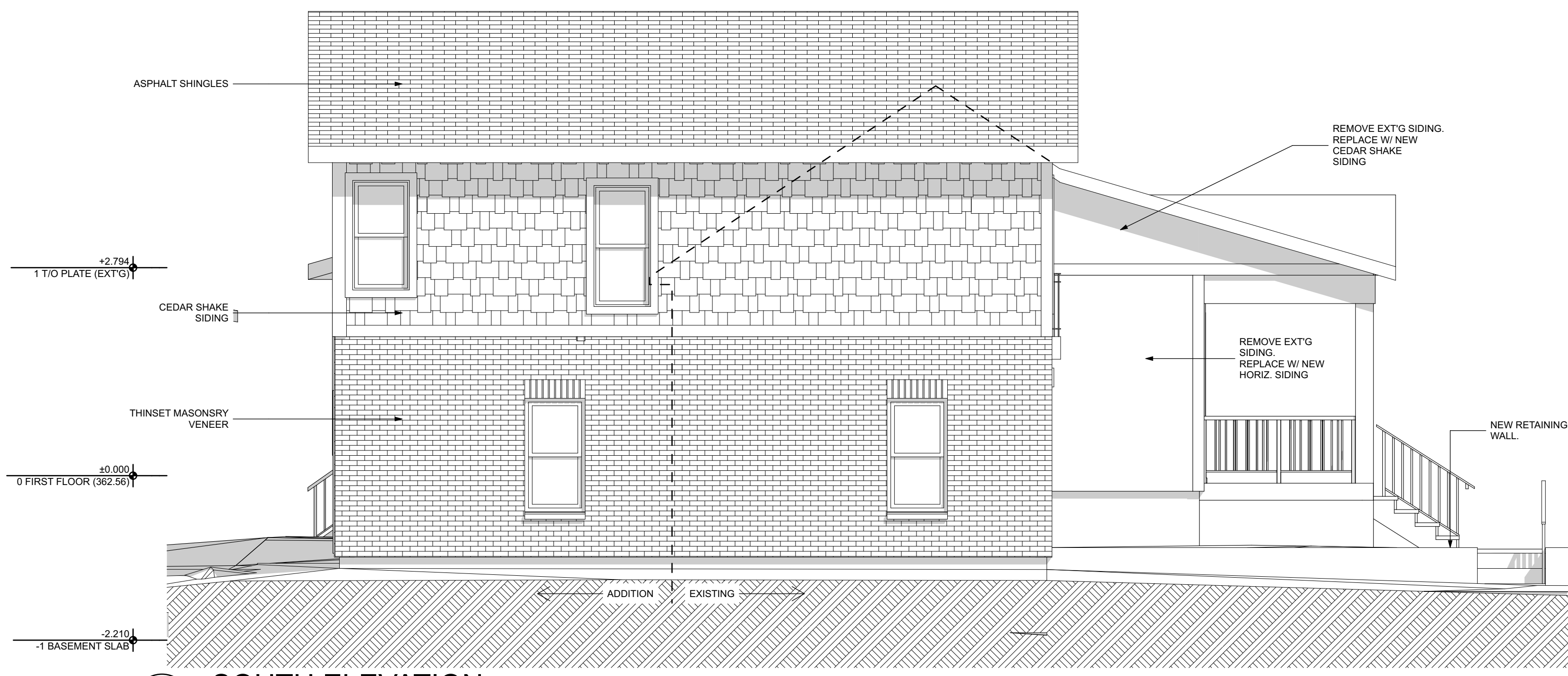
A4.01

Plotted On: 2021-04-26

BUILDING ELEVATIONS (CONT)



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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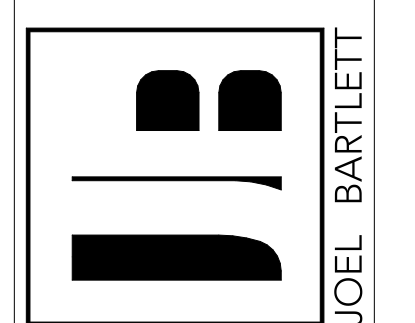
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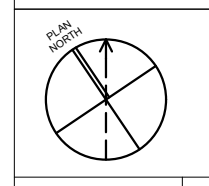
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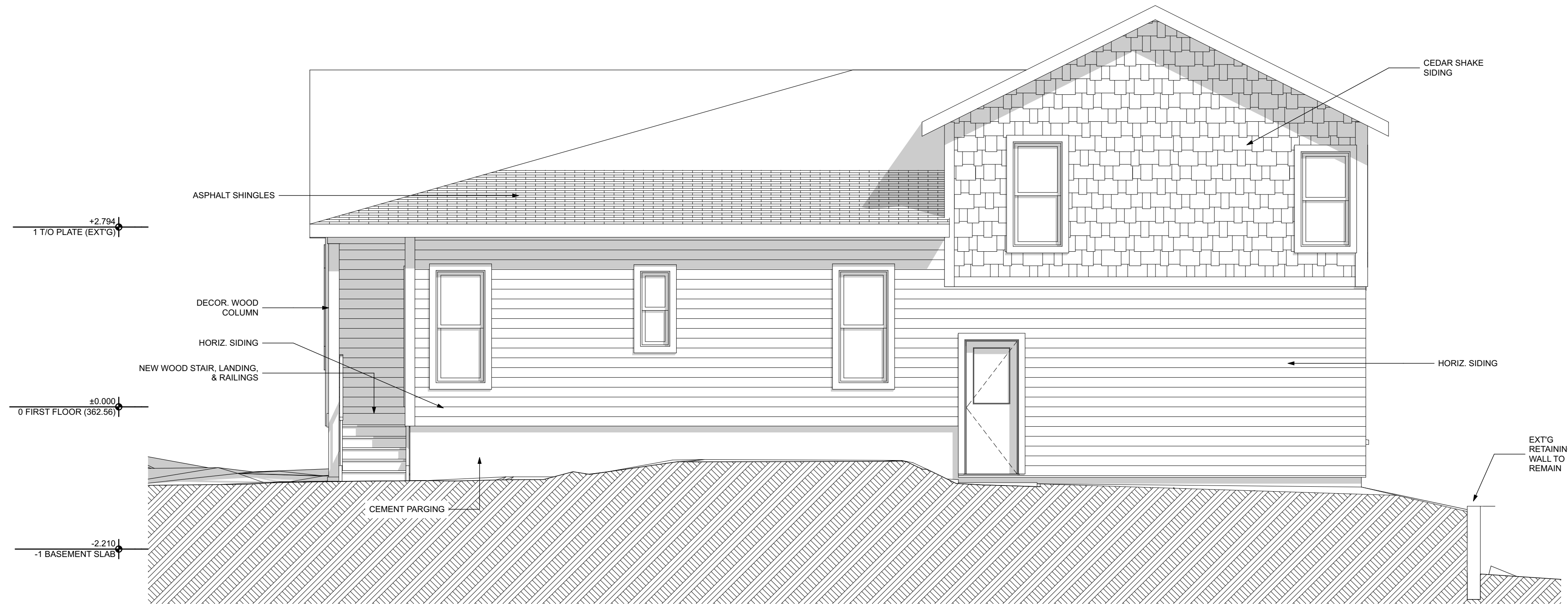


Date:	2021-04-26
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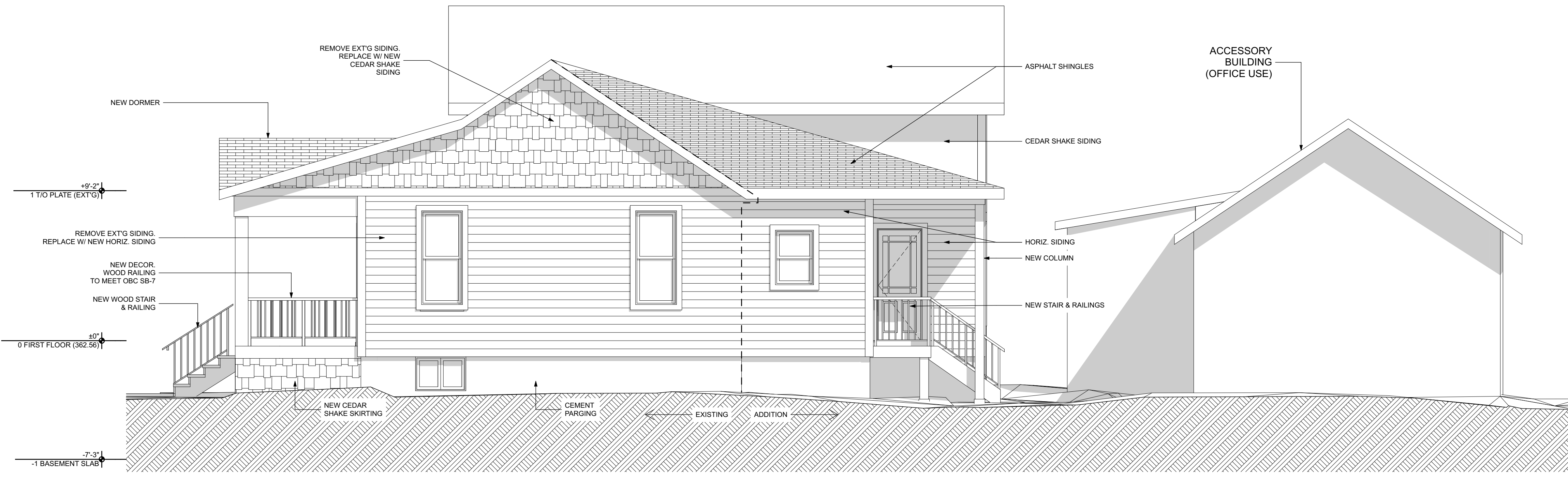
A4.02

Plotted On: 2021-04-26

BUILDING ELEVATIONS



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

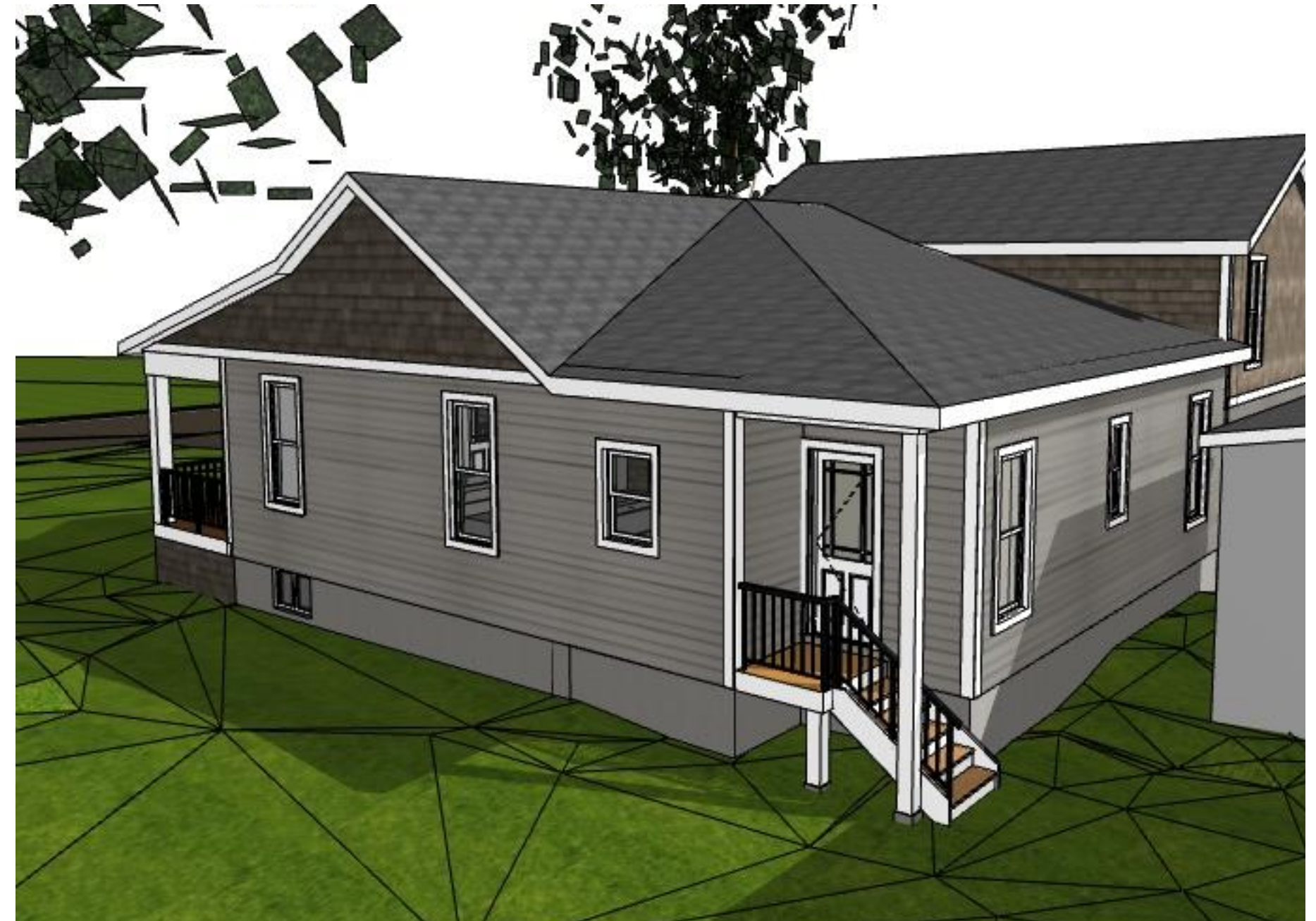
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3 EXISTING BASEMENT
SCALE: 1/4" = 1'-0"



3 EXISTING BASEMENT
SCALE: 1/4" = 1'-0"



3 EXISTING BASEMENT
SCALE: 1/4" = 1'-0"



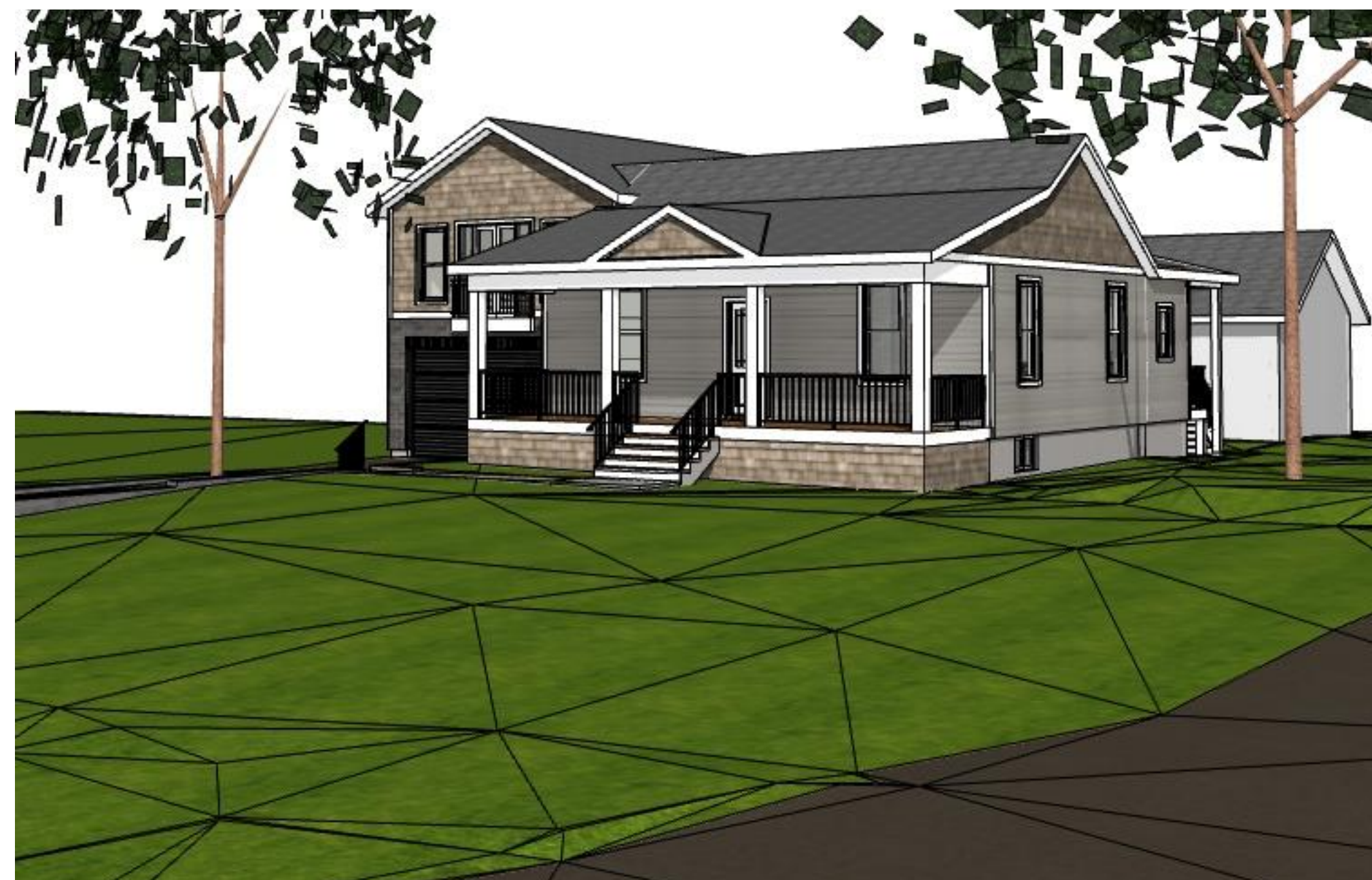
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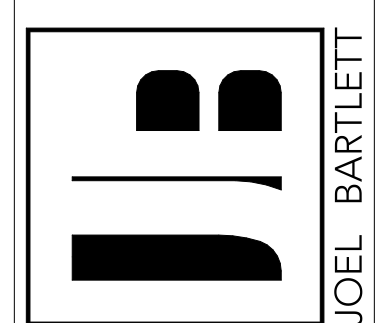
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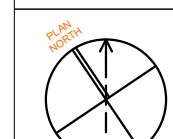
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1" ACTUAL

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A9.01

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PRESENTATION PLANS

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