

INKERMAN ST

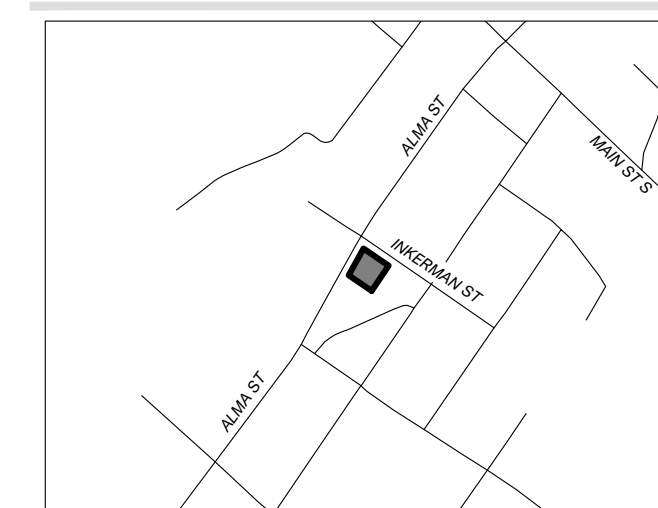
ALMA ST

Existing Residential

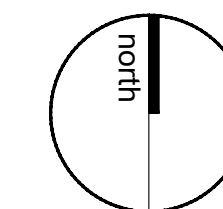
Existing Residential

LEGAL DESCRIPTION

PART OF LOTS 50 & 51
REGISTERED COMPILED PLAN 150
GEOGRAPHIC TOWNSHIP OF ERAMOSA
NOW IN THE TOWNSHIP OF GUELPH-ERAMOSA
COUNTY OF WELLINGTON



Subject Lands



Scale: 1:10,000

SITE STATISTICS - VILLAGE SERVICE COMMERCIAL (C2) ZONE

REGULATION	REQUIRED	PROVIDED
Min. Lot Area	800 m ²	1,545.5 m ²
Min. Lot Frontage	15.0 m	40.2 m
Min. Front Yard	7.5 m	14.8 m
Min. Rear Yard	7.5 m	1.5 m
Min. Interior Side Yard	1.8 m	1.6 m
Min. Exterior Side Yard	7.5 m	0.0 m
Max. Lot Coverage	35%	36% (Building + Outdoor Storage)
Max. Building Height	11 m	± 3 m
Parking Spaces (1 space per 20 m ² GFA)	23 regular spaces 3 accessible spaces	22 regular spaces 1 accessible space
Parking Aisle Width	6.0 m	7.1 m
Loading Space (465 m ² to 930 m ² GFA)	1 space	1 space
Ingress/Egress Widths	6.0 m - 11.0 m	Alma St - 13.2 m Inkerman St - 13.1 m
Outdoor Storage Area	N/A	49.75 m ²
Gross Floor Area	N/A	509.61 m ²

NOTES:

- all dimensions are in meters unless otherwise specified
- site boundary and topographic information prepared by J.D. Barnes Ltd dated November 7th, 2024 (Reference No. 20-14-098-00)

NO. DATE REVISION BY

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Approval Stamp	Date: November 20, 2024
	File No.: 07159 - DL
	Plan Scale: 1:100
	Drawn By: R.M.
	Checked By: ---

Project	203 Alma St, Rockwood ON SOBEY'S FOODLAND
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File Name: **SITE PLAN**

