



PROPOSED HIGHWAY COMMERCIAL ZONE (C2)			
CATEGORY	ZONING REGULATION	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	700.0 m ² (7,535 ft ²)	44,500m ² (478,994.01 ft ²)	YES
MINIMUM LOT FRONTAGE	20 m (65.6 ft)	487.68m (1,600 ft)	YES
MINIMUM FRONT YARD	3 m (9.8 ft) FOR A BUILDING CONTAINING DWELLING UNITS ADJACENT TO THE STREET LINE, THE BUILDING FACE SHALL BE STEEPED BACK 2m FOR EACH STOREY ABOVE THE THIRD STOREY	3.0m (9.8 ft) 3 STOREY	YES
MINIMUM LANDSCAPE BUFFER ABUTTING STREET LINE	3 m (9.8 ft)	3.0m WITH EXCEPTION OF WALKWAYS TO LIVE / WORK UNITS	YES
RESIDENTIAL USES ON GROUND FLOOR	NOT [PERMITTED WITHIN 9m OF A STREET LINE. SHALL NOT OCCUPY MORE THAN 50% OF TOTAL GROUND FLOOR AREA OF A BUILDING WITHIN 30m OF A STREET LINE.	LIVE / WORK UNITS FRONTING ONTO WELLINGTON ROAD 7 CONTAIN LIVING AREA, WORKSPACE, WASHROOM AND GARAGE USES. TOWNHOUSE UNITS FLAKING WELLINGTON ROAD 7 (4.0m)	NO
MINIMUM REAR YARD	7.5m (24.6 ft)	4.91 m (16.1 ft)	NO
MINIMUM SIDE YARD	3 m (9.8 ft)	6.77 m (22.2 ft)	YES
MINIMUM LANDSCAPED AREA	20%	28% (12,588.6 m ²) INCLUDES 19,886.8 m ² OF COMMON PARK AREA	YES
MAXIMUM BUILDING HEIGHT	18 m BUT NO GREATER THAN 5 STOREY FOR A BUILDING CONTAINING DWELLING UNITS.	3 STOREYS 10.9 m	YES
MINIMUM BUILDING HEIGHT	7.5 m AND 2 STOREYS	7.5 m AND 2 STOREYS	YES
BUFFER STRIP	A BUFFER STRIP IS REQUIRED ALONG ANY INTERIOR SIDE LOT LINE AND REAR LOT LINE WHICH ABUTS LAND ZONED FOR RESIDENTIAL OR INSTRUCTIONAL PURPOSES. (N/A)	OK	N/A
PARKING	CLUSTER TOWNHOUSE USE 1.0 / UNIT PLUS 0.5 / UNIT FOR FIRST 20 UNITS AND 0.25 / UNIT FOR EACH ADDITIONAL UNIT. 50% OF ADDITIONAL PARKING TO BE EXCLUSIVE VISITOR PARKING	GARAGE 273 DRIVEWAY 273 VISITORS 56	NO - FOR TOWNHOUSES YES - FOR VISITORS
BARRIER FREE PARKING	PARKING SPACES REQUIRED 301 - 400 B / F SPACES . 15	15 SPACES (25% OF VISITOR SPACES)	YES
GROSS FLOOR AREA	N/A	41,574.5 M2 ± 447,519 ft ±	N/A
COVERAGE	N/A	15,034.9 M2 ± 161,840 ft ± 33%	N/A
DENSITY	N/A	61.3 UPH 24.8 UPA	N/A

Unit Count	
15' CONVENTIONAL	107 (172.1m ² AVERAGE)
15' LIVE / WORK CONVENTIONAL	62 (146.0m ² AVERAGE)
22' LIVE / WORK CONVENTIONAL	8 (146.0m ² AVERAGE)
20' BACK TO BACKS	96 (134.8m ² AVERAGE)
TOTAL	273 (152.3m² AVERAGE OVERALL)

Note:
*Asterik indicates a block of live/work units.

Version 3.3
Concept Site Plan
350 Wellington Rd #7 Elora ON.

Client: ELORA 7 OP INC.

Date: 10/25/22

Project number: 3287 Scale: 1 : 1250

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