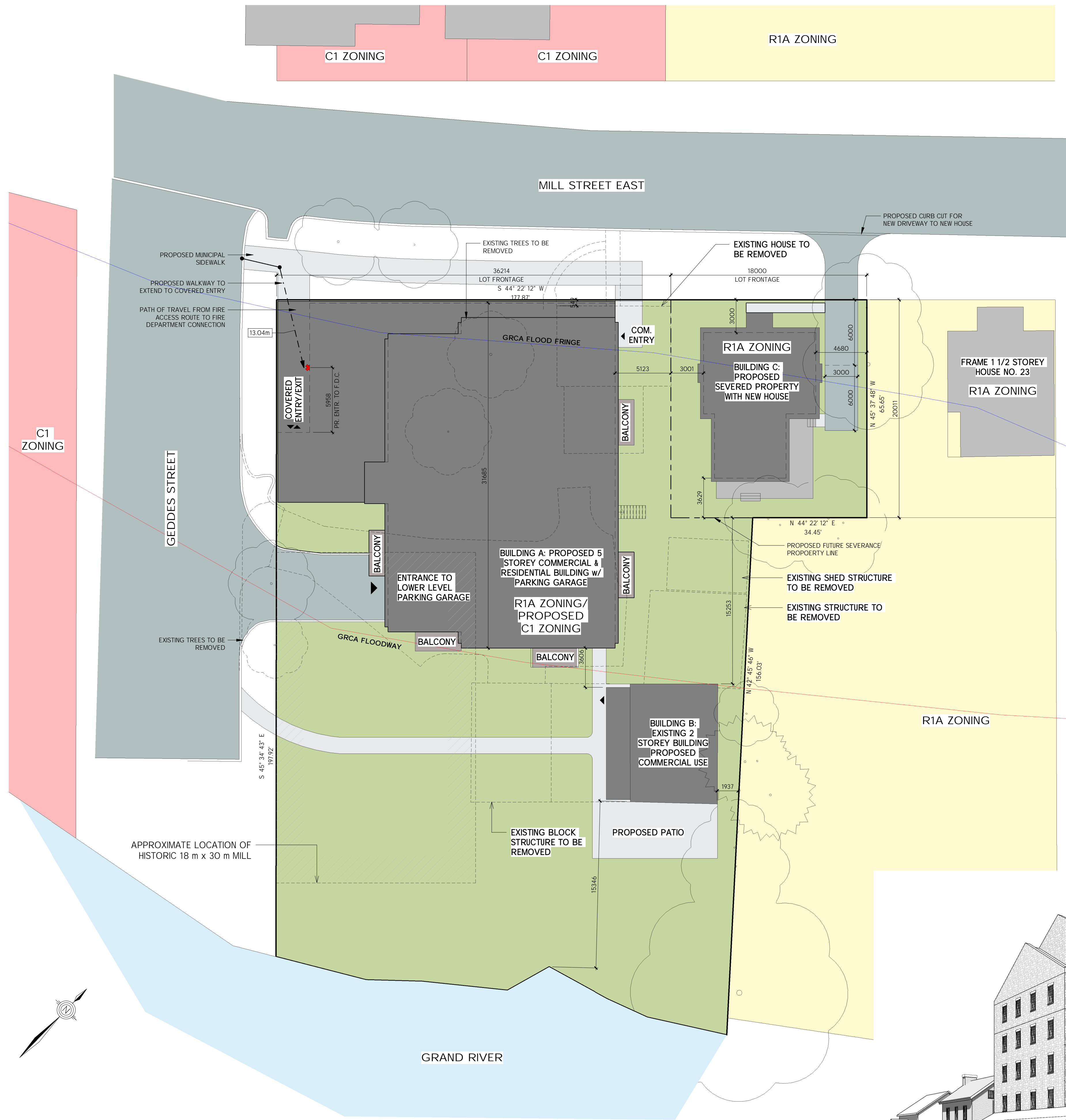
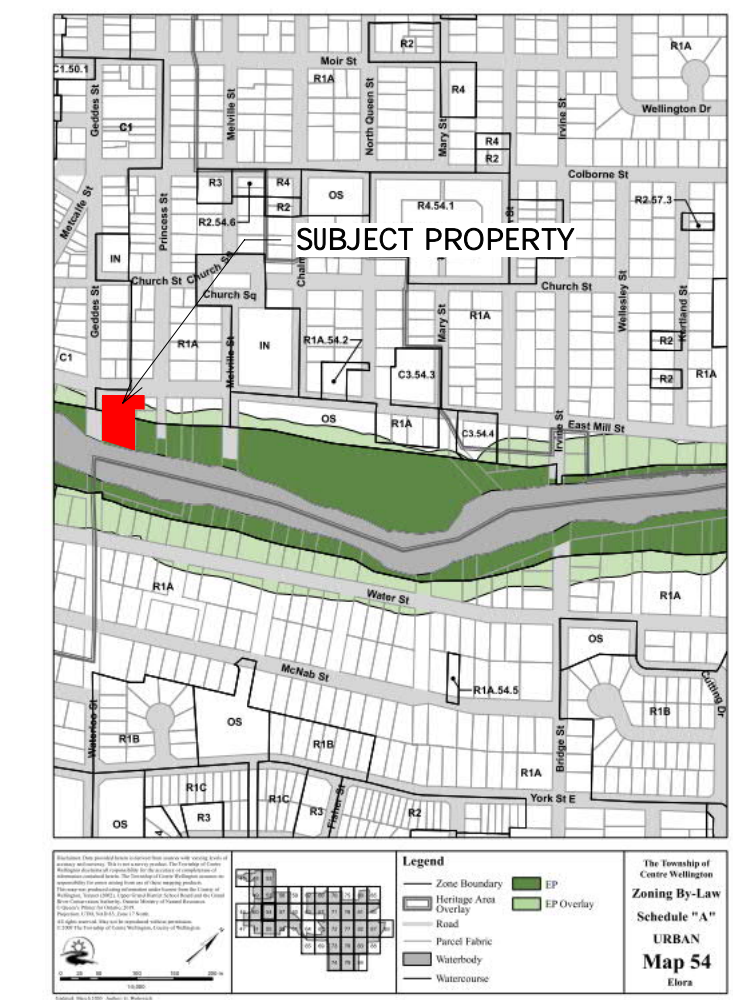


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2 Revised Site Plan
A1.0 1:200



CURRENT ZONING R1A - PROPOSED ZONING C1 - MIXED-USE CONDOMINIUM (BUILDING A)			
REGULATIONS GOVERNING C1, CENTRAL BUSINESS DISTRICT			
ROW	REGULATION	REQUIRED	PROPOSED
1	MIN. LOT AREA	No minimum	2574 m ²
2	MIN. LOT FRONTAGE	No minimum	36.2 m
3	MIN. FRONT YARD	No minimum	0.0 m
4	MIN. EXT. SIDE YARD	No minimum	0.0 m
5	MIN. SIDE YARD	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 m.	5.123 m
6	MIN. REAR YARD	No minimum	20.8 m
7	MAX. BLDG HEIGHT	3 Storeys (Max. 11.0 m)	5 Storeys (19.4 m)
8	BUFFER STRIP	Req'd along interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	YES
9	MAX. LOT COVERAGE	90%	34%
10	PARKING CALCULATION 1 SPACE PER DWELLING UNIT PLUS 1 SPACE PER 20 M ² OF COMMERCIAL SPACE 1 BARRIER-FREE SPACE REQ'D	(C1 Commercial Zone reduction of 50%) Building A Residential: 1 space/unit: 1 x 18 = 18 spaces 0.5 space/unit (visitor) = 9 Total Residential = 27 spaces x 0.5 = 13.5 spaces Building A Commercial: 1 space / 20m ² GLA Building A Commercial 101 = 92 m ² Building A Commercial 102 = 150 m ² Total Commercial Space = 242 m ² 242 m ² /20 = 12.1 spaces x 0.5 = 6 Total Commercial Parking = 6 spaces Building B Commercial: 1 space / 9 m ² GLA 1 space / 18 m ² of patio Commercial Area = 282 m ² Patio Area = 52 m ² 282 m ² /9 = 32 spaces x 0.5 = 16 52 m ² /18 = 3 space x 0.5 = 2 Total Commercial Parking = 18 Total Parking Required = 38 including 3 Barrier-Free	Commercial = 2 Residential = 18 Barrier Free = 1 Total parking provided = 21
11	BIKE PARKING		External: 6 Internal: 34
CURRENT ZONING R1A - PROPOSED ZONING C1 - COMMERCIAL RESTAURANT (BUILDING B)			
REGULATIONS GOVERNING C1, CENTRAL BUSINESS DISTRICT			
ROW	REGULATION	REQUIRED	PROPOSED
3	MIN. FRONT YARD	No minimum	15.253 m
4	MIN. EXT. SIDE YARD	No minimum	2.777 m
5	MIN. SIDE YARD	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 m.	1.937 m
6	MIN. REAR YARD	No minimum	15.346 m
7	MAX. BLDG HEIGHT	3 Storeys (Max. 11.0 m)	2 Storeys (6.98 m)
8	BUFFER STRIP	Req'd along interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	YES
9	MAX. LOT COVERAGE	90%	4.5%
10	PARKING CALCULATION 1 SPACE PER DWELLING UNIT PLUS 1 SPACE PER 20 M ² OF COMMERCIAL SPACE 1 BARRIER-FREE SPACE REQ'D	(C1 Commercial Zone reduction of 50%) Refer to Building A chart.	Commercial = 1 Total parking provided = 1
11	BIKE PARKING		External: 6 Internal: 0
CURRENT ZONING R1A - CURRENT ZONING R1A - DETACHED DWELLING (BUILDING C)			
REGULATIONS GOVERNING R1A, RESIDENTIAL			
ROW	REGULATION	REQUIRED	PROPOSED
1	MIN. LOT AREA	560 m ²	360 m ²
2	MIN. LOT FRONTAGE	18 m	18 m
3	MIN. LOT DEPTH	26 m	20 m
3	MIN. FRONT YARD	6.0 m or in accordance with Section 4.35	3.0 m in accordance with Section 4.35
4	MIN. EXT. SIDE YARD	N/A	N/A
5	MIN. SIDE YARD	1.5 m, except where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0 m.	East: 4.68 m West: 3.0 m
6	MIN. REAR YARD	7.5 m	3.63 m
7	MAX. BLDG HEIGHT	3 Storeys (Max. 11.0 m)	2 Storeys (7.66 m)
9	MAX. LOT COVERAGE	40%	33%
9	MIN. LANDSCAPED OPEN SPACE	The front yard on any lot, except the driveway shall be landscaped and no parking shall be permitted within this landscaped area. The driveway shall not constitute more than 40% of the width and/or area of the Front Yard.	Width = 3m (16.6%) Area = 7.6 m ² (18%)
10	PARKING CALCULATION	1 space per dwelling unit = 1	1



Key Plan
N.T.S.

SITE PLAN LEGEND	
[Red Box]	C1 ZONING
[Yellow Box]	R1A ZONING
[Green Box]	SOD OR LANDSCAPED AREA
[Grey Box]	PROPOSED ASPHALT DRIVEWAY
[Light Grey Box]	PROPOSED WALKWAYS
[Dark Grey Box]	PROPOSED SITE FEATURES
[Dark Grey Box]	EXISTING BUILDING STRUCTURES
[Dark Grey Box]	PROPOSED BUILDINGS
[Blue Box]	EXISTING RIVER
[Dashed Line]	SETBACK BOUNDARY
[Dotted Line]	FIRE ROUTE
[Dashed Line]	LINE OF DEMOLITION OR REMOVAL
[Dashed Line]	LINE OF FUTURE SEVERANCE
[Red Line]	GRCA FLOOD FRINGE
[Red Line]	GRCA FLOODWAY
[Circle]	RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL
[Line]	CONCRETE CURB ALL CURBS TO BE SINGLE STAGE PER OPSD 600 04 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS
[Dot]	LIGHT POST (L.P.)
[Red Arrow]	FIRE DEPARTMENT CONNECTION (F.D.C.)
[E]	PARKING STALL COMPLETE WITH ELECTRIC VEHICLE CHARGING STATION
[V]	VISITOR PARKING
SITE PLAN NOTES	
1.	ALL SITE LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL LAND.
2.	PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT. ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
3.	ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
4.	PROPERTY BOUNDARIES TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DATA. ALL OF LOTS 11 & 12 NORTHEAST SIDE OF GEDDES STREET & PART OF LOTS 11, 12 & 13 SOUTHWEST OF PRINCESS STREET, REGISTERED PLAN 181, VILLAGE OF ELORA, TOWNSHIP OF CENTRE WELLINGTON, COUNTY OF WELLINGTON, PREPARED BY VAN HARTEN SURVEYING INC., DATED JANUARY 14, 2021.

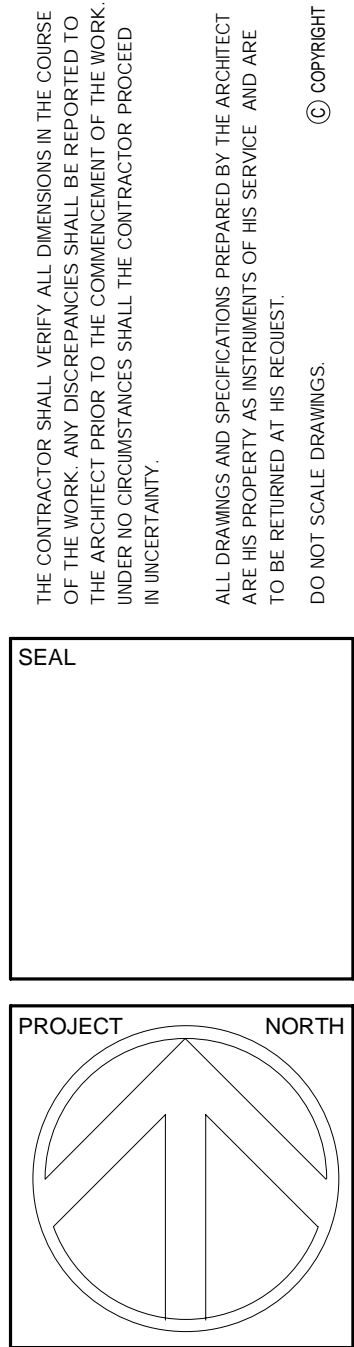


PRELIMINARY

1 Issued for Site Plan Pre-Consultation Sep 22, 2021
REVISIONS DATE

STATUS	PRELIMINARY
PROJECT #	20046
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	20200723
ISSUED	2022128

19 Mill St.
19 Mill St. East - Elora
Proposed Site Plan



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT OR HIS EMPLOYEES OR AGENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.
DO NOT SCALE DRAWINGS.

A1.0