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CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

SITE PLAN GUIDELINES INDUSTRIAL DEVELOPMENT

PART 1 | BUILDING PLACEMENT

- Ensure there are sufficient building setbacks to incorporate landscaping and screening (e.g. grading and berming) into yards adjacent to the streetline. Buildings will also be sufficiently setback from any nearby residential development and other sensitive land uses to minimize potential adverse impacts.
- Building placement should support the screening of parking, garbage and other service areas from street view.
- All service areas and outdoor storage should be screened from view from the street, and located at the sides or rear of the building.

PART 2 | BUILDING DESIGN

- Industrial areas in proximity to residential areas and adjacent to main roads shall have higher standards for exterior design, including architectural detail, building materials, landscaping and treatment of open storage, loading and service areas.
- The scale and massing of industrial buildings, including their accessory administrative office component, may vary based on their use and size of the lot. The design of the office portion and the industrial portion of a building/industrial development should be unified through architectural treatments. Alternatively, if this is not possible, the office portion designed as the focal point.

- Building location and massing should take cues from adjacent development, by using similar heights and setbacks for the portions of the building nearest to the adjacent development.
- Large expanses of blank or single material facades facing the public street and other publically visible locations should be avoided. Building elevations should be enhanced through a combination of building material and colour, windows, articulation of the building wall and roof line, building entrance features and other architectural elements.
- Where possible, office and commercial components and main building entrances should be oriented toward the street or intersection (for corner lots) and contain a high proportion of windows.
- Building entrances should be clearly identifiable and coordinated with the placement of pedestrian walkways. Main building entrances should be emphasized through landscaping and architectural elements (ie: sidewalks).
- Outdoor lighting must be compliant with the Township’s Outdoor Lighting Policy.

PART 3	VEHICLE ACCESS, CIRCULATION & PARKING
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- The number and width of vehicular access points shall be limited to the minimum necessary for the safe and efficient functioning of the site in order to minimize hazards to vehicular traffic, reduce disruption to the public sidewalk, and maximize the area available for landscaping and screening.
- Parking areas should be located in an interior side yard and rear yard to lessen the visual impact on the streetscape. If parking is provided in a front or exterior side yard, it should be limited to visitor parking only.
- All off-street parking spaces and areas shall be graded and drained so as to manage the pooling of surface water on them and prevent the flow of surface water onto adjacent lots.

- Parking areas shall be well lit to ensure safe access.
- Site entrances and exits are encouraged to be marked by standalone, low-profile monuments/signage.
- Entrance signs should indicate the names of the businesses and the address of the building.
- Locate service areas to the sides or behind the building. Service areas are discouraged between the building and the street.

PART 4 | SITE SERVICING

- Loading areas should be located to the side or rear of the building. Loading areas between the building and the street are strongly discouraged.
- Loading areas that are visible from a public street, or other publically accessed area should be screened.
- Vegetated swales with check dams are strongly encouraged in areas with potential for large amounts of run-off.
- Snow storage will be accounted for in the site layout.
- A plan will be developed for emergency services after-hours access.
- The site plan shall be designed such that the visual and audible impacts of the service and loading areas on neighbouring properties are reduced.
- Waste enclosures should be screened from public streets.
- The storage of goods shall be within structures where ever possible. Outdoor storage is discouraged.

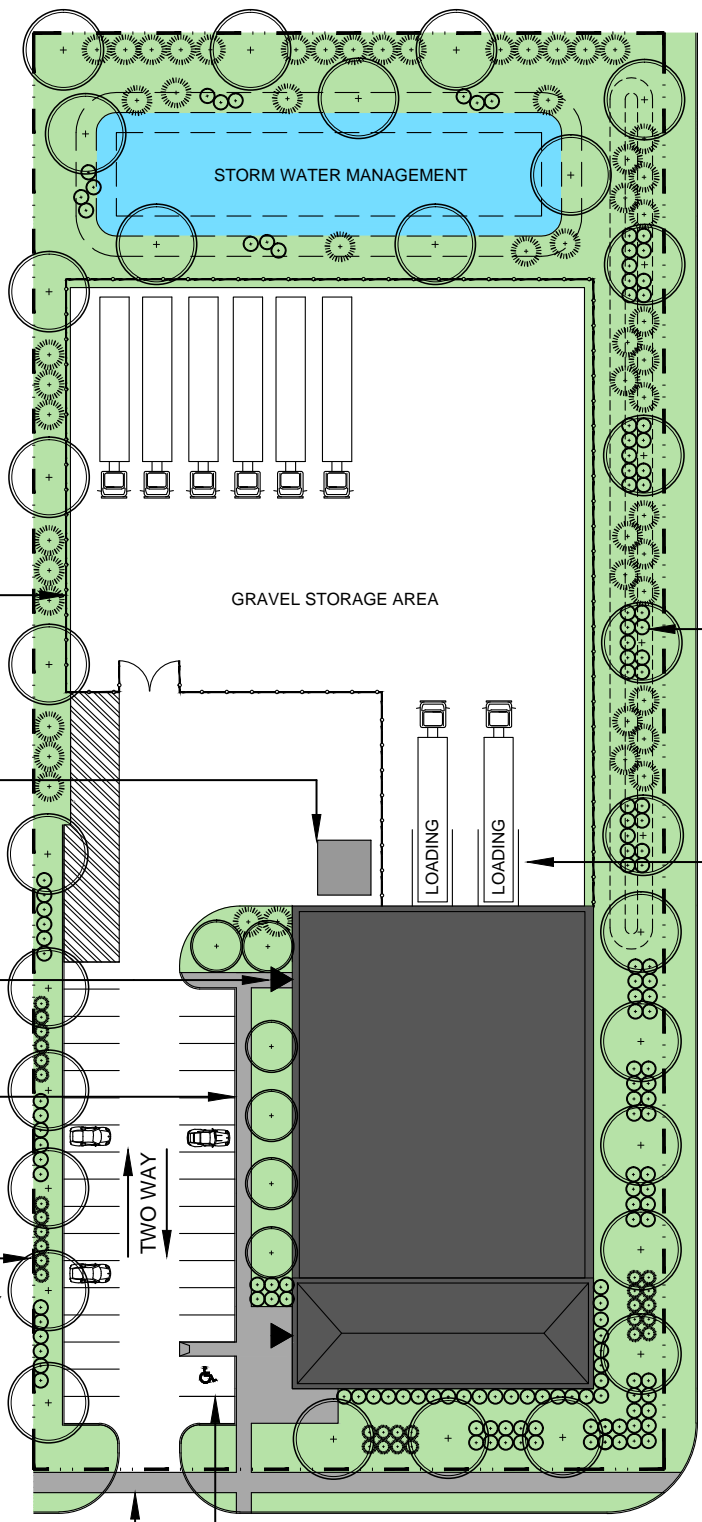
PART 5 | LANDSCAPING

- Plantings should be used to screen parking, define entries, and enhance the pedestrian environment.

- Where large storage areas with chain link fencing are proposed, a combination of berm and/or enhanced landscape buffer plantings may be required by Township staff to screen undesirable views from the public.
- Plantings are to be pollution, drought and salt tolerant, low maintenance and incorporate LID applications (where applicable) and conform to CPTED standards.
- Street tree on-centre spacing is 10 m maximum along the frontage of the subject site.
- See the Township Landscape Guidelines for more details.

PART 6 OUTDOOR STORAGE AND DISPLAY

- Where open storage of goods and materials is permitted, such storage should be located in low visibility areas on the site and screened so as not to be visible from the street, pedestrian areas, adjacent residential uses and public spaces. Screening may be achieved through a combination of building orientation and configuration, grading/berming, landscaping, walls, fencing and other suitable visual barriers.



CHAINLINK FENCING

SCREENED WASTE ENCLOSURE

REAR ENTRANCE

PEDESTERIAN ACCESS TO BUILDING ENTRANCE

PROVIDE SCREENING OF PARKING AREAS FROM ADJACENT USE / PROPERTY

VEHICULAR ENTRANCE LOCATED AWAY FROM INTERSECTION

GRAVEL STORAGE AREA

LOADING
LOADING

PROVIDE LANDSCAPE BUFFER AND/OR BERMS TO SCREEN STORAGE AREAS

VEHICULAR LOADING AREAS

STREET

TWO WAY

STREET

PROVIDE ACCESSIBLE PARKING NEAR ENTRANCES

INDUSTRIAL