

LEGAL DESCRIPTION

PLAN OF  
PART OF LOT 4  
CONCESSION 3 (OTTAWA FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
BEING IN THE BEING PARTS 1 AND 2 ON PLAN 4R-30840  
CITY OF OTTAWA  
MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

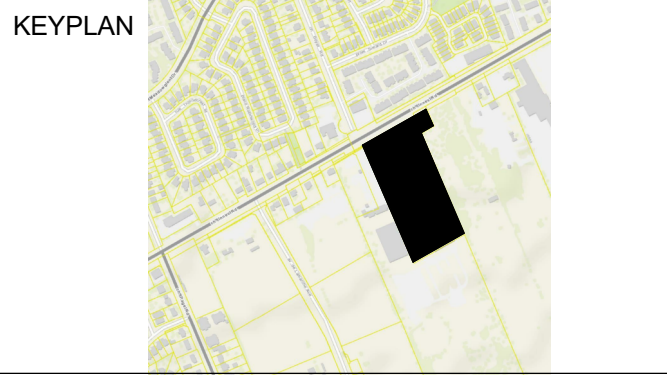
SITE STATISTICS:		3636 INNES ROAD		
CURRENT ZONING	IL2	ZONING PROVISIONS		
SITE AREA (AS PER SURVEY)	34289.32m <sup>2</sup>	SETBACK REQUIREMENTS	REQUIRED	PROVIDED
EXISTING GFA TYPES	AREA IN SQUARE METRES	FRONT YARD	7.5m	7.5m
EXISTING SELF-STORAGE BLDG. (BLDG. A)	6576.93m <sup>2</sup>	REAR YARD	7.5m (15.0m ABUTTING RESIDENTIAL)	15.0m
EXISTING SELF-STORAGE BLDG. (BLDG. B)	683.95m <sup>2</sup>	INTERIOR SIDE YARD	7.5m(15.0m ABUTTING RESIDENTIAL)	15.0m
EXISTING SELF-STORAGE BLDG. (BLDG. C)	725m <sup>2</sup>	EXTERIOR YARD	7.5m (15.0m ABUTTING RESIDENTIAL)	15.0m
EXISTING SELF-STORAGE BLDG. (BLDG. D)	630.75m <sup>2</sup>	MAXIMUM HEIGHT	14.0m	10.26m
NEW GFA TYPE	AREA IN SQUARE METRES	AMENITY SPACE REQUIREMENT	N/A	N/A
PROPOSED SELF-STORAGE BLDG. (BLDG. E)	7803.86m <sup>2</sup>	LANDSCAPE BUFFER	3.0m (1.0 IF 1.4m OPAQUE SCREEN IS PROVIDED)	3.0m (REAR) 7.6m (STREET)
LOT COVERAGE (NEW FOOTPRINT ONLY)	9.2% (3166.06/34289.32)	PARKING PROVISIONS	REQUIRED	PROVIDED
OVERALL LOT COVERAGE	MAXIMUM ALLOWED: 65% - PROVIDED: 33.76% (EXISTING AND NEW)	PARKING SPACE DIMENSIONS	2.6m x 5.2m	2.6m x 5.2m
ASPHALT (NEW) - DRIVE AISLES	15765.57m <sup>2</sup>	LOADING SPACE REQUIREMENTS	2	6 (2 EXISTING @ GRADE, 2 NEW @ GRADE, 2 NEW AT LOADING DOCK)
LANDSCAPED AREA (TOTAL ON SITE)	2276.35m <sup>2</sup> (6.6% NEW)	BARRIER FREE PARKING DIMENSIONS	3.66m x 5.2m	3.6m x 5.2m
MAXIMUM FSI	2.0	0.48	EXISTING PARKING ON SITE	3
MINIMUM LOT WIDTH	NO MINIMUM	153.63m	BARRIER FREE PARKING REQUIREMENTS	(2 EXIST) 1 PROPOSED
		BICYCLE PARKING	8	9

CLIENT  
U-Haul CO. (Canada) LTD.

526 Grays Road, Hamilton, ON.  
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IBI Group Architects (Canada) Inc.  
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL APPLICATION	2020-02-05



CONSULTANTS  
**ARCHITECTURE: IBI GROUP - OTTAWA**  
333 PRESTON STREET UNIT 400,  
OTTAWA, ON K1S 5N4  
**CIVIL: IBI GROUP - OTTAWA**  
333 PRESTON STREET UNIT 400,  
OTTAWA, ON K1S 5N4  
**PLANNING : IBI GROUP - KINGSTON**  
650 DALTON AVENUE  
KINGSTON, ON K7M 8N7  
**LANDSCAPE: IBI GROUP - TORONTO**  
7TH FL. - 55 ST. CLAIR AVENUE WEST  
TORONTO, ON M4V 2Y7

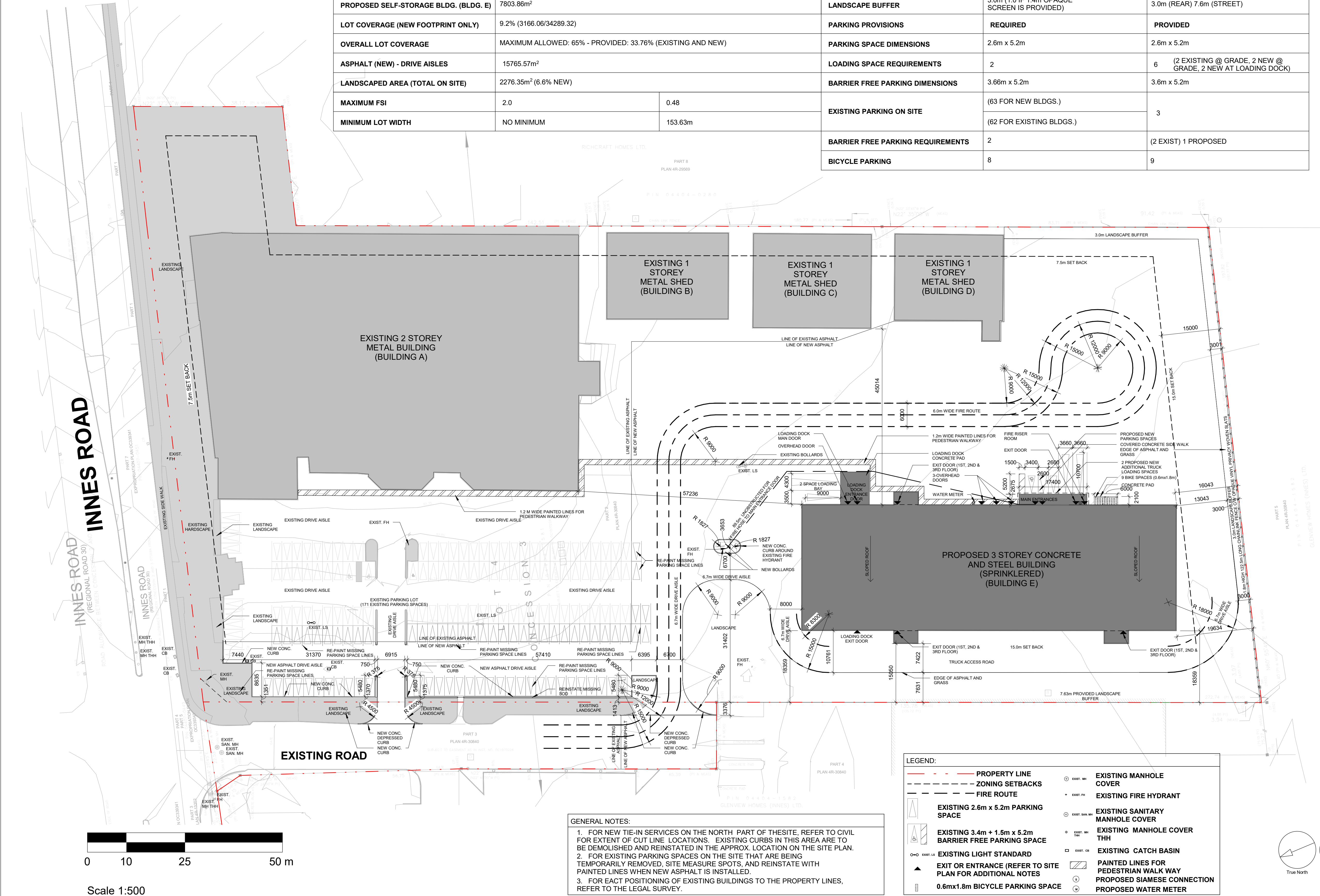
SEAL

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PROJECT  
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APPROVED BY:  
Heather Sample  
SHEET TITLE  
Site Plan

SHEET NUMBER  
**AS-001**  
ISSUE  
**1**



GENERAL NOTES:  
1. FOR NEW TIE-IN SERVICES ON THE NORTH PART OF THE SITE, REFER TO CIVIL FOR EXTENT OF CUT LINE LOCATIONS. EXISTING CURBS IN THIS AREA ARE TO BE DEMOLISHED AND REINSTATED IN THE APPROX. LOCATION ON THE SITE PLAN.  
2. FOR EXISTING PARKING SPACES ON THE SITE THAT ARE BEING TEMPORARILY REMOVED, SITE MEASURE SPOTS, AND REINSTATE WITH PAINTED LINES WHEN NEW ASPHALT IS INSTALLED.  
3. FOR EXACT POSITIONING OF EXISTING BUILDINGS TO THE PROPERTY LINES, REFER TO THE LEGAL SURVEY.