



SURVEY PROVIDED BY
FARLEY, SMITH & DENIS
SURVEYING LTD.
ONTARIO LAND
SURVEYORS
190 COLONNADE ROAD,
OTTAWA - ONTARIO K2E
7J5



BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1 PLAN SR-3762 SHOWN TO BE N60° 16'00"E THEREON.

ELEVATION NOTE:
1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO GEODETIC DATUM CGVD-1928
2. ELEVATIONS DERIVED FROM VERTICAL BENCHMARK 0011986011 HAVING A PUBLISHED ELEVATION OF 89.504.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

PERMITTED USES: GAS BAR/RETAIL STORE/RESTAURANT/CAR WASH/
LOT AREA = 4,130.263
LEGAL DESCRIPTION = PART OF LOT 21 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF NORTH GOWER
CITY OF OTTAWA
MUNICIPAL ADDRESS = 1618,1622 ROGERS STEVENS DRIVE
ZONING= RC2

LOT FRONTAGE 70.10M LOT AREA (2000 SQ.M) LOT WIDTH (MIN 30M)					
BUILDING	REQ	PROVIDED	CANOPY	REQ	PROVIDED
FRONT YARD (MIN)	10M	42.3M			11.19 M
INTERIOR SIDE YARD (E)	3M	25.1 M			20M
INTERIOR SIDE YARD (W)	3M	19.4 M			19M
REAR		5.16 M			34M
LOT COVERAGE MAX 30% 524.50M² (Building & Canopy) = 12.68% HEIGHT OF BUILDING 11M 4.551M Top of Building, 4.5M to U/S of Canopy LANDSCAPE AREA 1096.02 (410.263 = 26.53%)					
QUEING SPACE 3MX5.7M RESTAURANT REQ. WITH ORDER BOARD 7 BEFORE AT ORDER BOARD AND MIN TOTAL 11 PARKING SPACE SIZE 2.6M X5.2M PARALLEL 3.0MX7.0M ACCESSIBLE (3.6MX5.2M + 1.5M HATCHED AREA) LANE WAY WIDTH BETWEEN PARKING AT 90 DEGREES =6.7M STACKING SPACE = 3.0MX7M LANDSCAPE BUFFER ABUTTING A STREET 3M REQ LANDSCAPE BUFFER NOT ABUTTING A STREET WITH MORE THEN 10 PARKING IS = 1.5M					
LOADING SPACE = 11Mx4M					
	REQ			PROVIDED	
MOTOR VEHICLE GAS BAR OR WASHING FACILITY	1			1	
CONVENIENCE RETAIL STORE	3.4	per 100 sq.m of gross floor area 200 (7 REQ)		10	
RESTAURANT-TAKE OUT	10	per 100 sq.m of gross floor area 100(5 REQ)		6	
BARRIER FREE PARKING					



Drawn By:	MPB	Date:	Issue Date
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DWG Scale			
As Indicated			
File No.		1804-176-00	SP01

blueprint2build



SITE PLAN

1622 ROGERS STEVENS DRIVE
KARS ONTARIO

Revisions		
Date	Description	Apr
2018-08-20	ISSUED FOR SPA	SDJ
2018-10-24	RE-ISSUED FOR SPA	SDJ
2018-12-20	RE-ISSUED FOR SPA	JEF

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