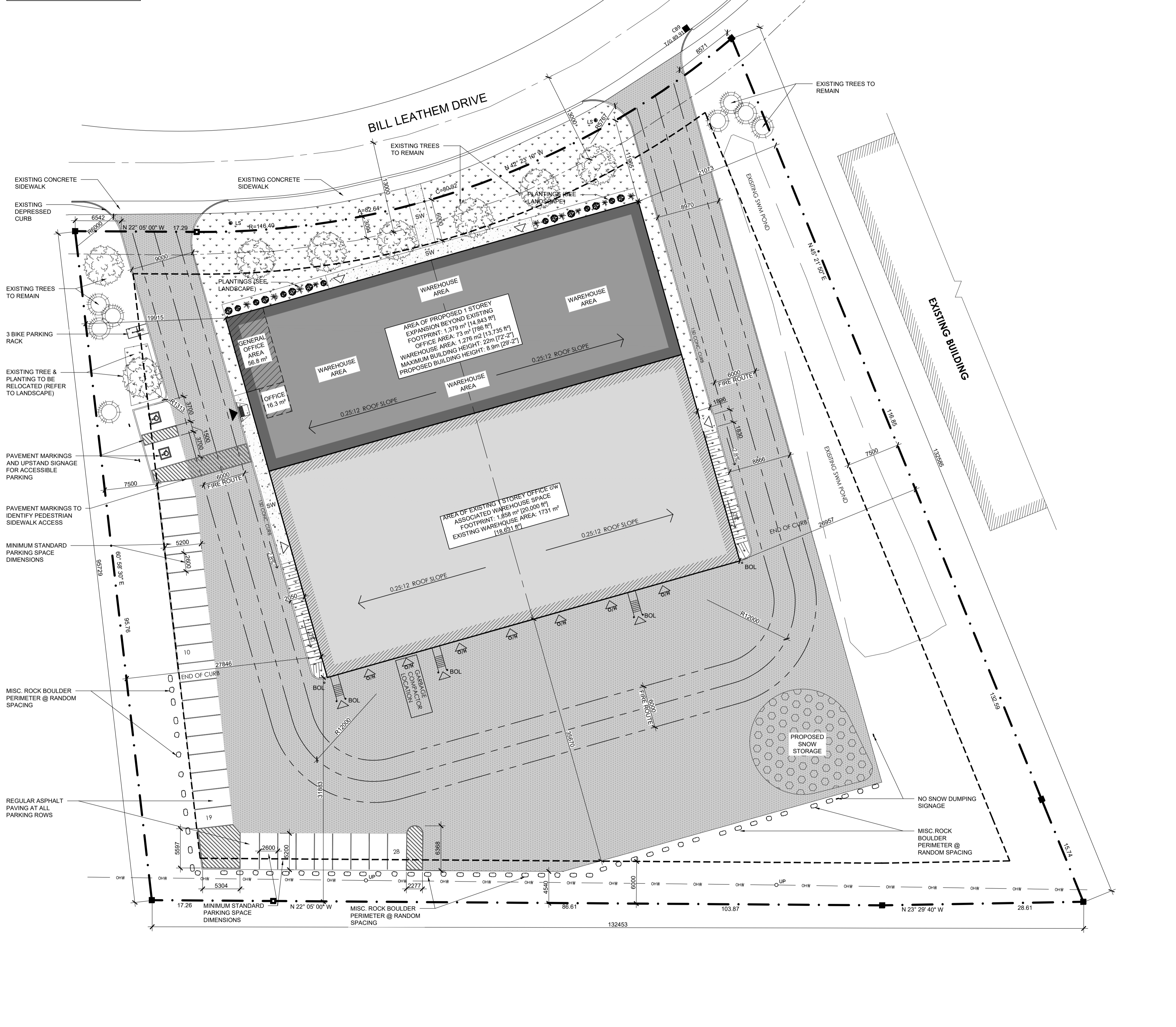


PROPERTY LINES WERE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 CONCESSION 1 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA BY FARLEY, SMITH & DENIS SURVEYING LTD. 2021



### LEGEND

- PROPERTY LINE
- PROPERTY MARKERS
- SETBACK LINE
- FIRE ROUTE LINES
- EXTENTS OF EXISTING BUILDING
- EXTENTS OF PROPOSED BUILDING
- LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)
- HEAVY DUTY ASPHALT (REFER TO CIVIL)
- CONCRETE WALK
- BILL LEATHAM DR. STREETNAME AND CENTRELINE
- APPROXIMATE LOCATION AND CROWN OF NEW AND EXISTING TREES (REFER TO CIVIL DRAWINGS FOR SPECIES)
- BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCES AND/OR EMERGENCY EXITS

### ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

**LEGAL DESCRIPTION:**  
 PLAN OF SURVEY OF PART OF LOT 18 CONCESSION 1 (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA

**PROPOSAL:**  
 1,358 m² [14,617 ft²] TOTAL EXPANSION TO THE EXISTING 1 STOREY BUILDING COMPRISED PRIMARILY OF GENERAL OFFICE SPACE AND ASSOCIATED WAREHOUSE SPACE. THE EXPANSION WILL INCORPORATE ADDITIONAL GENERAL OFFICE AND ASSOCIATED WAREHOUSE SPACE.

**ZONING:**  
 (IL-9) LIGHT INDUSTRIAL  
**ZONING PROVISIONS (PER TABLE 204E):**

- LOT AREA (MIN.) = 3,000 m²
- ACTUAL LOT AREA = 12,114 m²
- LOT WIDTH (MIN.) = 15 m
- ACTUAL WIDTH = 119.3 m
- LOT COVERAGE = 60% MAX.
- EXISTING LOT COVERAGE = 15%
- ADDITIONAL LOT COVERAGE = 11%
- TOTAL LOT COVERAGE = 26%
- SETBACKS (MIN.):
  - FRONT = 6 m
  - REAR = 6 m
  - SIDES = 7.5 m
- MAX BUILDING HEIGHT = 22 m
- ACTUAL HEIGHT = 8.9 m
- MIN. WIDTH OF LANDSCAPE BUFFER ABUTTING STREET = 3.0 m

**PARKING:**  
 CITY OF OTTAWA MINIMUM PARKING SPACE RATES  
 THE REQUIRED NUMBER OF PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACE RATES PER BY-LAW 2016-249 & 2018-206 - TABLE 101-MINIMUM PARKING SPACE RATES:

ROW N49 - LIGHT INDUSTRIAL USE  
 INDUSTRIAL USES, LIGHT REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.

REQUIRED SPACES - WAREHOUSE: 25 SPACES

ROW N59 - OFFICE  
 OFFICE USE REQUIRES 2.4 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.

REQUIRED SPACES - OFFICE: 3 SPACES

TOTAL REQUIRED: 28 SPACES  
 TOTAL PROVIDED: 28 SPACES

**BARRIER-FREE PARKING:**  
 RESERVED BARRIER-FREE PARKING SPACES  
 REQUIRED: 2 SPACES  
 PROVIDED: 2 SPACES

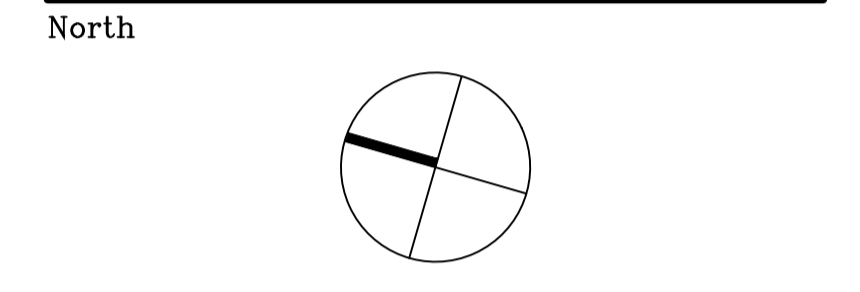
**BICYCLE PARKING:**  
 ON-SITE BICYCLE PARKING WILL BE PROVIDED WHERE SHOWN AND NOTED ON THE SITE PLAN. THE REQUIRED NUMBER OF BICYCLE PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACES PER SECTION 111 OF PART 4 OF THE ZONING BY-LAW 2008-250 CONSOLIDATION - TABLE 111A-BICYCLE PARKING SPACE RATES:

LAND USE ITEM:  
 (E) PER 250m² OF GROSS FLOOR AREA - OFFICE = 1 SPACE  
 (G) SPACE PER 200m² OF GROSS FLOOR AREA - WAREHOUSE = 1 SPACE

AREA OF (E): 73 m² = 1 SPACES  
 AREA OF (G): 3007 m² = 2 SPACES  
 TOTAL PARKING REQUIRED: 3 SPACES

THE REQUIRED MINIMUM BICYCLE PARKING SPACE DIMENSIONS PER TABLE 111B: 0.6m (W) x 1.8m (L)

**LOADING REQUIREMENTS:**  
 (PER TABLE 113A)  
 BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 2 LOADING SPACES IS REQUIRED.



Revisions

No.	By	Description	Date
04	JM	ISSUED FOR COORDINATION	11 MAY 2022
03	JM	ISSUED FOR SPA SUBMISSION	18 MAR 2022
02	JM	ISSUED FOR COORDINATION	08 MAR 2022
01	JM	ISSUED FOR COORDINATION	07 MAR 2022

Project  
**WAREHOUSE ADDITION**

2 BILL LEATHAM DRIVE, NEPEAN, ON

Drawing  
**PROPOSED SITE PLAN**

Scale AS NOTED Stamp

Drawn J.M.

Checked J.M.

Project No. 22-114 Drawing No. SP-A01

Date FEBRUARY 2022

D07-12-22-0045