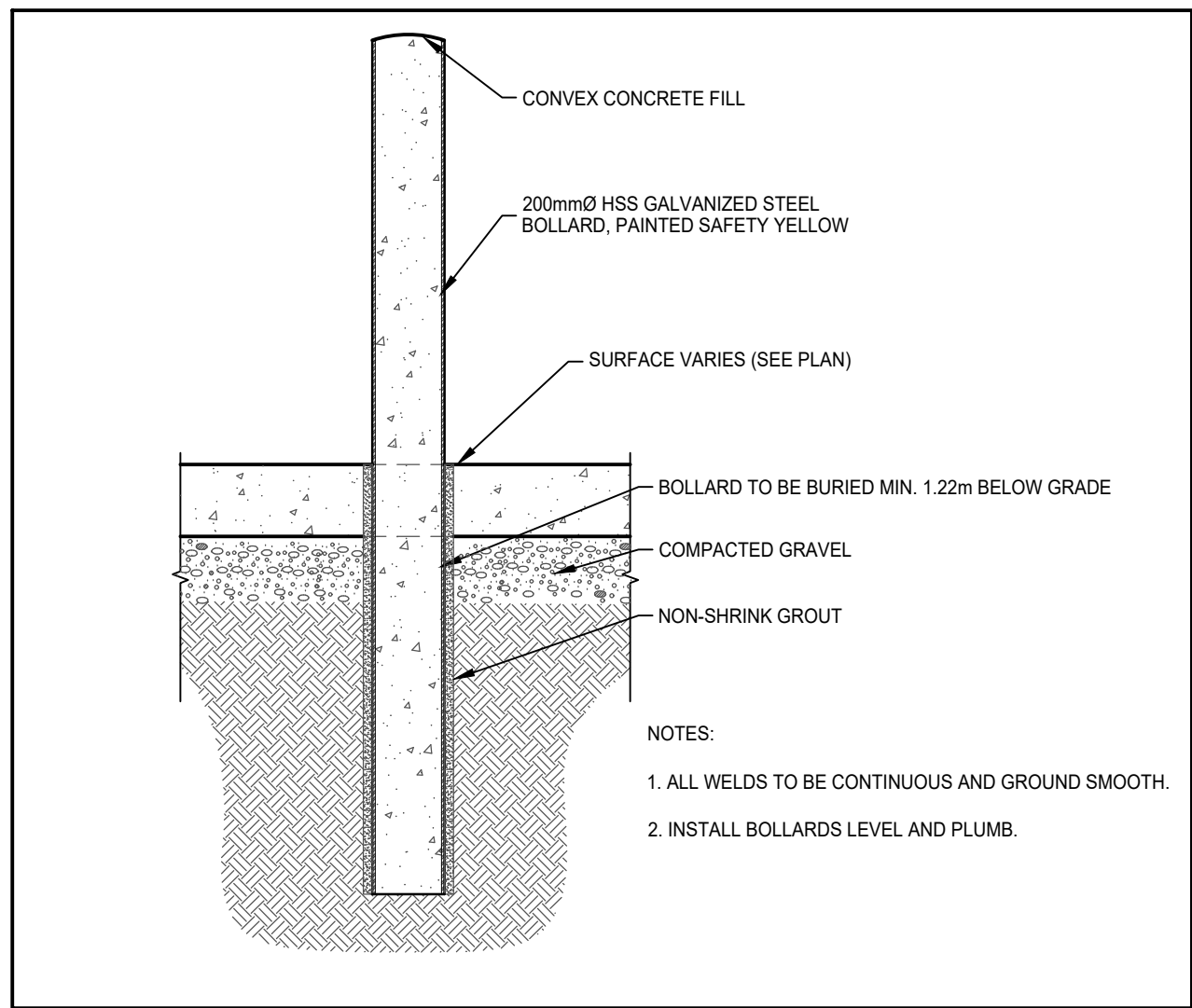


G. Wildman

GERALDINE WILDMAN
ACTING MANAGER, DEVELOPMENT REVIEW, EAST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 3:43 pm, Mar 09, 2023



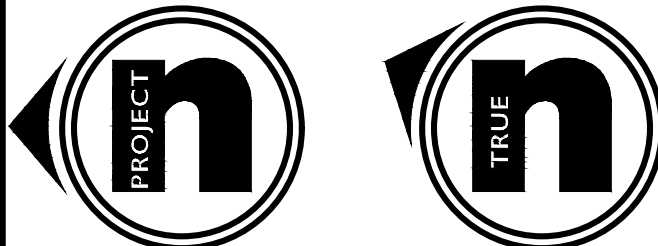
1 BOLLARD DETAIL
C2.20 SCALE: NOT TO SCALE

ZONING DATA (FOR GENERAL INDUSTRIAL ZONE (IG H(21))					
REGULATIONS	REQUIRED	EXISTING	PH. 1	PH. 2	CONFORMS
LOT AREA	MIN. 1000m ²	30,838m ²	30,838m ²	30,838m ²	Y
LOT COVERAGE	MAX. 65%	20%	23%	25%	Y
LOT FRONTAGE	30.0m MIN.	222.46m	222.46m	222.46m	Y
FRONT YARD SETBACK	3.0m	15.41m	15.41m	15.41m	Y
EXTERIOR SIDE YARD SETBACK	3.0m	N=77.19m S=95.1m	N=60.76m S=95.1m	N=49.25m S=95.1m	Y
REAR YARD SETBACK	3.0m	20.26m	20.26m	20.26m	Y
WIDTH OF LANDSCAPED AREA	3.0m ABUTTING STREET	>3.0m	3.05m	3.05m	Y

PARKING DATA (AREA C)				
REGULATIONS	REQUIRED	EXISTING	PROPOSED	CONFORMS
LIGHT INDUSTRIAL USE 0.8 PER 100m ² FOR FIRST 5000m ² 0.4 PER 100m ² ABOVE 5000m ²	EX = 40+5 PH. 1 = 4 PH. 2 = 3	63	49 EX. 24 PR.	Y
TOTAL PARKING	52		73	
BARRIER FREE PARKING	N/A	3	3	Y
BICYCLE PARKING	8	0	8	Y
TOTAL LOADING SPACES	N/A	8	8	Y

SITE PLAN LEGEND	
	SITE PROPERTY LINE
	MUNICIPAL ZONING SETBACK
	CURB
	CHAINLINK FENCE
	STANDARD IRON BAR
	UTILITY POLE
	TRANSFORMER
	BARRIER FREE
	STORM MANHOLE
	STORM CATCHBASINS
	STORM CATCHBASIN MANHOLE
	SANITARY MANHOLE
	WATERMAIN VALVE
	FIRE HYDRANT
	BOLLARD
	OVERHEAD DOOR (LOADING BAY)
	MAN DOOR ENTRANCE
	BARRIER FREE ENTRANCE
	PRIMARY ENTRANCE
	BUILDING OUTLINE
	ASPHALT SURFACE
	CONCRETE SURFACE
	LANDSCAPED AREA
	GRAVEL SURFACE
	FIRE ROUTE
	EX. TREE

SEE NOTES ON SHEET C0.10



DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

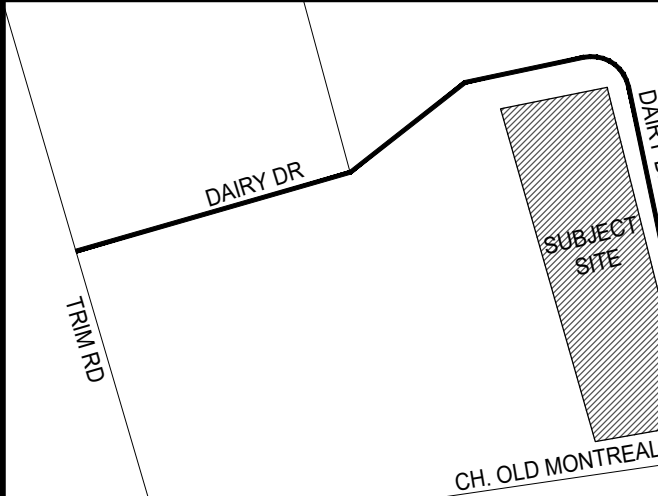
No.	DATE	REVISION	BY
1	2021.09.10	ISSUED FOR SITE PLAN APPROVAL	GB
2	2022.08.24	ISSUED FOR OWNER'S REVIEW	AT
3	2022.09.07	ISSUED FOR SECOND SPA SUBMISSION	AT

LEGAL INFORMATION

PART OF
LOT 29
CONCESSION 1 (OLD SURVEY)
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
FORMERLY IN THE CITY OF CUMBERLAND

DRAWING REFERENCES:

- TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS COLLECTED BY MALLOT CREEK GROUP INC.
- LEGAL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY WEBSTER & SIMMONDS SURVEYING LTD., 2002, PLAN 4R-1795
- GEOTECHNICAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A REPORT PREPARED BY PATERSON GROUP INC., DATED JUNE 28TH 2021, REPORT: PG5861-1
- INFORMATION RELATED TO THE EXISTING SERVICES ON DAIRY DRIVE WAS TAKEN FROM PLANS PREPARED BY ROBINSON CONSULTANTS FOR THE CITY OF OTTAWA, TITLED DAIRY DRIVE EXTENSION AND TRIM ROAD PARK & RIDE EXPANSION, GRADING AND DRAINAGE, DATED APRIL 26TH 2013, PROVIDED BY THE CITY OF OTTAWA.
- ARCHITECTURAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY MALLOT CREEK GROUP
- EXISTING SERVICES FOR THE SITE WAS TAKEN FROM A PLAN PREPARED BY DAVID MC MANUS ENGINEERING LTD., TITLED SITE SERVICING AND GRADING PLAN, DATED MARCH 25TH 2002
- LANDSCAPING PLANS PREPARED BY THAKAR ASSOCIATES DESIGN, TREE CONSERVATION REPORT PREPARED BY ARBORSHERE



KEY PLAN

N.T.S.



Mallot Creek Group inc.

294 Mill Street East, Suite 201
Elora, ON N0B 1S0
T: 519-646-1830
F: 519-646-1833
info@mallotcreek.com
www.mallotcreek.com



APETITO HFS
1010 DAIRY DR
OTTAWA, ON K4A 3N3

PROPOSED EXPANSIONS

PHASE 2 - SITE PLAN



DESIGN BY: AT
DRAWN BY: KW
CHECKED BY: GB
DATE: 2021.06.18
SCALE: 1:500
PROJECT NUMBER: 21008

CURRENT REVISION:
3

C2.20