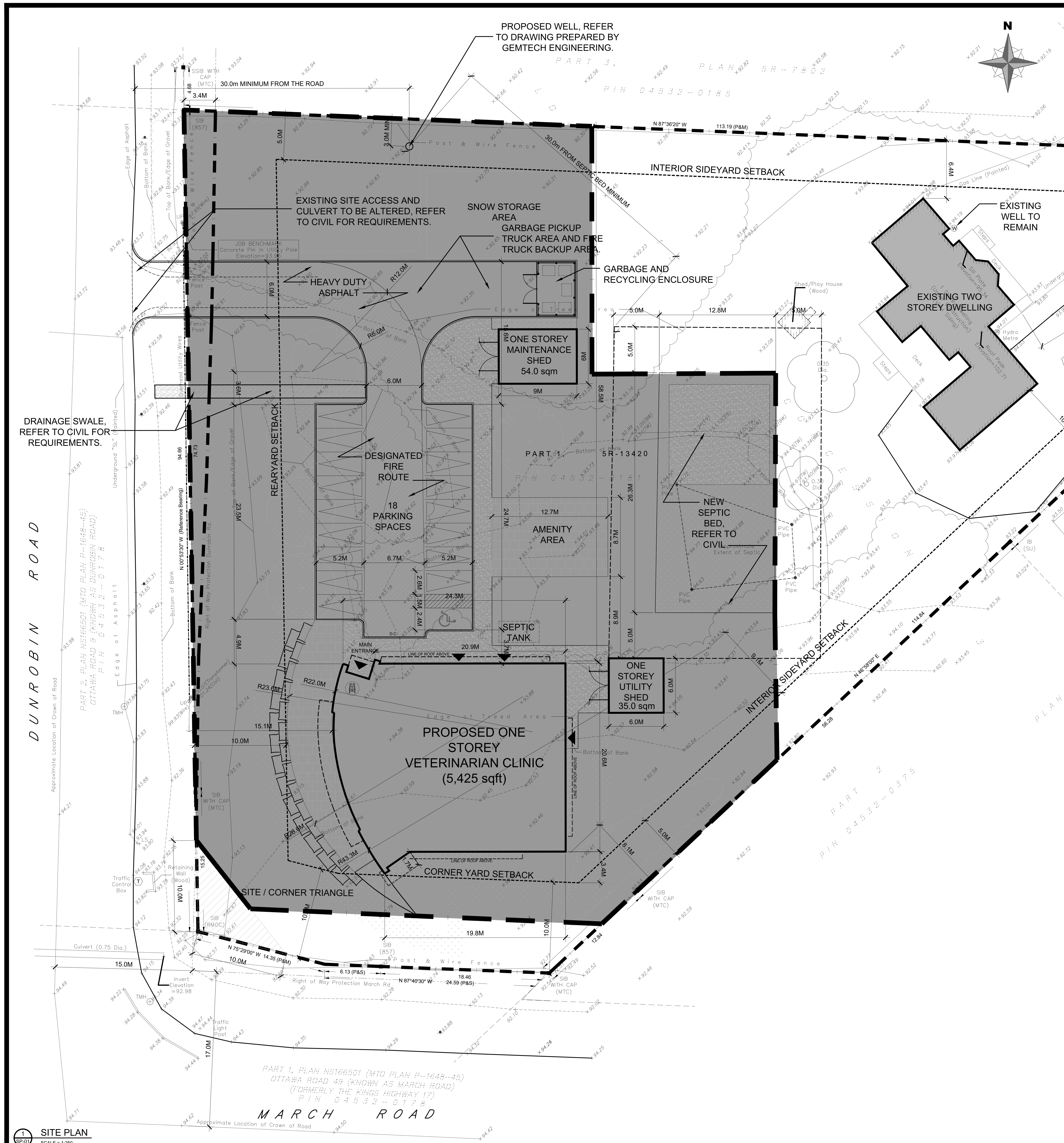


SITE PLAN
SCALE = 1:250

Land area impacted by the proposed development: 4,864 m2

LOCATION PLAN
SCALE = N.T.S.

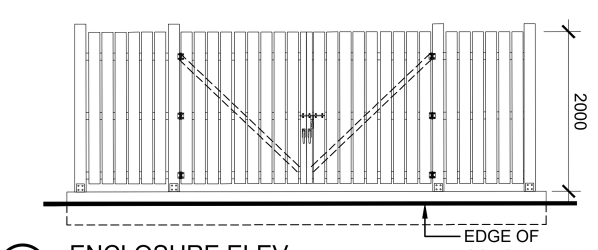
PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM
FAIRHALL, MOFFATT & WOODLAND LDT.
100-600 TERRY FOX DR,
KANATA, ON
Tel. 613-591-2580

TOPOGRAPHIC PLAN OF SURVEY

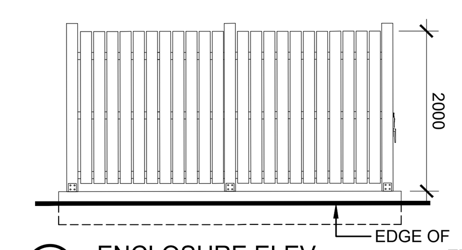
PART OF LOT 15
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF MARCH)
CITY OF OTTAWA

NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF DUNROBIN ROAD AS SHOWN ON PLAN 5R-13420, HAVING A BEARING OF N00*53'30"W.

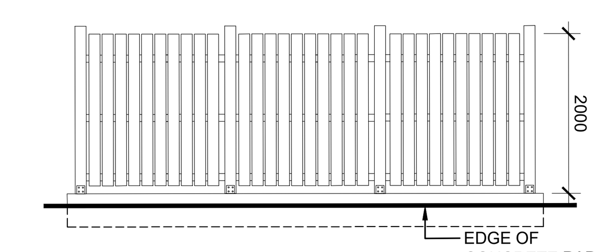
NOTE:
SNOW WILL BE STORED ON SITE.



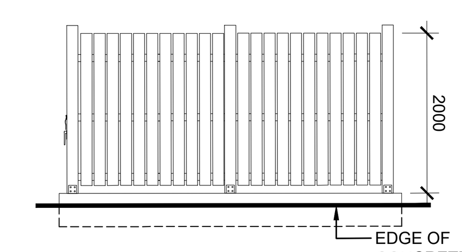
ENCLOSURE ELEV.
SCALE = 1:75



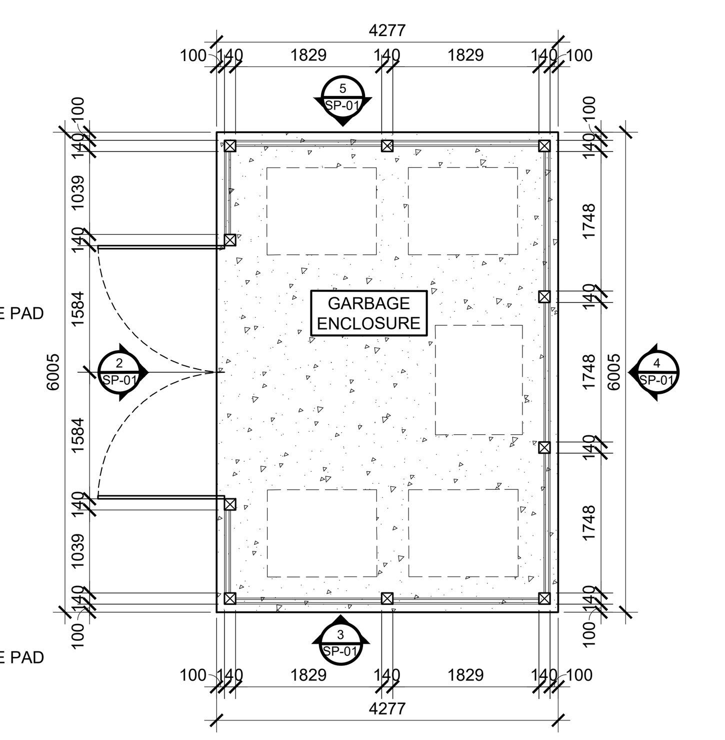
ENCLOSURE ELEV.
SCALE = 1:75



ENCLOSURE ELEV.
SCALE = 1:75



ENCLOSURE ELEV.
SCALE = 1:75



SITE STATISTICS 4 CAMPBELL REID COURT		
ITEM	REQUIRED	PROVIDED
Zone	Current RU	
Lot Area	8000 sqm	7917 sqm (Minor Variance required)
Lot Width	50.0 m	25.84 m (Minor Variance required)
Maximum Building Height	12.0m	8.7 m (Existing two storey house) 5.6 m (Proposed Veterinary Clinic)
Minimum Front Yard (Campbell Reid Court)	10.0m	27.7 m (Existing two storey house)
Minimum Interor Side Yard	5.0 m	6.4 m (Existing two storey house) 8.1 m (Proposed Veterinary Clinic)
Minimum Corner Side Yard (March Road)	10.0m	10.0m
Minimum Rear Yard (Dunrobin Road)	10.0m	15.1 m (Proposed Veterinary Clinic)
Building Footprint	n/a	221 sqm (Existing two storey house) 504 sqm
Maximum Lot Coverage	20%	220 sqm (Existing two storey house) 504 sqm (Proposed Veterinary Clinic) 54 sqm (Maintenance Shed) 35 sqm (Utility Shed) 813 sqm TOTAL 10%
Parking Spaces	4 Spaces per 100 sqm of animal hospital GFA Minus exterior walls, washrooms and utility/ Laundry room 431 sqm 18.3 required	18 Spaces
Max. Total area (accessory structures)	5% of total lot area = 395.85 sqm	89 sqm

CLIENT:
A & G OLENDER HOLDINGS LTD.
1405 Houston Crescent
Ottawa, Ontario
K2W 1B6

LEGEND:
- PROPERTY LINE
- PROPERTY SETBACK
- OHW OVERHEAD WIRES
- ROW PROTECTION
- EXISTING BUILDING
- BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE

No.	REVISIONS	BY	DATE
13			
12			
11	FOR REVIEW	JP	DEC. 06 2022
10	FOR REVIEW	JP	NOV. 30 2022
09	FOR REVIEW	PE	SEPT. 21 2022
08	FOR REVIEW	PE	AUG. 08 2022
07	FOR REVIEW	PE	MAR. 14 2022
06	FOR REVIEW	PE	OCT. 28 2021
05	FOR REVIEW	PE	OCT. 07 2021
04	FOR REVIEW	PE	AUG 03 2021
03	FOR REVIEW	PE	JULY 21 2021
02	FOR REVIEW	PE	JULY 09 2021
01	FOR REVIEW	PE	MAY 18 2021

P2 concepts
739b RIDGEWOOD AVE., SUITE 201
OTTAWA, ONTARIO, K1V 6M8

CONSULTING ENGINEERS
ARCH-NOVA Design Inc.
45 Banner Rd.,
Nepean, ON,
K2H 8X5

613-702-3403
contact@archnova.ca

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT
4 CAMPBELL REID COURT
PROPOSED VETERINARIAN CLINIC

DRAWING TITLE
SITE PLAN

PROJECT NO.
0423
DATE
MAY., 18, 2021

SP-01