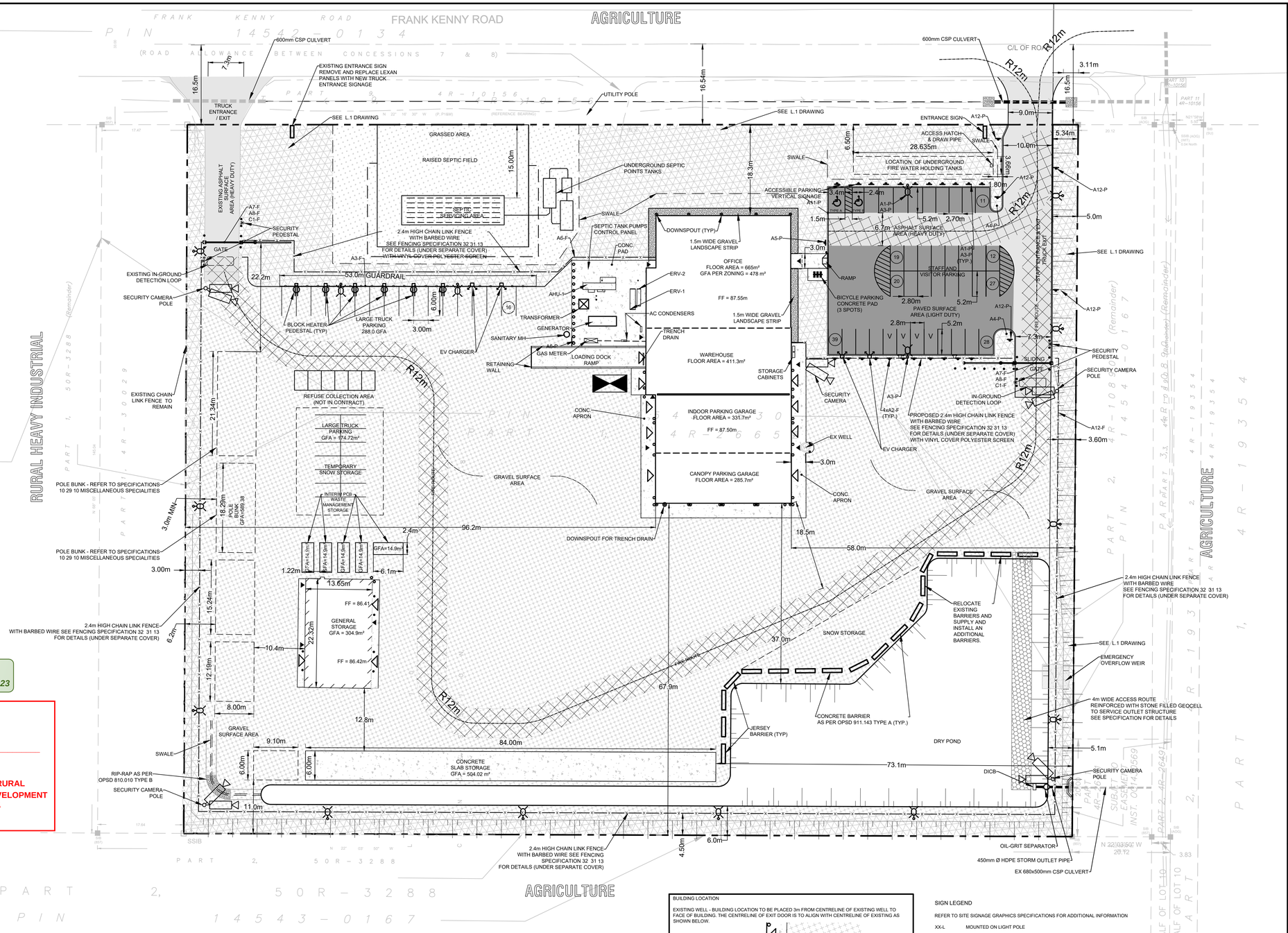
SIGNAGE PLAN

EMPLOYEE ASSEMBLE AREA	A1
VISITOR PARKING	A2
VEHICLES MUST REVERSE INTO PARKING SPOTS	A3
DANGER Watch-out for Trucks	A4
NO SMOKING WITHIN 9M OF DOORWAYS, AIR INTAKES	A5
NO SMOKING WITHIN 9M OF AIR INTAKE VENTS	A6
PPE REQUIRED THIS POINT: SAFETY GLASSES, HARD HATS, SAFETY BOOTS, HIGH VISIBILITY VEST	A7
THINK SAFETY	A8
BY PERMIT ONLY	A9
Restricted Access Visitors to Contact Security for Entry	A10
BY PERMIT ONLY / VEHICULAR ACCESS PROHIBITED / VISITOR PARKING ACCESS VIA ACCESS ROAD ONLY	A11
FIRE ROUTE - TOWING NO PARKING ANYTIME	A12
All Visitors Must: - Contact Your Sponsor - Sign-in - Review Visitor Policy	C1



LEGEND

- PEDESTRIAN DOOR LOCATION (EXIT/ACCESS DOOR)
- OVERHEAD DOOR LOCATION
- LIGHTING FIXTURE
- BARRIER FREE PARKING SPACE
- VISITOR PARKING SPACE
- BARRIER FREE RAMP COMPLETE WITH CURB DEPRESSION
- PARKING COUNT
- BOLLARDS TYP. (REFER TO STRUCTURAL DRAWINGS)
- DOWNSPOUT TYP.
- DOWNSPOUT FOR TRENCH DRAIN
- SECURITY CAMERA POLE
- JERSEY BARRIER
- PROPERTY LIMITS
- LOADING SPACE
- FIRE ROUTE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE
- GRAVEL
- GRASSED AREA
- LANDSCAPED AREA (SEE L.1 DRAWING)

No.	ISSUE / REVISION	DD/MM/YY
06	CITY OFS COMMENTS	08/06/23
05	RE-ISSUED FOR CITY SITE PLAN APPROVAL	11/05/23
04	CITY SITE PLAN APPROVAL	17/03/23
03	ISSUED FOR CITY SITE PLAN APPROVAL	21/12/22
02	RE-ISSUED FOR CITY SITE PLAN APPROVAL	12/09/22
01	ISSUED FOR CITY SITE PLAN APPROVAL	06/04/22
00	ISSUED FOR CLIENT REVIEW	04/04/22

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:400

0 5 10 20 30m

CLIENT: hydro one BGIS

CONSULTANT: www.jlrichards.ca

J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP: ONTARIO ASSOCIATION OF ARCHITECTS — JOHN MARSH FRÈRE LICENCE 5445

PROJECT NORTH

PROJECT:

HYDRO ONE OPERATIONS CENTRE, ORLEANS

3440 FRANK KENNY ROAD

DRAWING:

SITE PLAN

DESIGN:	MR
DRAWN:	KTK
CHECKED:	MFD
JLR #:	31500-000

DRAWING #: C-001

PLOT DATE: July 20, 2023 1:57:22 PM

CITY PLAN No. 18971 CITY FILE No. D07-12-22-0057

File Location: P:\31000\31500\00 - HONI Orleans OPC\3-Production\1-Civil\31500-000 P Site Plan.dwg

APPROVED
By Adam Brown at 2:56 pm, Jul 25, 2023

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

ADDRESS:	3440 FRANK KENNY ROAD
LEGAL DESCRIPTION:	CON 8 PT LOT 10 RP;4R-30029 PART 2
ZONING PROVISION:	CITY OF OTTAWA ZONING BYLAW 2008-250 RH[585] RURAL HEAVY INDUSTRIAL, EXCEPTION 35
PROPERTY AREA:	2.648 HA

1. PART 13 – RURAL ZONES – SECTIONS 221 AND 222 – RURAL HEAVY INDUSTRIAL ZONE

PERMITTED USES: HEAVY INDUSTRIAL USE, WAREHOUSE, STORAGE YARD, PARKING GARAGE

ZONE PROVISIONS

I ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT AREA (M^2)	8,000	26,480
B. MINIMUM LOT FRONTAGE (M)	50	182.36
C. FRONT YARD SETBACK (M)	15	18.3
D. INTERIOR SIDE YARD SETBACK (M)	10	58.0
E. CORNER SIDE YARD SETBACK (M)	15	
F. REAR YARD SETBACK (M)	15	67.9
G. HEIGHT (M)	15	8.1
F. LOT COVERAGE (%)	50	7

2. PARKING REQUIRED (SEC. 101-102)
AREA D

USE		REQUIRED	PROPOSED (TOTAL ON-SITE)
OFFICE	2.4:100 sq m OF GFA 478 sq m	10	34
STORAGE YARD	1:100 sq m GFA 1,500 sq m	15	15
WAREHOUSE	0.6 PER 100 sq m of GFA 716 sq m	6	6
PARKING GARAGE	0 REQUIRED 617 sq m	0	0
TOTAL		24	55

ACCESSIBLE PARKING	REQUIRED	PROPOSED
TYPE A (3.4 M X 5.2 M MIN)	1	1
TYPE B (2.4 X 5.2 M MIN)	1	1

3. BICYCLE PARKING SPACE (SEC. 111)

USE	REQUIRED	PROVIDED
OFFICE: 1 PER 250 sq m / (478 sq m)	1	3
STORAGE YARD: 1 PER 2000 sq m / (1,500 sq m)	0	
WAREHOUSE: 1 PER 2000 sq m / (716 sq m)	0	

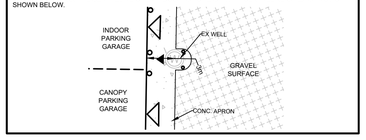
4. LOADING SPACE RATES AND PROVISIONS (SEC. 113)

TABLE 113A- MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED

I LAND USE	REQUIRED	PROVIDED
OFFICE	1	1
STORAGE YARD		
WAREHOUSE		

BUILDING LOCATION

EXISTING WELL - BUILDING LOCATION TO BE PLACED 3m FROM CENTRELINE OF EXISTING WELL TO FACE OF BUILDING. THE CENTRELINE OF EXIT DOOR IS TO ALIGN WITH CENTRELINE OF EXISTING AS SHOWN BELOW.



PAVEMENT DESIGN

LIGHT-DUTY PAVEMENT STRUCTURE (CAR PARKING AREAS):
50 MM - H.L. 3 SURFACE COURSE OR 12.5 SUPERPAVE
150 MM - BASE - OPSS GRANULAR A
450 MM - SUBBASE - OPSS GRANULAR B TYPE II

HEAVY-DUTY PAVEMENT STRUCTURE (ACCESS LANES AND PAVED TRUCK TRAFFIC AREAS):
40 MM - H.L. 3 SURFACE COURSE OR 12.5 SUPERPAVE
50 MM - H.L. 8 BINDER COURSE OR 19.0 SUPERPAVE
150 MM BASE - OPSS GRANULAR A
450 MM SUBBASE - OPSS GRANULAR B TYPE II

GRANULAR TRAFFIC AREAS (UNPAVED ACCESS LANES AND TRUCK TRAFFIC AREAS):
250 MM BASE - OPSS GRANULAR A
450 MM SUBBASE - OPSS GRANULAR B TYPE II

SIGN LEGEND

REFER TO SITE SIGNAGE GRAPHICS SPECIFICATIONS FOR ADDITIONAL INFORMATION

XX-L	MOUNTED ON LIGHT POLE
XX-P	MOUNTED ON U-CHANNEL POST
XX-F	MOUNTED ON FENCE

NOTE:
BOUNDARY SURVEY
BOUNDARY INFORMATION DERIVED FROM REGISTERED SURVEY 4R-30029 PREPARED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED JANUARY 3, 2017
VERIFIED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)

EASEMENT SURVEY
EASEMENT INFORMATION DERIVED FROM REGISTERED SURVEY 4R-26491 PREPARED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED SEPTEMBER 18, 2012
VERIFIED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)

TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY PREPARED BY
FAIRHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)
VERTICAL DATUM: CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28)