



**LEGEND**

- PROPERTY BOUNDARY LINE.
- SET BACK LINE
- LANDSCAPE BUFFER
- FIRE ROUTE LANES
- PROPOSED BUILDING
- ASPHALT
- CONCRETE SURFACE. REFER TO CIVIL DWGS.
- LANDSCAPED AREA (GRASS). REFER TO LANDSCAPE DWGS.
- WOODED LANDSCAPED AREA.
- MAN DOOR LOCATIONS.
- O/H DOOR LOCATIONS
- DENOTES BOLLARDS. REFER TO CIVIL DWGS.

**GENERAL NOTES:**

- REFER TO SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 11, CONCESSION 2, (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, SURVEYED BY ANNIS, OSULLIVAN, VOLLEBECK LTD. ONTARIO LAND SURVEYORS.

**SITE DATA:**

BUILDING AREA: 1635m<sup>2</sup>

GROSS FLOOR AREA: (City of Ottawa Zoning Bylaw) Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- common hallways; corridors; stairwells, elevator shafts and other voids; stairs and landings; (By-law 2008-326)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building.

GROUND FLOOR AREA (1635m<sup>2</sup>) + MEZZANINES (218m<sup>2</sup>)  
 NEW INDUSTRIAL BUILDING: 1853m<sup>2</sup>  
 TOTAL: 1853m<sup>2</sup>

GROSS AREA: (Ontario Building Code definition); The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

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 NEW INDUSTRIAL BUILDING: 1853m<sup>2</sup>  
 TOTAL: 1853m<sup>2</sup>

**ZONING:**

1.0 ZONING DESIGNATIONS (Part 13):  
 RG - RURAL GENERAL INDUSTRIAL ZONE

2.0 ZONING PROVISIONS:  
 RG5 SUBZONES - CARP ROAD CORRIDOR :

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m):	30	66.01
MINIMUM LOT AREA (m <sup>2</sup> ):	4000	7.622
MINIMUM FRONT YARD SETBACK (m):	12	18.759
MINIMUM REAR YARD SETBACK (m):	7.5	33.434
MINIMUM INTERIOR SIDE YARD SETBACK (m):	4.5	19.265
MINIMUM CORNER SIDE YARD SETBACK (m):	12	22.212
MAXIMUM PRINCIPAL BUILDING HEIGHT (m):	15	8.012
MAXIMUM LOT COVERAGE (%):	50	21.45
LANDSCAPED AREA (%):	50	78.55
MINIMUM LANDSCAPING ABUTTING A STREET (m):	3	6.019
MINIMUM LANDSCAPING ALL OTHER CASES (m):	0	0

3.0 PARKING (Section 101):  
 AREA D ON SCHEDULE 1A.  
 Minimum Required: OFFICE 8 (2.4/100m<sup>2</sup> of GFA 332.5 m<sup>2</sup>), WAREHOUSE: 13 (0.8/100m<sup>2</sup> of GFA 1520.5 m<sup>2</sup>), TOTAL: 21  
 Provided: STANDARD SPACE: 28, BARRIER-FREE: 2, TOTAL: 30

4.0 BICYCLE PARKING (Section 111):  
 Not Required as per section 111 (1): NOT PROVIDED

5.0 LOADING (Section 113):  
 Not required as per table 113A. NOT PROVIDED

6.0 ACCESSIBLE PARKING PROVISION REQUIREMENTS (Parking Bylaw 2017-301, PART C Section 111):

Minimum Required:	1	TYPE A PARKING SPACE
	1	TYPE B PARKING SPACE
Provided:	1	TYPE A PARKING SPACE
	1	TYPE B PARKING SPACE

CLIENT

**STOKED INDUSTRIES INC.**  
 14 KNOLL TERRACE, NEPEAN,  
 ON, K2J 2K6

ISSUE	DESCRIPTION	DATE
09	FOR SITE PLAN CONTROL REVIEW/RESPONSE	11/08/2023
08	FOR SITE PLAN CONTROL	30/06/2023
07	FOR CLIENT DISCUSSION	10/02/2023
06	REVISED AS PER CIVIL COMMENTS	22/03/2023
05	REVISED AS PER CLIENT COMMENTS	16/02/2023
04	FOR SITE PLAN CONTROL REVIEW/RESPONSE	27/07/2021
03	FOR SITE PLAN CONTROL REVIEW/RESPONSE	01/06/2021
02	FOR SITE PLAN CONTROL	26/02/2021
01	FOR SITE PLAN PRE-CONSULTATION	30/11/2020

PROFESSIONAL STAMP

PROJECT NORTH

**es ARCHITECT**  
 11 Hogan Drive | Arnprior | ON | K1Y 0H8  
 613.203.3760

PROJECT

**2167 MCGEE SIDE RD,  
 WAREHOUSE BUILDING**

DRAWING

**PROPOSED  
 SITE PLAN**

PROJECT No:	060	REVISION:	06
DRAWN:	SL	DATE:	NOVEMBER 2020
APPROVED:	ES	SCALE:	AS SHOWN

DRAWING No:

**A001**

PLAN NO. 18432

D07-12-21-0027