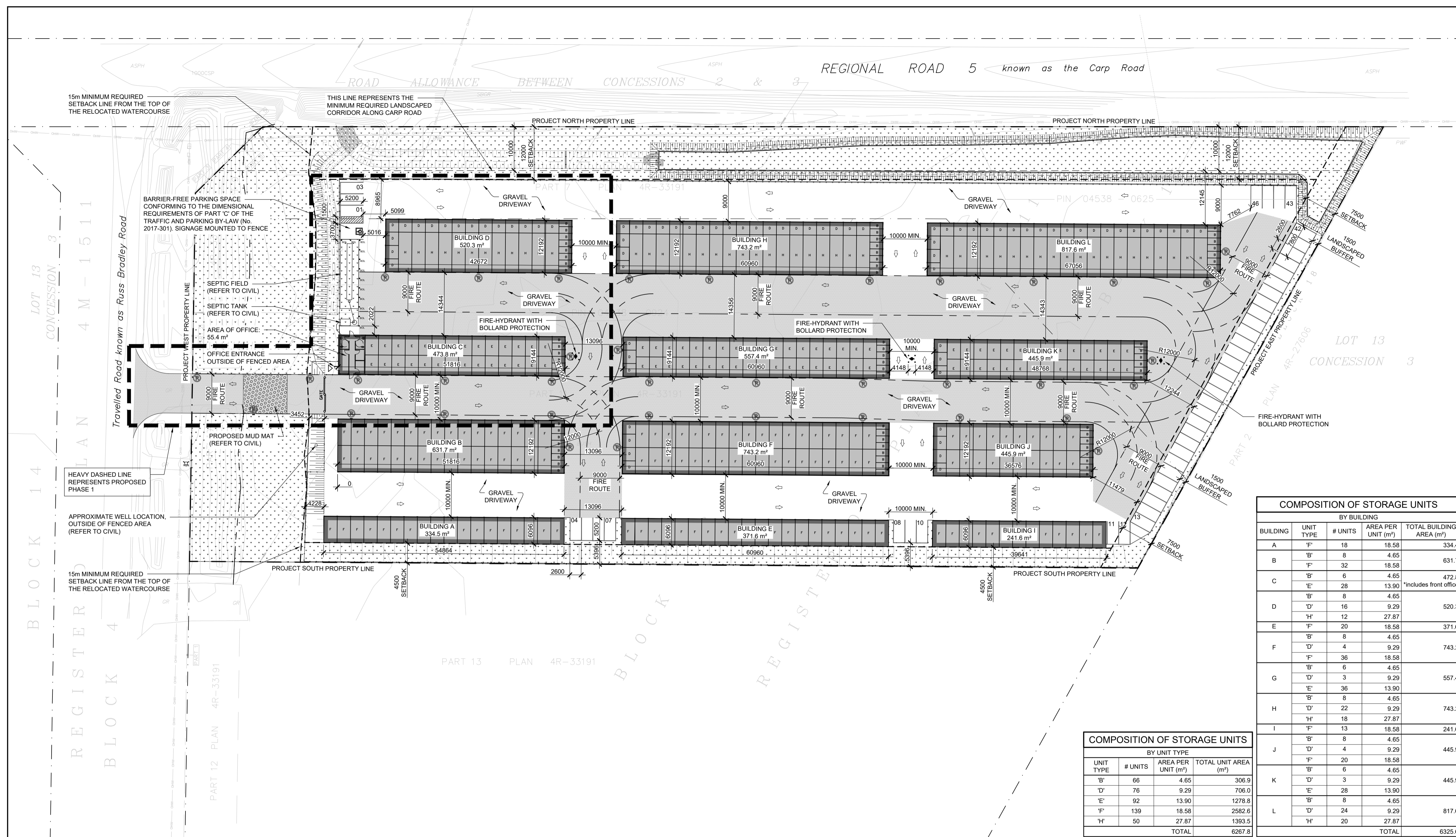


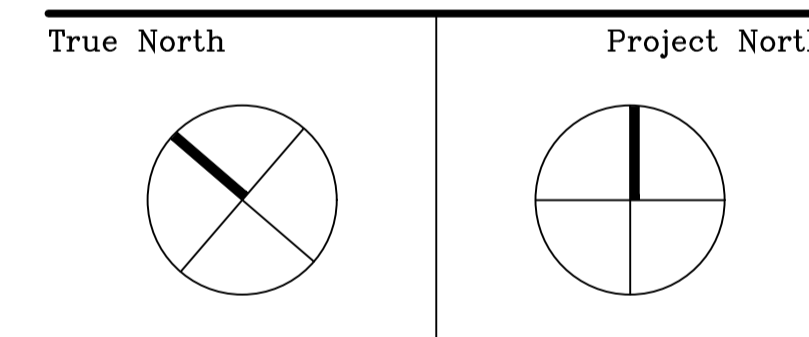
THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S TOPOGRAPHY SKETCH PREPARED BY MCINTOSH PERRY SURVEYING INC., DATED OCTOBER 26th, 2021.



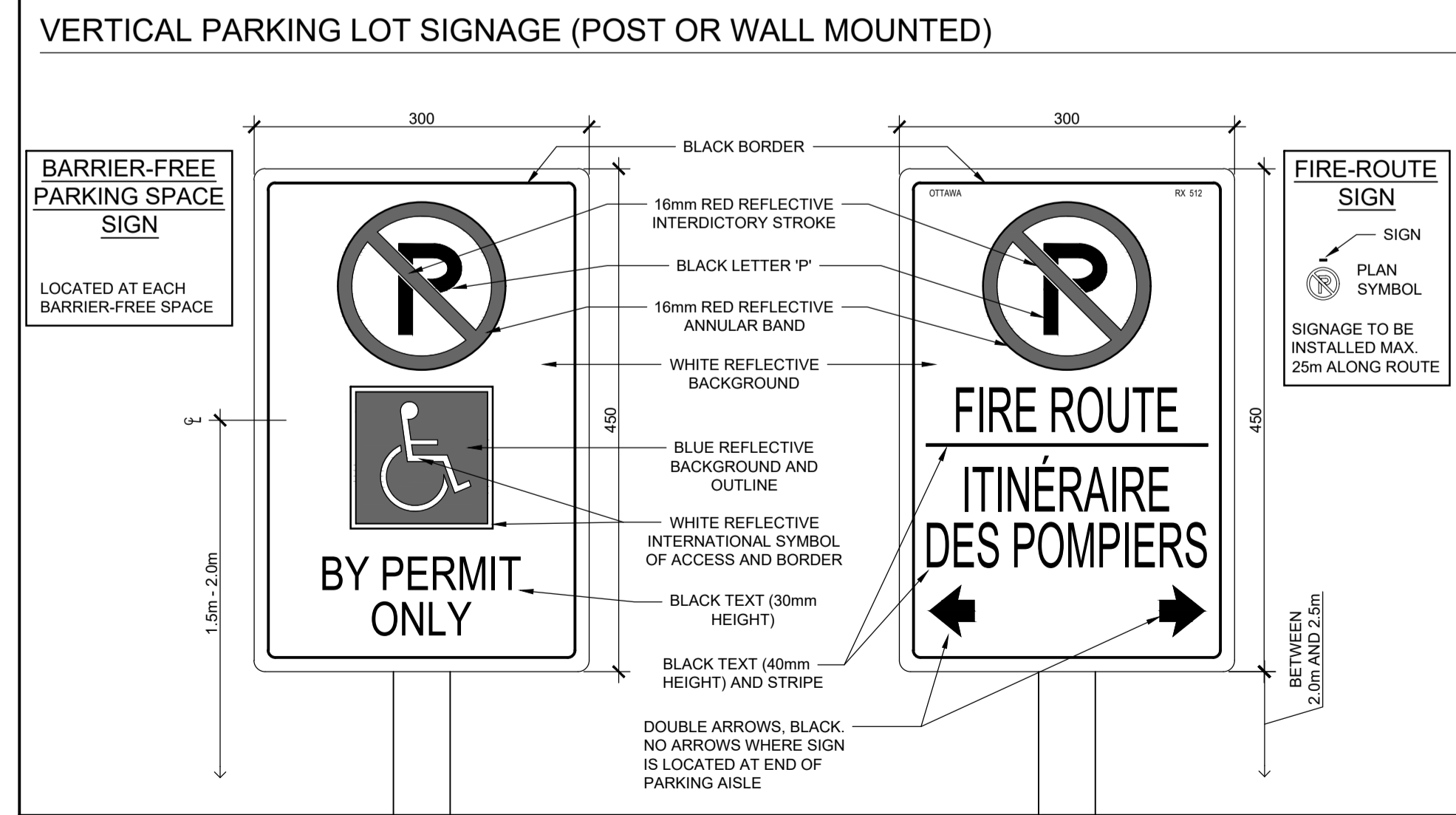
COMPOSITION OF STORAGE UNITS				
BY BUILDING				
BUILDING	UNIT TYPE	# UNITS	AREA PER UNIT (m²)	TOTAL BUILDING AREA (m²)
A	'F'	18	18.58	334.4
B	'B'	8	4.65	631.7
	'F'	32	18.58	
C	'B'	6	4.65	472.8
	'E'	28	13.90	*includes front office
D	'B'	8	4.65	520.3
	'D'	16	9.29	
E	'H'	12	27.87	371.6
	'F'	20	18.58	
F	'B'	8	4.65	743.2
	'D'	4	9.29	
G	'F'	36	18.58	557.4
	'B'	6	4.65	
H	'B'	8	4.65	743.2
	'D'	4	9.29	
I	'F'	36	18.58	241.6
	'B'	6	4.65	
J	'D'	4	9.29	445.9
	'F'	20	18.58	
K	'B'	6	4.65	445.9
	'D'	3	9.29	
L	'E'	28	13.90	817.6
	'B'	8	4.65	
TOTAL	'D'	24	9.29	6325.6
	'H'	20	27.87	

COMPOSITION OF STORAGE UNITS			
BY UNIT TYPE			
UNIT TYPE	# UNITS	AREA PER UNIT (m²)	TOTAL UNIT AREA (m²)
'B'	66	4.65	306.9
'D'	76	9.29	706.0
'E'	92	13.90	1278.8
'F'	139	18.58	2582.6
'H'	50	27.87	1393.5
TOTAL			6267.8

Revisions			
No.	By	Description	Date
06	JF	ISSUED FOR SITE PLAN CONTROL RESPONSE 01	04 OCT 2023
05	JF	ISSUED FOR SITE PLAN CONTROL	16 DEC 2022
04	JF	ISSUED FOR COORDINATION	13 DEC 2022
03	JF	ISSUED FOR COORDINATION	27 SEP 2022
02	JF	ISSUED FOR REVIEW	17 JUN 2022
01	JF	ISSUED FOR CLIENT REVIEW	11 JAN 2022



Project  
**SELF STORAGE SITE PLAN CONTROL**



**ZONING INFORMATION**  
PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION  
LEGAL DESCRIPTION: PORTIONS OF PARCEL 04538-0625, PARCEL 04538-0924 AND ADJUTING LANDS, PARTS 8 THROUGH 11, PLAN 4R-33191 BEING PART OF BLOCKS 15 AND 16, REGISTERED PLAN 4M-1511, CITY OF OTTAWA  
PROPOSAL: NEW GROSS 6,326 m² [68,093 ft²] SINGLE STOREY SELF STORAGE UNITS OVER 12 BUILDINGS. AN OFFICE, UTILITIES ROOM, AND WASHROOMS WILL BE PROVIDED IN THE BUILDING NEAREST THE MAIN DRIVEWAY ACCESS.  
ZONING: DESIGNATION: (T1B) AIR TRANSPORTATION FACILITY SUBZONE (PART 12)  
ZONING PROVISIONS (PER TABLES 207 & 208):  
• LOT AREA (MIN.) = NO MINIMUM  
ACTUAL LOT AREA = 24,247 m²  
• LOT FRONTAGE (MIN.) = NO MINIMUM  
ACTUAL FRONTAGE = 99.1 m  
• SETBACKS (MIN.):  
- FRONT = 12.0 m  
- CORNER SIDE = 12.0 m  
- INTERIOR SIDE = 4.5 m  
- REAR = 7.5 m  
• MINIMUM SETBACK FROM WATERCOURSE: 15.0 m FROM THE TOP OF BANK, PER SCHEDULE H OF SUBDIVISION AGREEMENT  
• MINIMUM LANDSCAPED BUFFER BUTTING CARP ROAD = 10.0 m  
• MIN. % OF PARKING PROVIDED AS LANDSCAPED AREA = 15% MIN.  
- REQUIRED: = 93.15 m²  
- ACTUAL: = 6,140.4 m²

**SITE PLAN LEGEND**

—	PROPERTY LINE	○	APPROXIMATE LOCATION AND CROWN OF NEW AND EXISTING TREES (REFER TO CIVIL DRAWINGS FOR SPECIES)
—	PROPERTY MARKERS	▶	PRINCIPAL ENTRANCES
- - -	SETBACK LINE	▶	EMERGENCY EXITS
- · - · -	FIRE ROUTE LINES	▶	SECONDARY ACCESS DOORS AND/OR OVERHEAD DOORS (O/H)
- · - · -	NEIGHBOURING PROPERTY LINES	▶	FIRE-HYDRANT (REFER TO CIVIL)
- · - · -	FENCE LINES	▶	NEW CATCH BASIN (REFER TO CIVIL)
- · - · -	CARP	▶	TRAFFIC FLOW
- · - · -	STREETNAME AND CENTRELINE	▶	EXTERIOR WALL MOUNTED LIGHT PACKS (REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL ENGINEER'S DRAWINGS)
—	BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS	▶	CONCRETE-FILLED PAINTED METAL BOLLARD
—	EXISTING BUILDINGS/ STRUCTURES	○	FIRE ROUTE/NO PARKING SIGNAGE - INSTALLED MAX. 25m ALONG ROUTE (SEE DETAIL THIS SHEET)
—	EXTENTS OF PROPOSED BUILDING(S)	○	
—	LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)	○	
—	HEAVY DUTY SURFACING (REFER TO CIVIL)	○	
—	CONCRETE SIDEWALK	○	