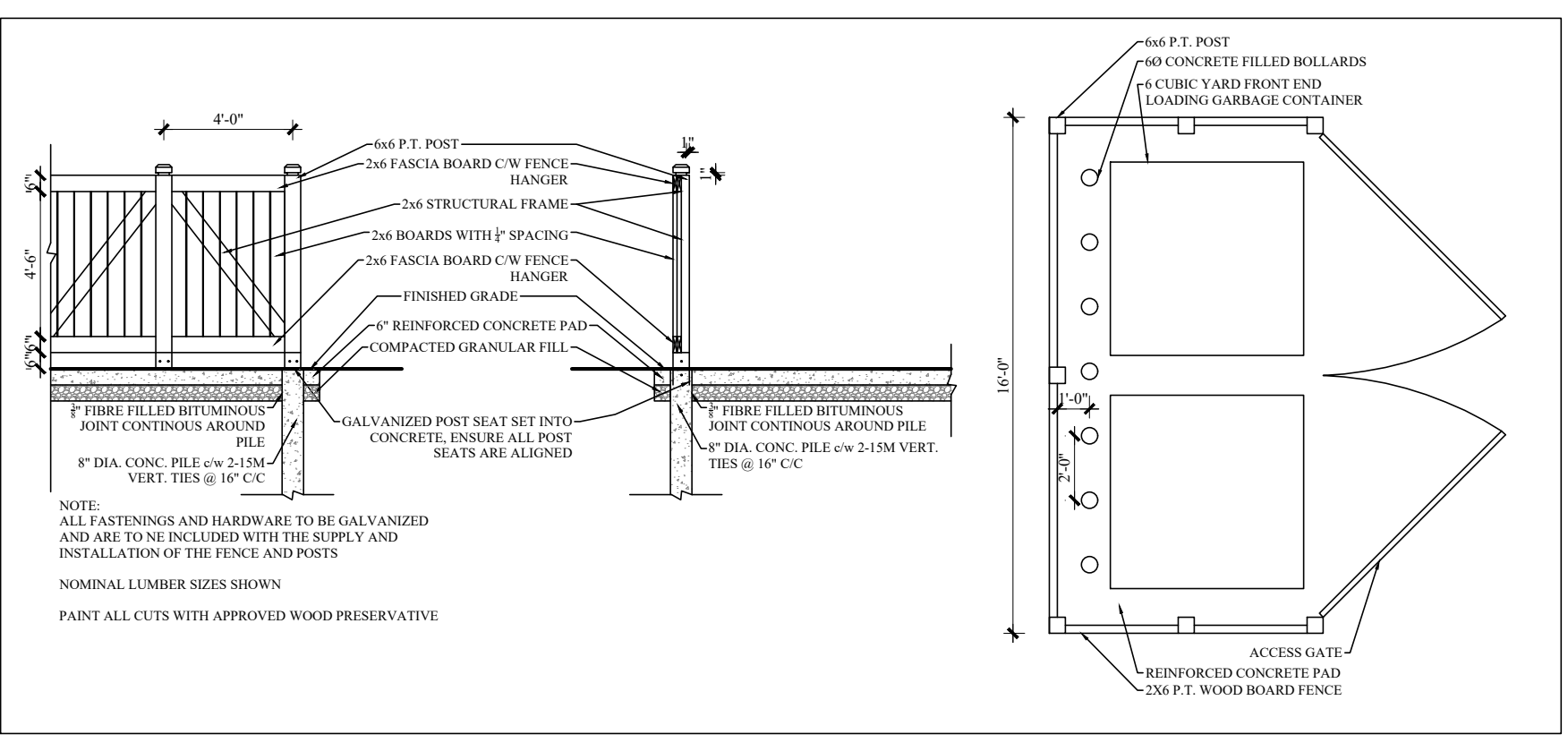
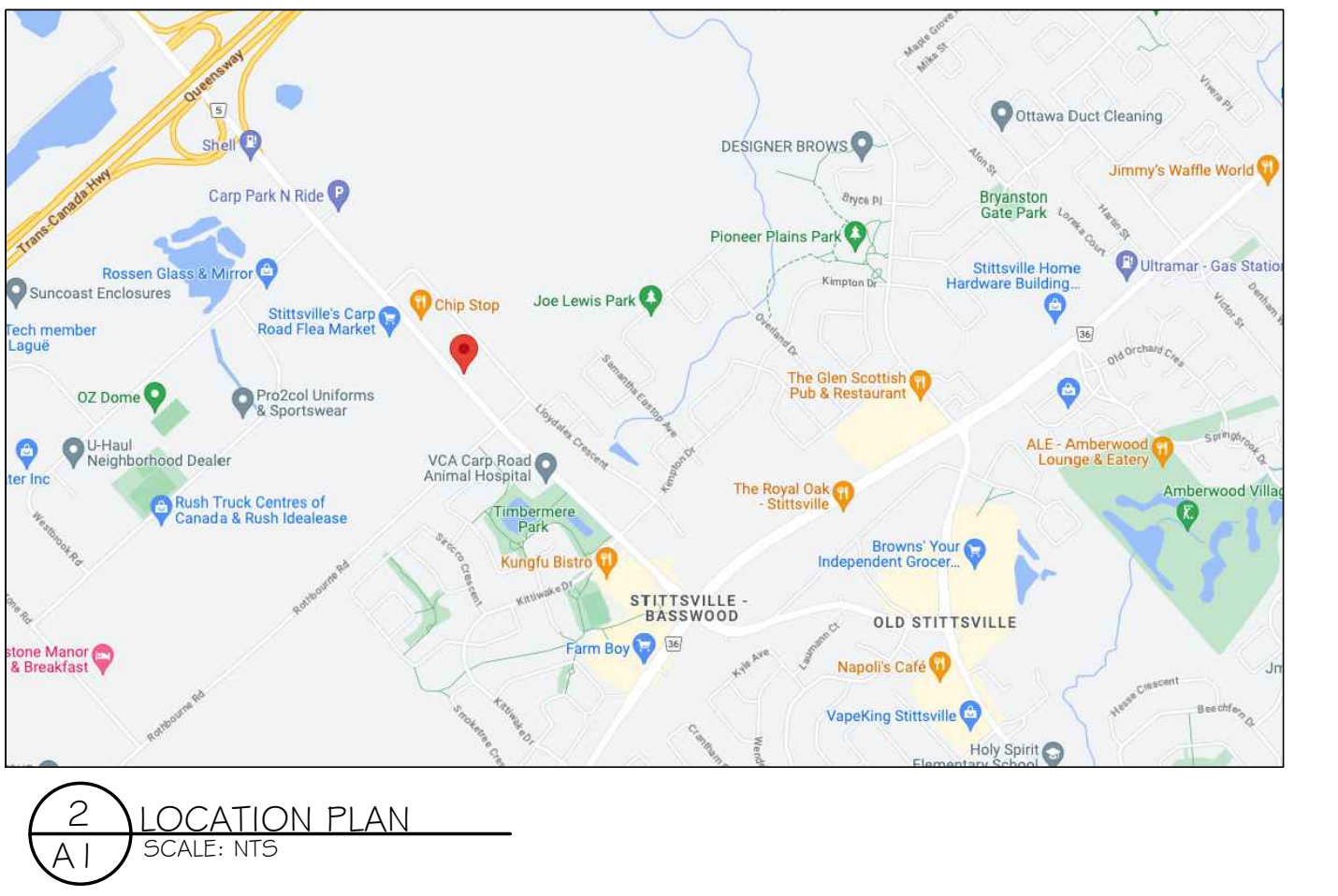


RURAL COMMERCIAL - RC [773r] P.I.N. 04487-0301

PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA (M ²)	4000	1808.09
MINIMUM LOT WIDTH (M) [773r]	90 [773r]	39.62
MINIMUM FRONT YARD SETBACK (M) [773r]	10 [773r]	9.55 (EXISTING)
MINIMUM INTERIOR SIDE YARD SETBACK (M) [773r]	3 [773r]	2.65 + 19.12
MINIMUM REAR YARD SETBACK (M)	10	28.32
MAXIMUM HEIGHT (M)	11	APPROX. 4.5
MAXIMUM LOT COVERAGE (%)	25%	3.17 %
LANDSCAPING OF YARDS	FRONT AND CORNER SIDE YARDS MUST BE LANDSCAPED EXCEPT FOR DRIVEWAYS CROSSING THOSE YARDS LEADING TO PARKING	
OUTDOOR STORAGE	OUTDOOR STORAGE PERMITTED IN INTERIOR, SIDE AND REAR YARD ONLY; MUST BE SCREENED AND CONCEALED FROM VIEW FROM ABUTTING STREETS AND FROM ABUTTING NON-COMMERCIAL OR NON-INDUSTRIAL ZONES	
MINIMUM PARKING SPACES (AUTOMOBILE)	SALES/SHOWROOM AREA 2/100 M ² GFA (2)	4 SPOTS PROVIDED
DEALERSHIP	SERVICE AREA 1/SERVICE BAY	N/A
OTHER AREAS	1/100 M ² GFA	N/A
LANDSCAPE PROVISIONS FOR PARKING LOTS (s.110)	15% OF AREA OF PARKING LOT MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREA	27.93%
LOCATION OF LANDSCAPE BUFFER FOR LOT WITH MORE THAN 10 BUT LESS THAN 100 SPACES (s.110)	ABUTTING STREET: 3 M NOT ABUTTING STREET: 1.5 M	3 M 1.5 M



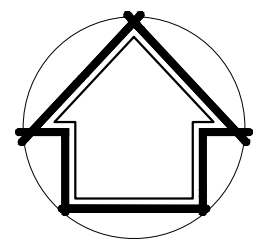
SITE PLAN LEGEND:

	EXISTING TREE TO BE REMOVED		TURF PAVERS
	EXISTING TREE TO REMAIN		ASPHALT
	PROPOSED TREES		GRAVEL
	PROPOSED SHRUBS		PAVERS
	GRASS/SOFT LANDSCAPE	REFER TO LANDSCAPE ARCHITECT'S PLANS FOR SPECIES OF TREES	
LEGEND:			
	EXTERIOR WALL MOUNTED LIGHT		
	FIRE ROUTE SIGN		
	ENTRANCE DOOR ARROW		
	FENCE		

NOTES:
LEGAL DESCRIPTION:
PART OF LOT 1, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF HUNTLEY, CITY OF OTTAWA
P.I.N. 04487 - 0301

CIVIC ADDRESS:
2026 CARP ROAD, CARP ON KOA 1L0

SITE PLAN GENERAL NOTES:
THIS SITE PLAN & ALL EXISTING SITE INFO, ELEVATIONS, SERVICE LOCATIONS & PROPERTY INFORMATION IS BASED ON A SURVEY COMPLETED BY FARLEY, SMITH & DENIS SURVEYING LTD. FILE NO. 78-21, DATED APRIL 1, 2021.



VERSION NO.
2
APRIL 2022

SEAL:

NOTES:
- ALL CONTRACTORS MUST COMPLY WITH ALL CODES & BY-LAWS HAVING JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCEMENT.
- DO NOT SCALE DRAWINGS.
- DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL NOTED AS ISSUED FOR CONSTRUCTION.
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NO.	ITEM	DATE
5	REVISED FOR SITE PLAN CONTROL	04.07.24
4	REVISED FOR SITE PLAN CONTROL	06.11.23
3	REVISED FOR SITE PLAN CONTROL	11.05.23
2	ISSUED FOR SITE PLAN CONTROL	01.03.23
1	ISSUED FOR REVIEW	06.04.22
NO.	ITEM	DD.MM.YY
REVISIONS		DATE

PROJECT 417 AUTO SALES 2026 CARP ROAD CARP, ON KOA 1T0	SCALE AS SHOWN
CLIENT NEIL CHADHA 417 AUTO SALES	DRAWN BY HS
DRAWING SITE PLAN	DATE APRIL 2022
	CHKD BY JCB
	APPRD BY JCB
	PROJECT NO. 222-03
	SHEET NO. A.1