

Zoning Mechanism:	Required:	Provided:	Zoning Mechanism:	Required:	Provided:	Site Information:	No.:         Issued For:         Da           01         For Site Plan Approval         08-           02         For Coordination         11-
Definition	RG4 - Rural General Industr Area C - Suburban (Schedul		Maximum Principal Building Height	15.0m Table 220B (g)	12.431m (Phase 1 Building) 9.500m (Phase 2 Building)	Municipal Address: 151 - 159 Wescar Lane, Carp ON	02         For Coordination         11-           03         For SPA Response         11-           04         For Review         04-
Minimum Lot Width	30.0m Table 22		Maximum Lot Coverage	50% Table 220B (h)	3,565.1m <sup>2</sup> / 46,267m <sup>2</sup> = 7.7%	Legal Description: Part of Block 31 and 28, Registered Geographic Township of West Carle	Plan 4M-356, 05 For Permit 07-
Minimum Lot Area	1,800m <sup>2</sup> Table 22		Outdoor Storage Table 220B (i)		within any required front yard or corner	Phase 1 Site Area: 3.2579 hectares (8.05 acres) or 32,5	579m² (350,677ft²)
Minimum Front Yard Setback	12.0m Table 22	B (c) 18.954m - Phase 1 (North Side)			ed from abutting residential uses or zones	Phase 2 Site Area: 1.3688 hectares (3.38 acres) or 13,6	It is the responsibility of the appropriate Contrac
Minimum Rear Yard Setback, from any Portion	7.5m Table 22	B (d) (i) N/A			een at least 1.8 m in height from grade.	Total Lot Area:       4.6267 hectares (11.43 acres) or 46         Diagonal Diagon	5,267m <sup>2</sup> (498,013ft <sup>2</sup> ) to the Architect. All Contractors must comply wit codes & by-laws. Do not scale drawings. This drawing may not be
of a Rear Lot Line Abutting a RG, RH or RC Zone Minimum Rear Yard Setback, from any Portion	10.0m Table 22	B (d) (ii) 82.959m - Phase 1 (South Side)	Minimum Width of Landscaped Buffer Table 110 (a) of a Parking Lot abutting a Street	) 3.0m for a parking lot containing mon than 10 but fewer than 100 spaces	re 5.0m as per the February 14, 2023 City of Ottawa - Pre-Application Consultation Meeting	Phase 1 - Soft Landscape Coverage: 8,470m <sup>2</sup>	/ 32,579m² = 8.1%       construction until signed. Architect's copyright re         / 32,579m² = 26.0%       Metric Scale Drawing: All measurements are in removements of the measurements are in removements.         / 32,579m² = 1.2%       Project Team:
of a Rear Lot Line Abutting all other Zones		54.705m - Phase 2 (South Side)	Minimum Width of Landscaped Buffer Table 110 (b) — of a Parking Lot not abutting a Street	) 1.5m for a parking lot containing more than 10 but fewer than 100 spaces	e	Phase 1 - Concrete Surface & Apron Coverage: 17,340m <sup>2</sup>	/ 32,579m <sup>2</sup> = 53.2%
Minimum Interior Side Yard Setback, from any Portic an Interior Side Lot Line Abutting a RG, RH or RC Zo		B (e) (i) 38.197m - Phase 1 (East Side) 76.306m - Phase 1 (West Side) 27.502m - Phase 2 (North Side)	Outdoor Refuse Collection Section 110 (3)	All outdoor refuse collection and refuse collection and refuse accessed via a parking lot must be:	use loading areas contained within or		$/32,579m^2 = 11.5\%$ $/13,688m^2 = 6.8\%$ $/13,688m^2 = 20.8\%$
Minimum Interior Side Yard Setback, from any Portic of an Interior Side Lot Line Abutting all other Zones	n 10.0m Table 22	B (e) (ii) 40.051m - Phase 1 (East Side)		(a) located at least 9.0m from a lot lin		Phase 2 - Sidewalk, Curbing & Retaining Wall Coverage: 127m <sup>2</sup>	/ 13,688m <sup>2</sup> = 0.9% / 13.688m <sup>2</sup> = 54,5%
Minimum Corner Side Yard Setback	12.0m Table 22	B (f) 33.467m - Phase 2 (West Side)		<ul><li>(b) located at least 3.0m from any ot</li><li>(c) screened from view by an opaque</li></ul>	her lot line; and e screen with a minimum height of 2.0m.		/ 13,688m <sup>2</sup> = 17.0% 2489 Sheffield Road, Ottawa, ON K1B mark.watson@sunbeltrentals.com
Phase 1 Building Information:	I	Phase 1 Vehicular Pa	rking Information:		Phase 1 Loading Space	Information:	Applicant: Keith Riley (Argue Construction Ltd.) 2900 Carp Road, Carp, ON K0A 1L0
Proposed Phase 1 Building	Occupancy T	pe Proposed Phase 1 Building - Vehicu	lar Parking Requirements	Zoning Mechanism	Proposed Phase 1 Building - Loading Sp	pace Requirements	Zoning Mechanism Ontario Land Surveyor:
Office Area - Ground Floor: Office Area - Second Floor: AWP Service Shop Bay - Ground Floor: Wash Bay - Ground Floor AWP Service Shop Bay - Mezzanine: Heavy Equipment Repair Bay - Ground Floor: Heavy Equipment Office Area - Ground Floor: Heavy Equipment Bay - Mezzanine:	2,629.2m <sup>2</sup> (28,300ft <sup>2</sup> ) 381.7m <sup>2</sup> (4,109ft <sup>2</sup> ) 'D' Office 381.7m <sup>2</sup> (4,109ft <sup>2</sup> ) 'D' Office 796.8m <sup>2</sup> (8,576ft <sup>2</sup> ) 'F2' Repair Ga 142.1m <sup>2</sup> (1,530ft <sup>2</sup> ) 'F2' Repair Ga 142.1m <sup>2</sup> (1,530ft <sup>2</sup> ) 'F2' Repair Ga 746.6m <sup>2</sup> (8,036ft <sup>2</sup> ) 'F2' Repair Ga 188.6m <sup>2</sup> (2,030ft <sup>2</sup> ) 'D' Office 188.6m <sup>2</sup> (2,030ft <sup>2</sup> ) 'F2' Repair Ga 373.4m <sup>2</sup> (4,019ft <sup>2</sup> ) 'F3' Equipmer	rage Heavy Equipment Office Area: rage Heavy Equipment - Mezzanine Stora rage Equipment Storage: rage Total Phase 1 Building - Vehicular P	$\begin{array}{rl} 0.75 \text{ spaces } / \ 100\text{m}^2  \text{GFA} = 746.6\text{m}^2 / \ 100\text{m}^2 \ x \ 0.75 \\ 2.4 \text{ spaces } / \ 100\text{m}^2  \text{GFA} = 188.6\text{m}^2 / \ 100\text{m}^2 \ x \ 2.4 \\ \text{age:} & \text{N/A} - \text{Storage Space} \\ 0.8 \text{ spaces } / \ 100\text{m}^2  \text{GFA} = 373.4\text{m}^2 / \ 100\text{m}^2 \ x \ 0.8 \\ \text{arking Required:} & = 62 \text{ spaces} \end{array}$	<ul> <li>= 18 spaces Table 101 (N59)</li> <li>= 27 spaces Table 101 (N82)</li> <li>= 3 spaces Table 101 (N9)</li> <li>= 0 spaces</li> <li>= 6 spaces Table 101 (N41)</li> <li>= 5 spaces Table 101 (N59)</li> <li>= 0 spaces</li> <li>= 3 spaces Table 101 (N95)</li> </ul>	Office Area: AWP Service Shop, Wash Bay & Mezza Heavy Equipment Bay, Office Area & Me Equipment Storage: Total Phase 1 Building - Loading Space Total Phase 1 Building - Loading Space	ezzanine:       1 space / 1000-1999m² GFA = 1,123.8m² x 1 0 spaces / 350-999m² GFA = 373.4m² x 0       = 1 space = 0 spaces         s Required:       = 2 loading spaces         s Provided:       = 2 loading spaces consisting of:       2 standard sp with no cleara	s Table 111A (b) Table 113A (a) Table 113A (a) s Table 113A (a) s Table 113A (a) Architect: Peter Mansfield, Architect 15 Bridge Street, Almonte, ON K0A 1A pmansfield@bellnet.ca Civil Engineer: D.B. Gray Engineering 700 Longpoint Circle, Ottawa, ON K1T d.gray@dbgrayengineering.com
-	,341.6m² (35,969ft²)	Proposed Phase 1 Building - Equipm	nent Parking (Additional)	1 accessible space @ 3.7m x 5.2m	Total Phase 1 Building - Equipment Loa	ding Provided: = 1 space consisting of: 1 heavy duty p	Geotechnical Engineer:         portable loading ramp         Kollaard Associates Inc.
	2.286m (40'-4") 2) above grade	Total Phase 1 Building - Equipment	Parking Provided: = 91 spaces consisting of: 9	91 oversized spaces @ 4.0m x 10.0m			210 Prescott Street, Kemptville, ON K0 steve@kollaard.ca
Phase 2 Building Information:		Phase 2 Vehicular Pa	rking Information:		Phase 2 Loading Space	Information:	Landscape Architect: Levstek Consultants Inc. 5871 Hugh Crescent, Ottawa, ON K0A
Proposed Phase 2 Building	Occupancy	Type         Proposed Phase 2 Building - Vehicu	lar Parking Requirements	Zoning Mechanism	Proposed Phase 2 Building - Loading Sp	pace Requirements	Zoning Mechanism Site Map:
Office Area - Ground Floor Service Shop Bay - Ground Floor: Service Shop Bay - Mezzanine:	35.9m² (10,074ft²) 92.2m² (2,069ft²) '43.7m² (8,005ft²) 92.2m² (2,069ft²) ,128.1m² (12,143ft²)	•		<ul> <li>= 5 spaces Table 101 (N59)</li> <li>= 25 spaces Table 101 (N82)</li> <li>= 0 spaces</li> <li>31 standard spaces @ 2.9m x 5.2m</li> <li>1 accessible space @ 3.7m x 5.2m</li> </ul>	Office Area: Service Shop Bay & Mezzanine: Total Phase 2 Building - Loading Space Total Phase 2 Building - Loading Space	s Provided: = 1 loading space consisting of: 1 standard sp	s Table 111A (b)
	1.500m (31'-2") 1) above grade	Proposed Phase 2 Building - Equipment	Parking Provided: = 32 spaces consisting of: 3	32 oversized spaces @ 4.0m x 10.0m	Phase 1 Bicycle Parking		Project North Arrow:
300 I I I I I I I I I I I I I I I I I I I	GA GA BINE FIRE ROUTE ★ ★	143 38 75 3150 80 91 92 92 92 92 92 92 95 1830 TYP- 1830 TYP- 92 92 92 92 92 92 92 92 92 92	9714 O/A ENCLOSURE 3150 3150 3150 3150 3150 3150 3150 3150	<ul> <li>GALVANIZED STEEL POSTS W/ STEEL BASE PLATE ANCHORED INTO CONCRETE SLAB BASE BELOW. PROVIDE (2) WELD-ON HEAVY DUTY STEEL BARREL HINGES EACH DOOR.</li> <li>19mm x 140mm VERTICAL PRESSURE TREATED WOOD BOARDS. NAIL BOARDS TO 38mm x 140mm PRESSURE TREATED TOP &amp; BOTTOM RAILS ANCHORED TO STEEL POSTS &amp; ENSURE THAT THERE ARE NO GAPS BETWEEN THE BOARDS.</li> <li>(6) 1450mm WIDE x 2000mm HIGH DOORS C/W 50mm x 76mm WELDED GALVANIZED STEEL ANGLE W/ CROSS BRACE FRAME</li> </ul>	<ul> <li>Proposed Phase 1 Building - Bicycle Pa</li> <li>Office Area:</li> <li>AWP Service Shop, Wash Bay &amp; Mezza</li> <li>Heavy Equipment Repair Bay &amp; Mezzar</li> <li>Heavy Equipment Office Area:</li> <li>Equipment Storage:</li> <li>Total Phase 1 Building - Bicycle Parking</li> <li>Total Phase 1 Building - Bicycle Parking</li> </ul>	nine: 1 space / $250m^2$ GFA = $763.4m^2$ / $250m^2$ x 1 = 3 space 1 space / $1000m^2$ GFA = $1,081.0m^2$ / $1000m^2$ x 1 = 1 space 1 space / $1000m^2$ GFA = $935.2m^2$ / $1000m^2$ x 1 = 1 space 1 space / $250m^2$ GFA = $188.6m^2$ / $250m^2$ x 1 = 1 space 1 space / $1000m^2$ GFA = $373.4m^2$ / $1000m^2$ x 1 = 1 space Required: = 7 bicycle parking spaces Provided: = 7 bicycle parking spaces in: (1) 'Maglin MBR300' 7-ring bicycle rack with 0.6m x 1.8m of space per bicycle	<ul> <li>Table 111A (g)</li> <li>Table 111A (g)</li> <li>Table 111A (e)</li> <li>Table 111A (g)</li> <li>Table 111A (g)</li> <li>Actuard</li> <li>Actuard</li> <li>DENOTES PROPOSED PHASE 1 BUILDING AREA</li> </ul>
ACCESSIBLE PARKING SIGN (APS)	FIRE ACCESS ROUTE SIGN (FARS	) 19 38 75 * DUMPSTER SIZE SHOWN IS BASED OF	3150 3150 19 75 38 F A STANDARD 6-YARD 1830mm [W] x 1524mm [D] x 1830mm [H] DUMPSTER.	OVER PRESSURE TREATED WOOD BUCK. CONCEAL FRAME W/ 19mm x 140mm PRESSURE TREATED WOOD BOARDS & ENSURE THAT THERE ARE NO GAPS BETWEEN THE BOARDS.	Phase 2 Bicycle Parking	Linformation:	<ul> <li>DENOTES PROPOSED PHASE 2 BUILDING AREA</li> <li>DENOTES SUITE AREA</li> <li>DENOTES MEZZANINE AREA</li> <li>DENOTES LANDSCAPE AREA</li> </ul>
1.	NAGE NOTES: ALL SIGNS TO BE 300mm WIDE x 450mm HIGH ALUMINUM AND MOUNTED ON A PERMANENT 6 GALVANIZED STEEL POST SET IN A 457mm Ø TO Ø CONCRETE BASE. ALL SIGNS TO BE VISIBLE DAY AND NIGHT WITH SCOTCH LIGHT REFLECTIVE VINYL BACKGROU LETTERING.	610mm 25 50 25 57 150 1450 1450 150 150 1450 150 150 150 150 150 150 150 150 150 1	9714 O/A ENCLOSURE	19mm x 140mm VERTICAL PRESSURE TREATED WOOD BOARDS. NAIL BOARDS TO 38mm x 140mm PRESSURE TREATED TOP & BOTTOM RAILS ANCHORED TO STEEL POSTS & ENSURE THAT THERE ARE NO GAPS BETWEEN THE BOARDS. (8) 152mm x 152mm x 2150mm HIGH	Proposed Phase 2 Building - Bicycle Pa Office Area: 1 space / 250m <sup>2</sup> GFA = 192.2m <sup>2</sup> / 250m <sup>2</sup>	king Requirements       Zoning Mechanism	DENOTES CONCRETE SURFACE     DENOTES PROPERTY LINE     Architect:
CUSTOMER 3. PARKING 4.	MOUNT THE BOTTOM EDGE OF THE ACCESSIBI PARKING & CUSTOMER PARKING SIGNS AT 120 ABOVE THE ASPHALT SURFACE. MOUNT THE BOTTOM EDGE OF THE FIRE ACCE ROUTE SIGN AT 2000mm ABOVE THE ASPHALT SURFACE & SPACED MAX. 25m APART.	mm 53000 5150 5150 5150 5150 5150 5150 515		GÁLVANIZED STEEL POSTS W/ STEEL BASE PLATE ANCHORED INTO CONCRETE SLAB BASE BELOW. PROVIDE (2) WELD-ON HEAVY DUTY STEEL BARREL HINGES EACH DOOR.	Service Shop Bay & Mezzanine: 1 space / 1000m <sup>2</sup> GFA = 935.9m <sup>2</sup> / 1000 Total Phase 2 Building - Bicycle Parking		<ul> <li>DENOTES C/L FIRE ACCESS AND/OR TRUCK ACCESS ROUTE</li> <li>DENOTES CHAIN LINK FENCING</li> <li>DENOTES BUILDING ENTRANCE</li> <li>DENOTES DEPRESSED CURB</li> </ul> Peter Mansfield, Are B. Tech., M. Arch., O.A.A.
	PROVIDE MULTI-DIRECTIONAL ARROWS IDENTI THE FIRE ACCESS ROUTE OR A SINGLE DIRECT ARROW INDICATING THE LIMIT OF THE FIRE AC	YING ONAL ESS 10.0m [L] x 4.2m [W] CONCRETE SLAB BASE & GRANULAR FILL		(6) 1450mm WIDE x 2000mm HIGH DOORS C/W 50mm x 76mm WELDED GALVANIZED STEEL ANGLE W/ CROSS BRACE FRAME OVER PRESSURE TREATED WOOD BUCK. CONCEAL FRAME W/ 19mm x 140mm PRESSURE TREATED WOOD BOARDS & ENSURE THAT THERE ARE NO	Total Phase 2 Building - Bicycle Parking	Provided:       = 7 bicycle parking spaces in:         (1) 'Maglin MBR300' 7-ring bicycle rack with 0.6m x 1.8m of space per bicycle	<ul> <li>DENOTES ACCESSIBLE PARKING SPACE</li> <li>DENOTES ALUMINUM SIGN</li> <li>DENOTES 610mm [D] TACTILE WALKING SURFACE INDICATOR</li> <li>122 Bridge Street, Almonte, C 613-715-0431</li> <li>Project Title:</li> <li>Sunbelt Rentals Inc Equipment Maintena 151 - 159 Wescar Lane, Carp ON</li> </ul>
5.	ROUTE. LOCATE THE SIGNS AS PER THE ARCHITECTUR PLAN WHERE NOTED BY THE SYMBOL:	(3) HEAVY DUTY STEEL HINGE HASPS (6) HEAVY DUTY CASTORS C/W 63mm WIDE STE SADDLE & 450mm HIGH HEAVY DUTY STEEL CAN		GAPS BETWEEN THE BOARDS.			(TWSI) SET 150mm BACK FROM EDGE OF DEPRESSED CURB - DENOTES HIGH COLOUR CONTRAST DIAGONAL PAVEMENT MARKING Job No.: 2302 Drawing No