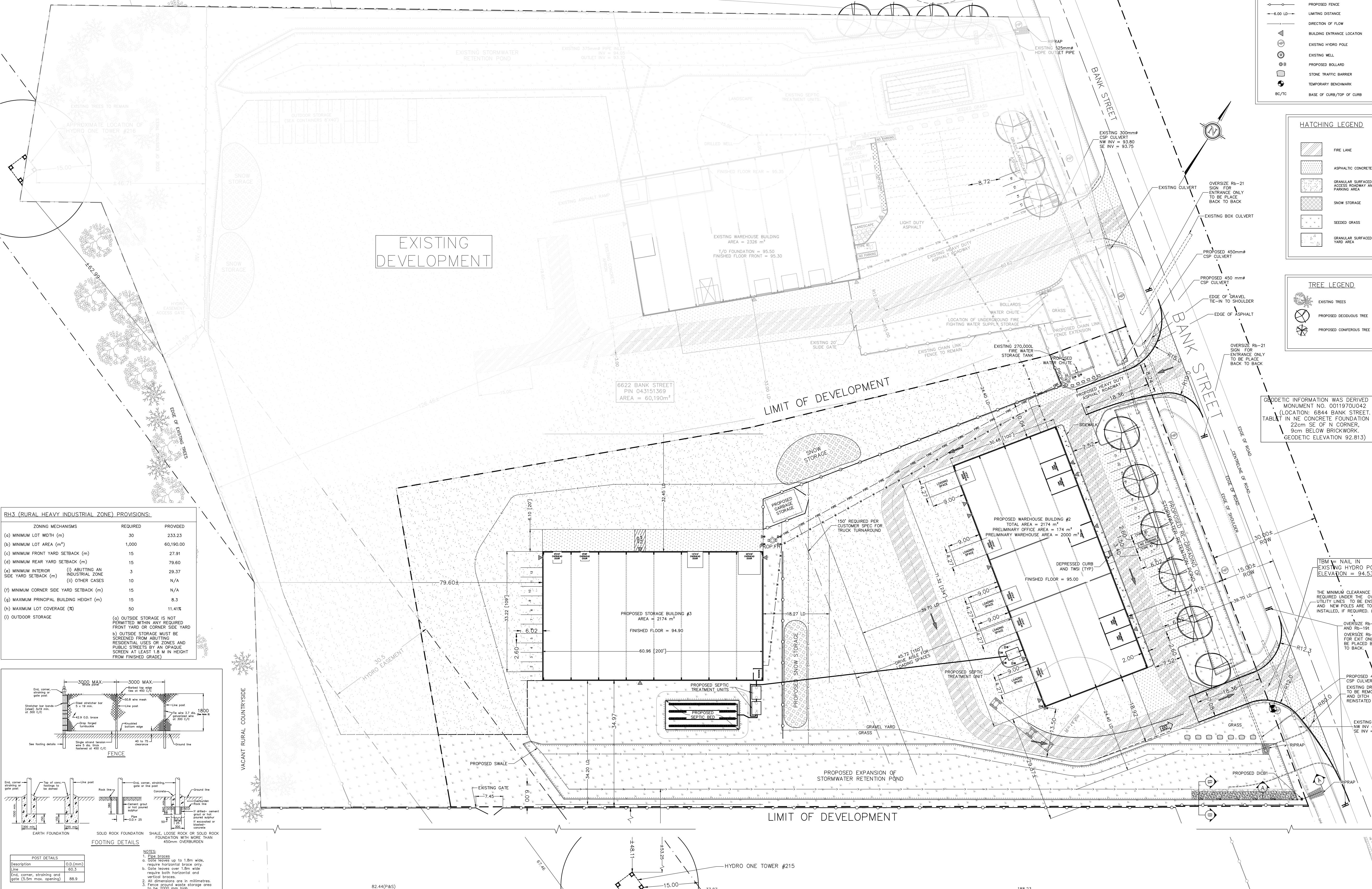


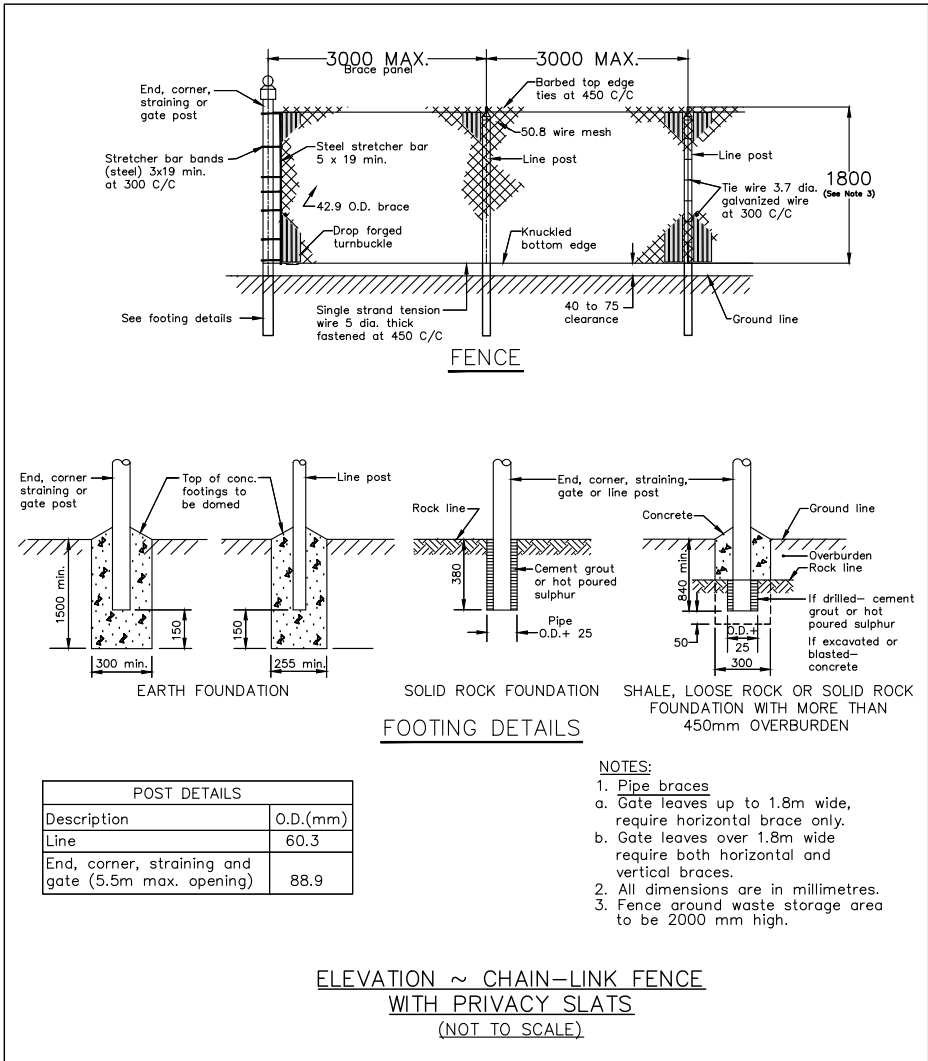
SITE STATISTICS		
TOTAL AREA	60190	m ²
AREA OF NEW DEVELOPMENT	22423	m ²
EXISTING BUILDING FOOTPRINT	2517	m ²
NEW BUILDING FOOTPRINT	4348	m ²
GROSS FLOOR AREA (TOTAL)		
WAREHOUSE	4094	m ²
ACCESSORY OFFICE	174	m ²

PARKING REQUIREMENTS			
VEHICULAR PARKING	REQUIRED	PROVIDED	
WAREHOUSE (0.8 per 100m ² OF GFA)	33	35	
ACCESSORY OFFICE (2.4 per 100m ² OF GFA)	4	4	
	TOTAL	37	39
ACCESSIBLE PARKING TYPE A	1	1	
ACCESSIBLE PARKING TYPE B	1	1	
	TOTAL	1	39
LOADING SPACE	1	5	



RH3 (RURAL HEAVY INDUSTRIAL ZONE) PROVISIONS:		
ZONING MECHANISMS	REQUIRED	PROVIDED
(a) MINIMUM LOT WIDTH (m)	30	233.23
(b) MINIMUM LOT AREA (m ²)	1,000	60,190.00
(c) MINIMUM FRONT YARD SETBACK (m)	15	27.91
(d) MINIMUM REAR YARD SETBACK (m)	15	29.60
(e) MINIMUM INTERIOR SIDE YARD SETBACK (m)	3	29.37
(f) MINIMUM CORNER SIDE YARD SETBACK (m)	10	N/A
(g) MAXIMUM PRINCIPAL BUILDING HEIGHT (m)	15	N/A
(h) MAXIMUM LOT COVERAGE (%)	50	11.41%
(i) OUTDOOR STORAGE		

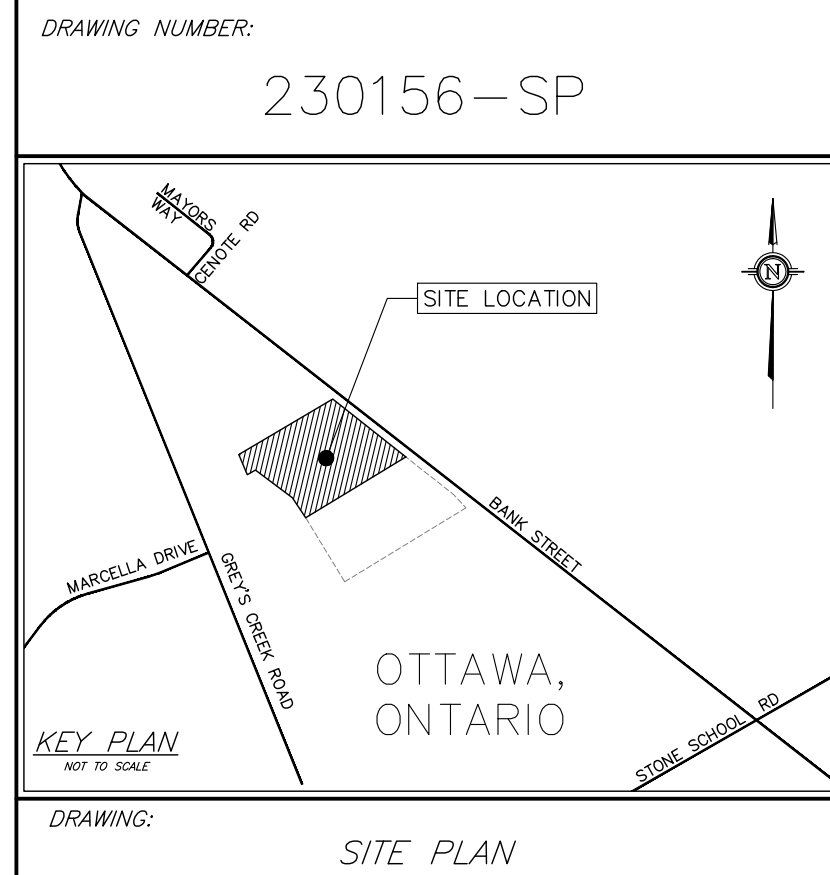
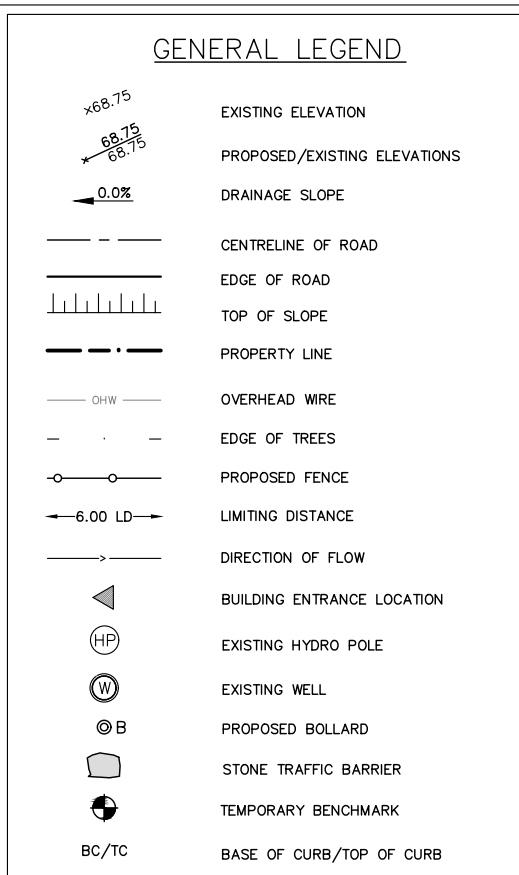
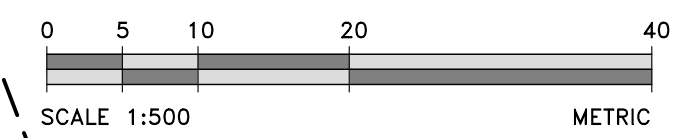
(a) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD
 (b) OUTSIDE STORAGE MUST BE SCREENED FROM ABUTTING RESIDENTIAL USES OR ZONES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 M IN HEIGHT FROM FINISHED GRADE



POST DETAILS
 Description: 60.3
 End, corner, straining and gate (5.5m max. opening): 88.9

NOTES
 1. Pipe brackets
 2. Sills located up to 1.8m wide, require horizontal brace only.
 3. Sills located over 1.8m wide, require both horizontal and vertical braces.
 4. All dimensions are in millimetres.
 5. Fence around waste storage area to be 2000 mm high.

ELEVATION ~ CHAIN-LINK FENCE WITH PRIVACY SLATS (NOT TO SCALE)



- GENERAL NOTES:
- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
 - GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
 - TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
 - THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25595.
 - CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
 - CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
 - ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
 - HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
 - ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
 - THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

REV	BY	DATE	DESCRIPTION
1	ARK	SEPT 04, 2024	REVISED AS PER PLANNER
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL

Kollaard Associates Engineers
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 KEMPTVILLE, ONTARIO
 K0G 1J0 FAX (613) 258-0475
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 Castlegreen Consultants
 2465 Lancaster Road, Ottawa, ON K1B 4S3
 (1) (613) 751-4052 / (1) (613) 731-0263

CLIENT: CAMM WAREHOUSING AND RENTALS INC.
 PROJECT: PROPOSED WAREHOUSE WITH OFFICE
 LOCATION: 6622 BANK STREET, OTTAWA, ON

DESIGNED BY: ARK
 CHECKED BY: SD
 DRAWN BY: ARK
 APPROVED BY: SD
 DATE: JULY 31, 2024
 SCALE: AS NOTED
 PROJECT NUMBER: 230156

PROFESSIONAL ENGINEER
 S.E. deWit
 100079612
 PROVINCE OF ONTARIO