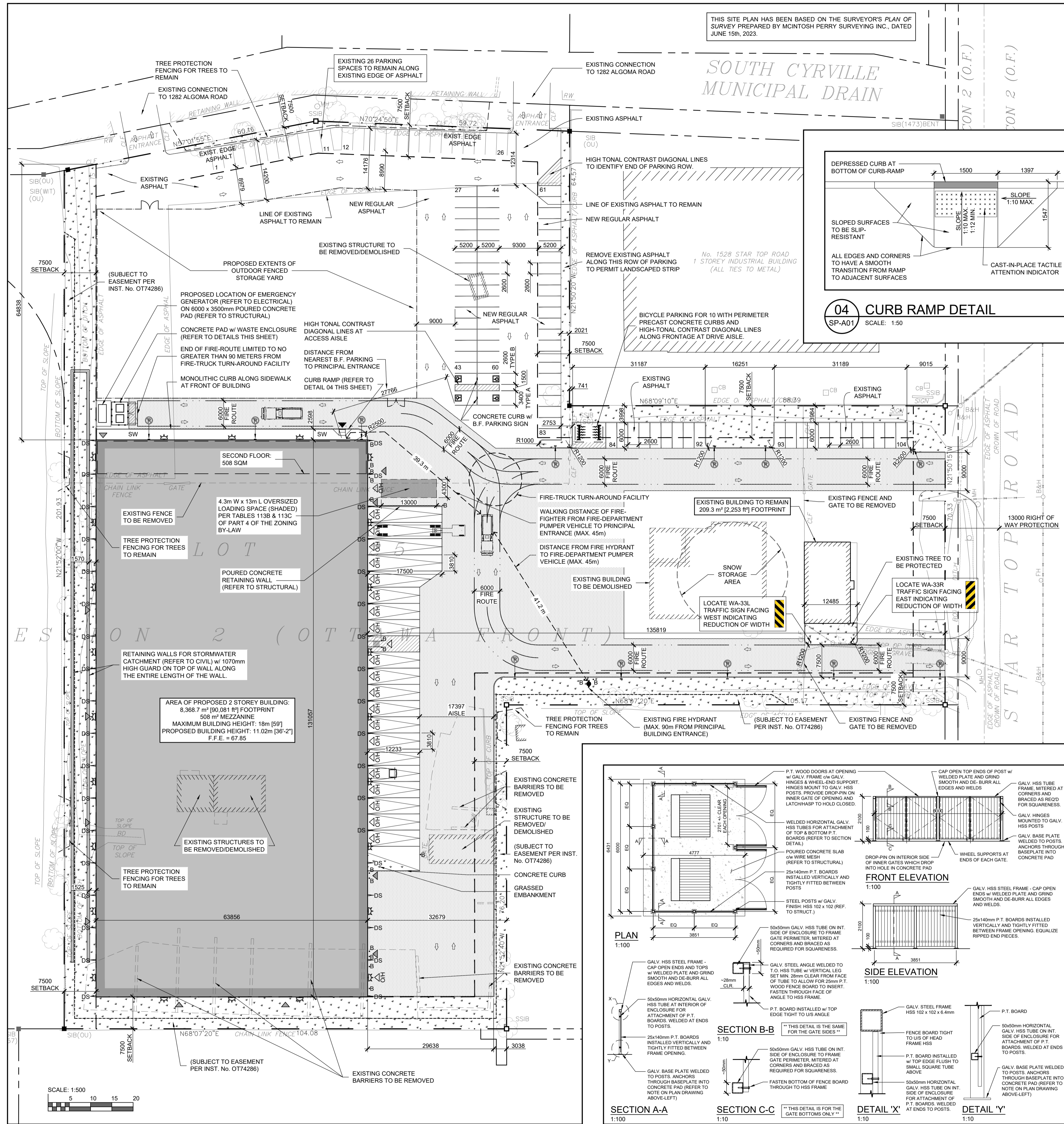


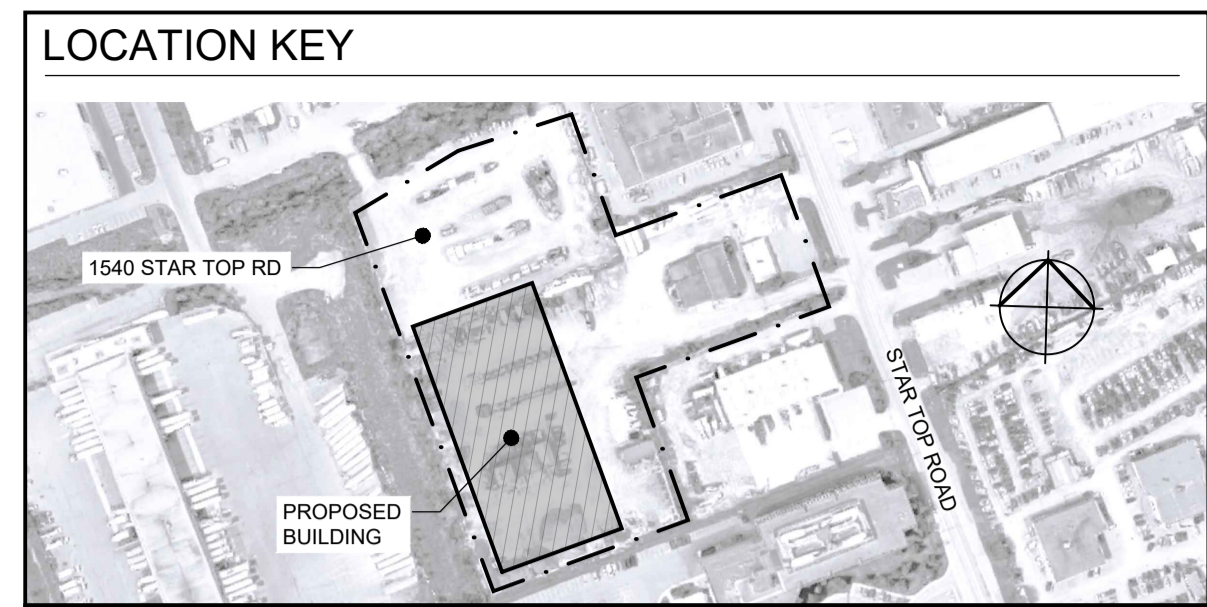
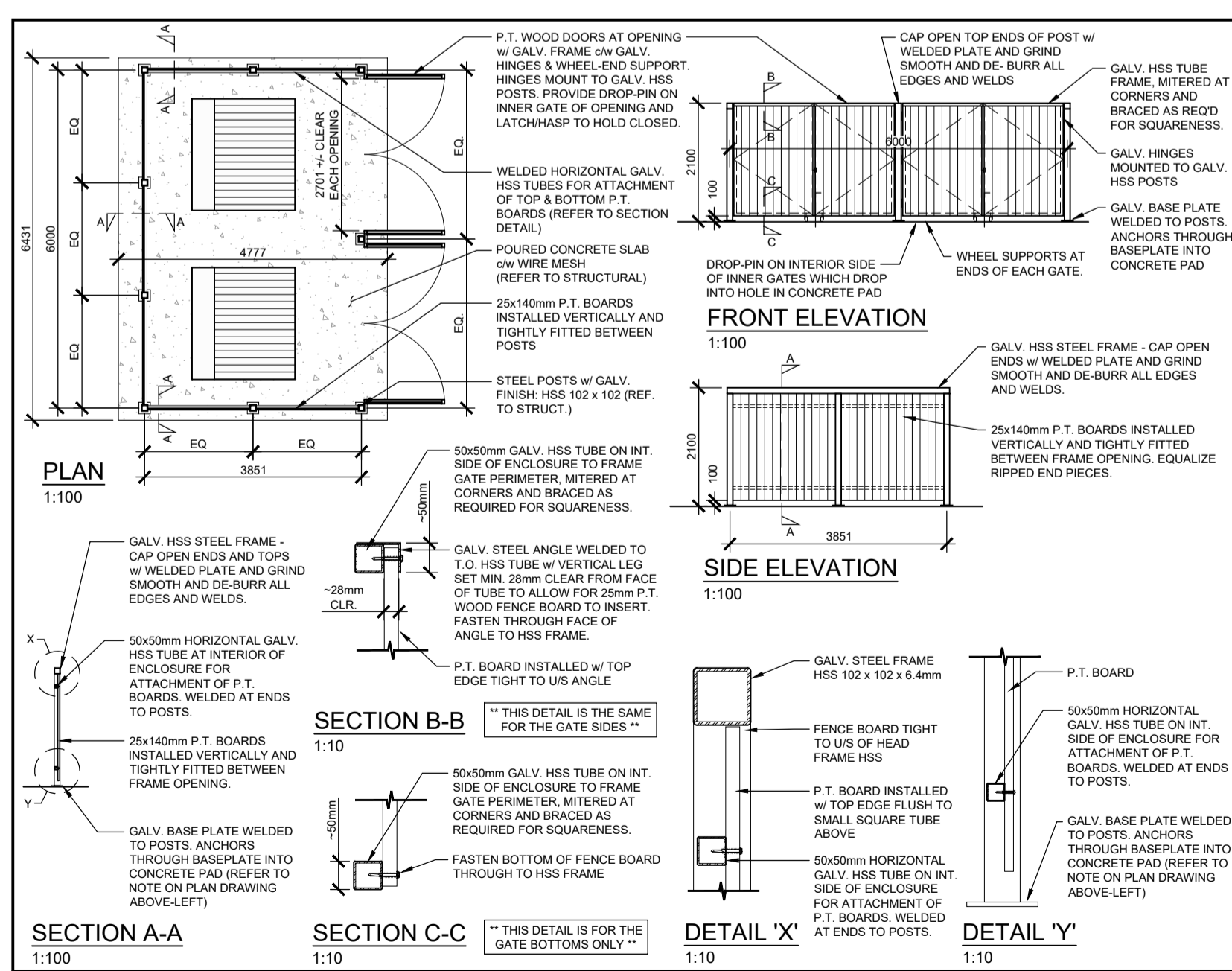
THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S PLAN OF SURVEY PREPARED BY MINTOSH PERRY SURVEYING INC., DATED JUNE 15th, 2023.

# SOUTH CYRVILLE MUNICIPAL DRAIN



**01 PROPOSED SITE PLAN**  
SP-A01 SCALE: 1:500

**02 WASTE ENCLOSURE DETAILS**  
SP-A01 SCALE: AS NOTED



**03 GENERAL INFO**  
SP-A01 SCALE: 1:500

## LOCATION KEY

## ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

**LEGAL DESCRIPTION:** PART OF LOT 25, CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA

**PROPOSAL:** NEW 8,369 m² [90,081 ft²] SINGLE STOREY BUILDING.

**ZONING:** DESIGNATION: (IL) LIGHT INDUSTRIAL

**ZONING PROVISIONS (PER TABLE 203):**

- LOT AREA (MIN.) = 2,000 m²
- ACTUAL LOT AREA = 30,051 m²
- LOT WIDTH (MIN.) = NO MINIMUM
- ACTUAL FRONTAGE = 73 m
- SETBACKS (MIN.):
  - FRONT = 7.5 m
  - INT. SIDE = 7.5 m
  - REAR = 7.5 m
- FLOOR SPACE INDEX (MAX.) = 2
- ACTUAL INDEX = 0.3
- LANDSCAPED MIN. WIDTHS = 3m ABUTTING STREETS
- LOT COVERAGE = 65% MAX
- ACTUAL LOT COVERAGE = 29.9 % (8,993 m²)
- MAX. BUILDING HEIGHT = 18 m
- ACTUAL HEIGHT = 11.4 m

**LOADING REQUIREMENTS:** (PER TABLE 113A UNDER PART 4)

LOADING SPACES ARE REQUIRED TO BE PROVIDED FOR EACH USE AS FOLLOWS:

WAREHOUSE: 1  
OFFICE: 1

**OVERSIZE LOADING REQUIREMENTS:** (PER TABLES 113B & 113C)

OVERSIZE SPACES IS REQUIRED: 1  
DIMENSIONS: 4.3m W x 13m L

**GROSS FLOOR AREAS BY USE (for the purpose of parking calcs)**

GROUND FLOOR WAREHOUSE	7,861 m²
OFFICE AREA	508 m²
MEZZANINE OFFICE	508 m²
TOTAL	8,877 m²

**LOADING REQUIREMENTS:** (PER TABLE 113A UNDER PART 4)

WAREHOUSE: 1  
OFFICE: 1

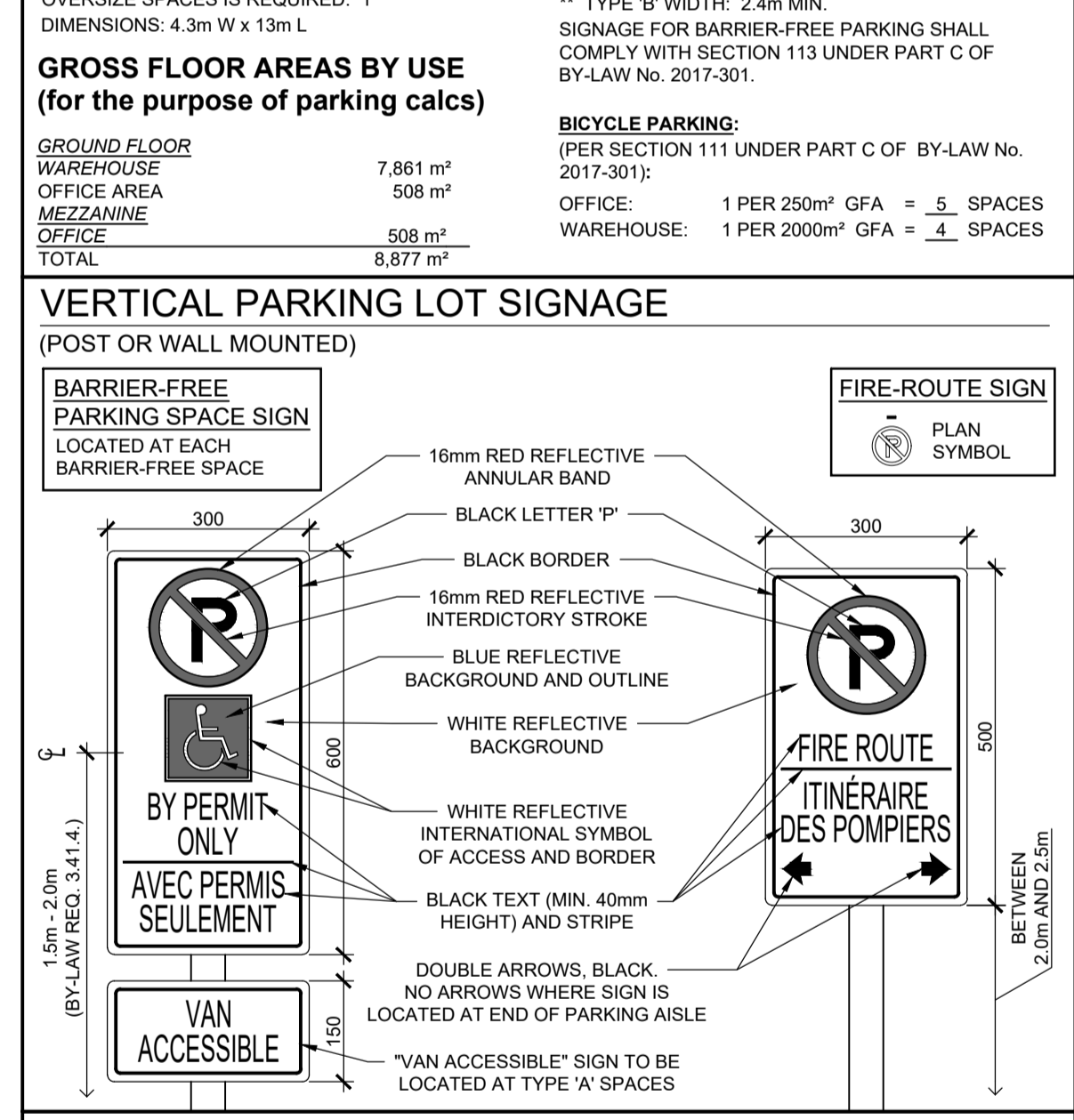
**OVERSIZE LOADING REQUIREMENTS:** (PER TABLES 113B & 113C)

OVERSIZE SPACES IS REQUIRED: 1  
DIMENSIONS: 4.3m W x 13m L

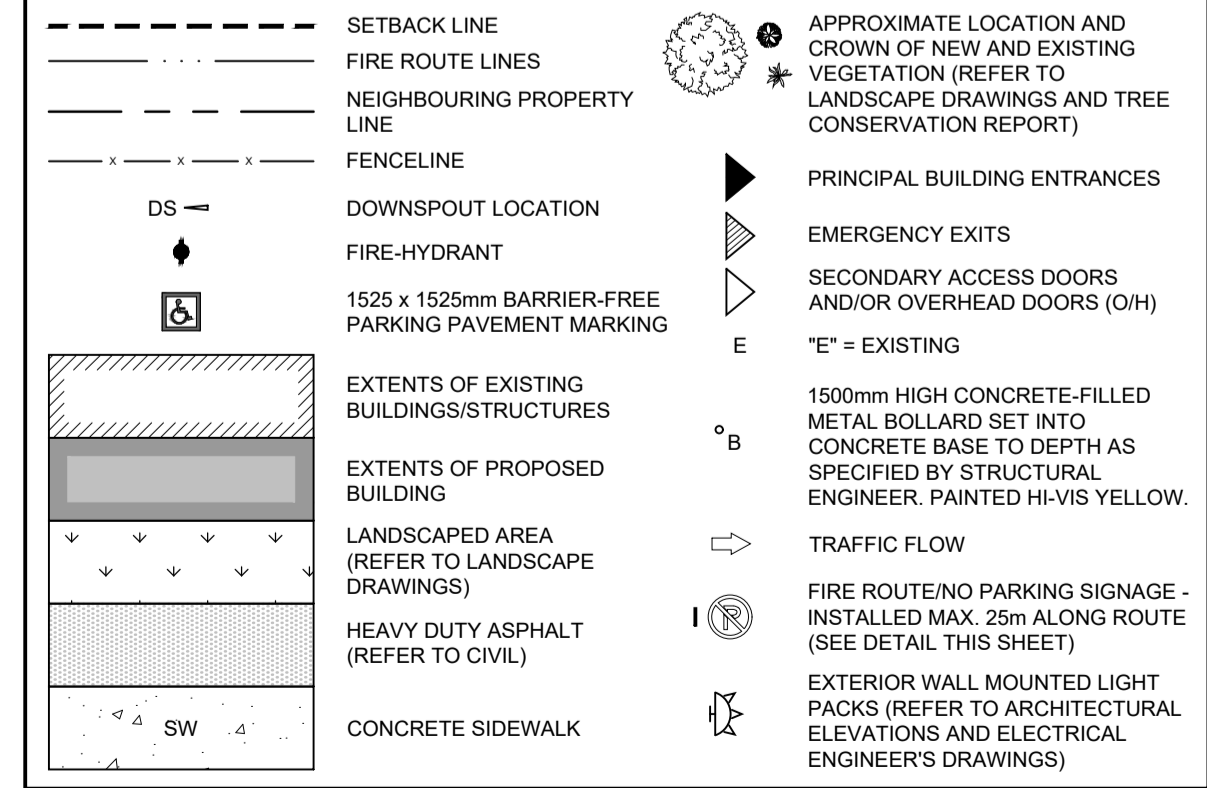
**GROSS FLOOR AREAS BY USE (for the purpose of parking calcs)**

GROUND FLOOR WAREHOUSE	7,861 m²
OFFICE AREA	508 m²
MEZZANINE OFFICE	508 m²
TOTAL	8,877 m²

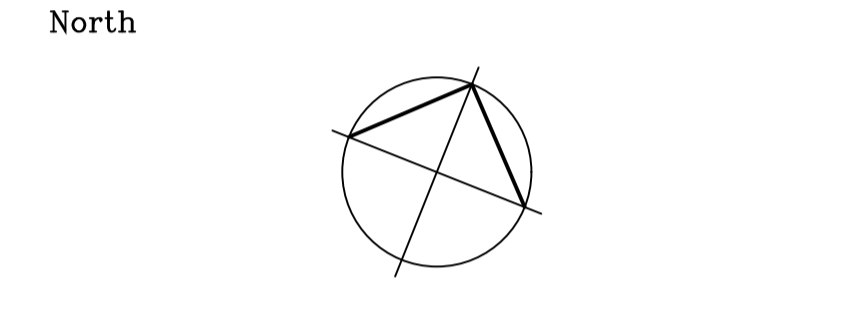
## VERTICAL PARKING LOT SIGNAGE



## SITE PLAN LEGEND



**CONSULTANT TEAM:**  
DESIGN BUILDER: BBS CONSTRUCTION INC. (613) 228-8830  
ARCHITECT: DEIMLING ARCHITECTURE & INTERIOR DESIGN (613) 697-6113  
TRANSPORTATION, PLANNING AND CIVIL: MINTOSH PERRY CONSULTING ENGINEERS (613) 836-2184  
LANDSCAPE ARCHITECT: GJA INC. (613) 286-5130  
GEOTECHNICAL AND ENVIRONMENTAL: PATERSON GROUP INC. (613) 228-7381  
SURVEYOR: MINTOSH PERRY SURVEYING INC. (613) 267-6524  
ENVIRONMENTAL PLANNING: MUNCASTER ENVIRONMENTAL PLANNING INC. (613) 748-3753



Revisions

No.	By	Description	Date
11	JF	ISSUED FOR FORMAL SITE PLAN CONTROL COMMENTS RESPONSE	30 SEPT 2024
10	JF	ISSUED FOR FORMAL SITE PLAN CONTROL COMMENTS RESPONSE	09 AUG 2024
09	JM	ISSUED FOR FORMAL SITE PLAN CONTROL	26 MAR 2024
08	JF	PHASE 3 FEEDBACK RESPONSE SUBMISSION No. 2	12 JAN 2024
07	JF	ISSUED FOR COORDINATION	21 DEC 2023
06	JF	ISSUED FOR COORDINATION	20 DEC 2023
05	JF	ISSUED FOR SITE PLAN CONTROL RESPONSE 01	08 NOV 2023
04	JF	ISSUED FOR COORDINATION	02 NOV 2023
03	JF	ISSUED FOR SITE PLAN CONTROL	01 AUG 2023
02	JF	ISSUED FOR REVIEW AND COORDINATION	25 JUL 2023
01	JF	ISSUED FOR REVIEW AND COORDINATION	29 JUN 2023

Project  
**BOONE PLUMBING NEW WAREHOUSE**

1540 STAR TOP ROAD, OTTAWA, ONTARIO  
Drawing  
**PROPOSED SITE PLAN**

Scale: AS NOTED  
Drawn: J.F.  
Checked: J.F. / C.D.  
Project No.: 23-128  
Date: JUNE 2023  
Drawing No.: SP-A01

