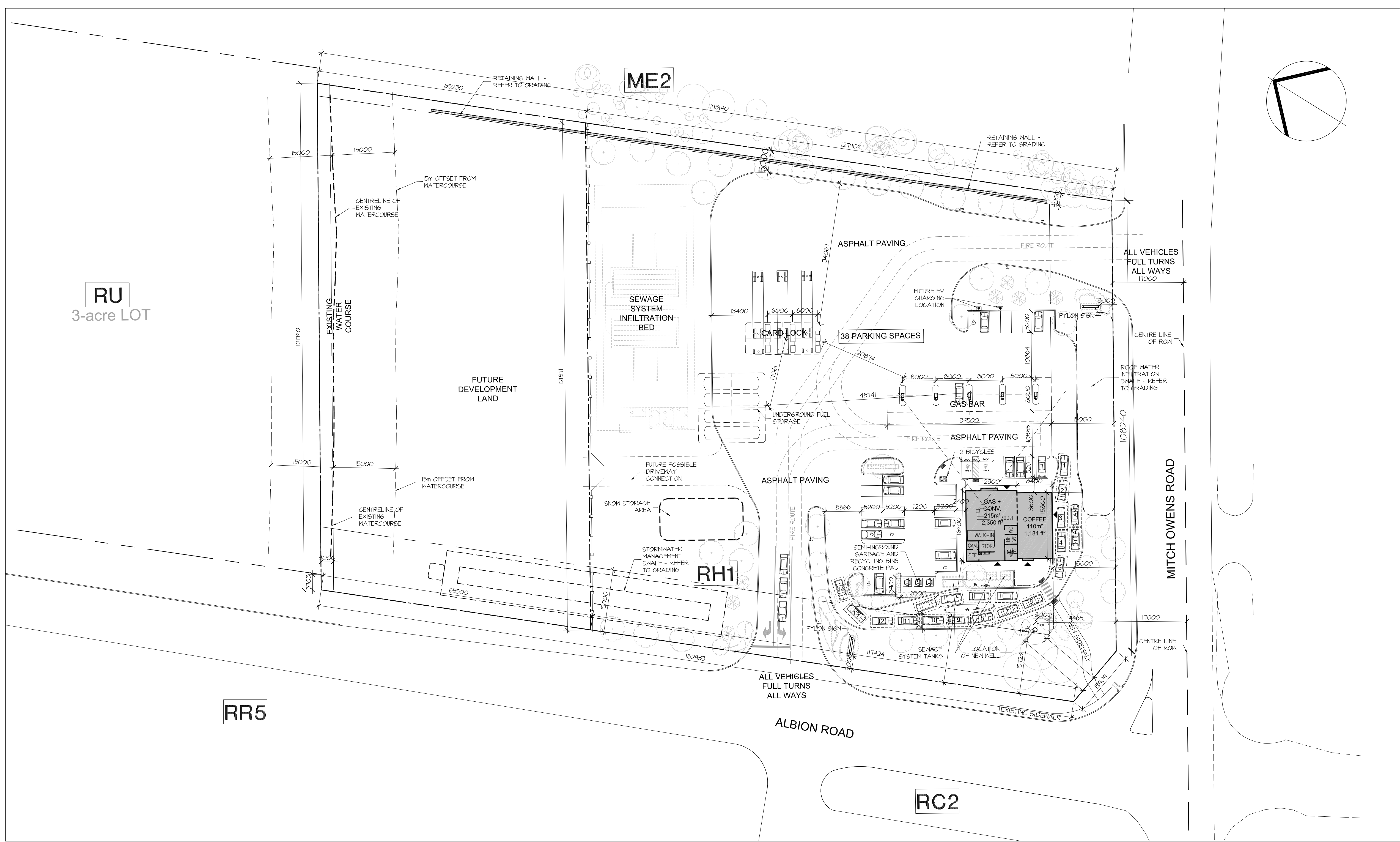




Owner
W. O. STINSON & SON LTD.
4128 Bank Street, Ottawa, ON K1T 9N7
Attn: Keith Oster - 613 241-1781

Architect/Agent
HOBIN ARCHITECTURE INC.
63 Pamilla Street, Ottawa, ON K1S 3K7
Attn: Doug van den Ham - 613-238-1200 x 115

Survey
STANTEC GEOMATICS LTD.
100-600 Terry Fox Drive, Kanata, Ontario K2L 4B6
Attn: D. S. McMoran - 613-591-2580

ARCADIS
Suite 500, 333 Preston St, Ottawa, ON K1S 5M4
Attn: Anton Chetvor P.Eng - 613 225 1311 ext 64012

Structural
NOT YET CONTRACTED

Electrical
MASC'S INC.
Attn: David MacNaughton - 613-713-4734

Landscape
LEVSTEK AND ASSOCIATES
5871 Hugh Green Ottawa ON K0A 2W0
Attn: Rudy Levstek - 613-826-0518

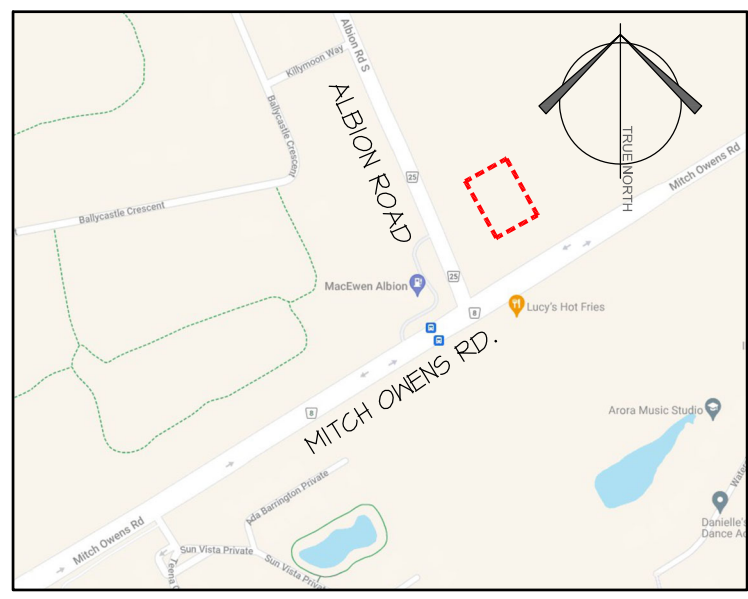
Traffic
PARSONS ENGINEERS
1223 Michael St., Suite 100, Ottawa, ON K1J 7T2
Attn: Jake Benube - 613-854-1047

LEGAL DESCRIPTION:
PART OF LOT 30, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

CIVIL ADDRESS:
5545 ALBION ROAD, OTTAWA

ZONING NOTES:
OFFICIAL PLAN DESIGNATION: RURAL COUNTRYSIDE
ZONING - RH

ZONE: RH1	REQUIRED/ PERMITTED	PROVIDED
PERMITTED USE (AMONG OTHERS)	ALL LAND USES PROPOSED, INCLUDING OTHER HEAVY INDUSTRIAL TYPE USES	GAS BAR DRIVE-THROUGH FACILITY
CONDITIONAL USES PERMITTED:	ALL LAND USED PROPOSED	CONVENIENCE STORE, RESTAURANT
MIN. LOT AREA	20,000 sq.m.	23,200sq.m.
MIN. LOT WIDTH	60m	120m
MIN. FRONT YARD SETBACK	15 m	15 m PROVIDED
MIN. INTERIOR SIDE YARD SETBACK	3m	3m
MIN. ABUTTING INDUSTRIAL ZONE (U) OTHER	10m	10m
MIN. CORNER SIDE YARD SETBACK	15m	24m PROVIDED
MAX. PRINCIPAL BUILDING HEIGHT	15m	8m
MAX. LOT COVERAGE (%)	50%	8%
PARKING SPACES	CONVENIENCE STORE 3.4 / 100m2 GFA = 6 GAS BAR = NONE RESTAURANT FAST FOOD PER (216.16x10) 20% reduction applies when operating with a drive-through 10 / 100m2 GFA = 25% TOTAL = 26	30
Civil		
BICYCLE PARKING	Per 111(1): None	2 PROVIDED



LEGEND:	
B.F. PARKING STALL c/w B.F. SIGNAGE	
DEPRESSED CURB c/w TWSI	
150mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
HEAVY DUTY ASPHALT	
PAINTED LINE STOP BAR	
ROLLED CONCRETE CURB	
SITE SIGNAGE	
PAINTED LINES	
BIKE RACK	
EXTERIOR LIGHTING/ REFER TO ELEC. DWGS. FOR TYPES	
CHAIN LINK FENCE	
FIRE ROUTE SIGNAGE	
EXISTING TREE*	
NEW TREE*	
NEW PLANTING*	

no.	date	revision
5	JAN 29, 2024	ISSUED FOR SITEPLAN APPLICATION
4	DEC 3, 2024	ISSUED FOR SITEPLAN APPLICATION
3	NOV 1, 2024	ISSUED FOR PRE CONSULTATION
2	OCT 9, 2024	ISSUED FOR REVIEW
1	OCT 3, 2024	ISSUED FOR REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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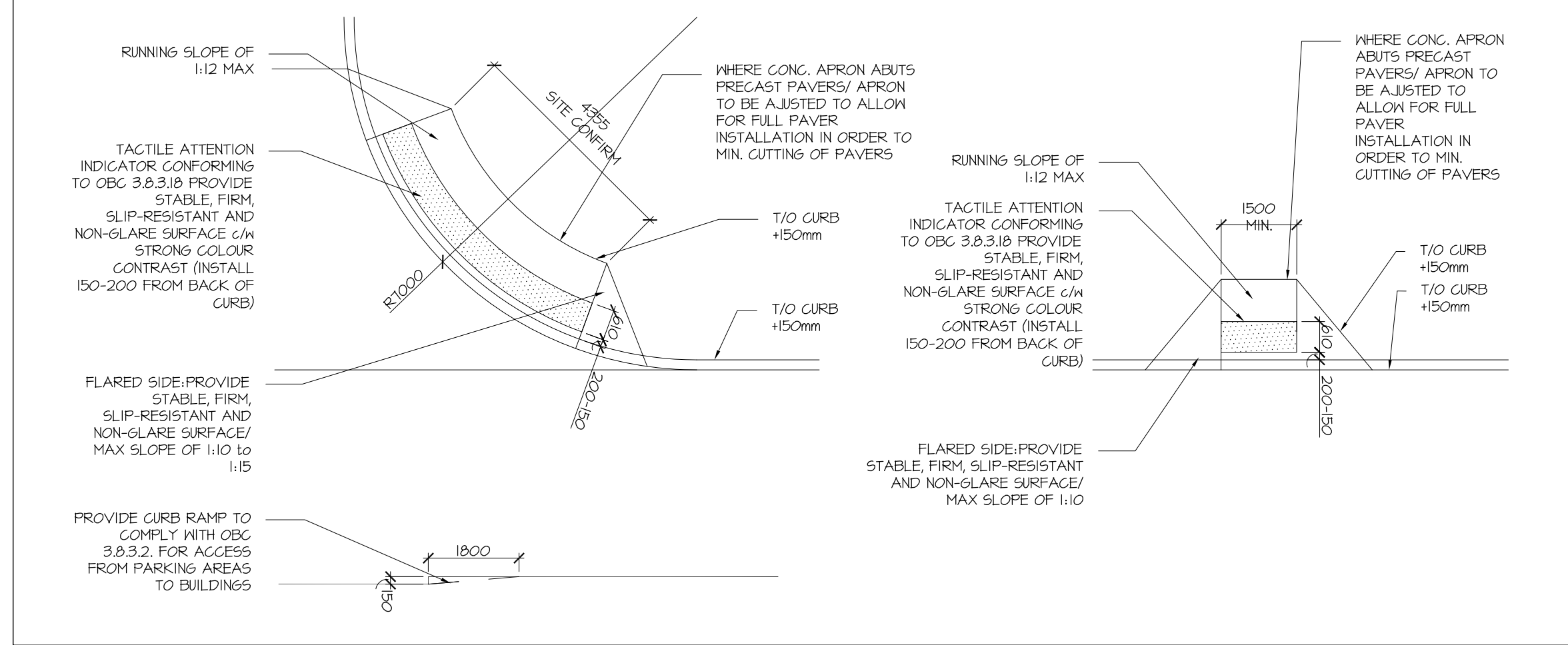


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ARCHITECTURE

PROJECT/LOCATION: W.O. Stinson & Son Ltd. Albion Road Property 5545 Albion Road		
DRAWING TITLE: GAS BAR AND CARDLOCK CONVENIENCE STORE SITE PLAN		
DRAWN BY: DV / MF	DATE: SEPT. 2023	SCALE: AS NOTED
PROJECT: 1813		
DRAWING NO.: A1.00		
REVISION NO.:		

1 SITE PLAN

A1.00 SCALE: 1:500



2 TYPICAL TWSI DETAIL

A1.00 SCALE: 1:100