

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: Daig 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

Civil
ARCADIS
Suite 500, 333 Preston St, Ottawa, ON K1S 5M4
Attn: Anton Chetvor PEng - 613-225-1311 ext 64072

Structural
NOT YET CONTRACTED

Electrical
MASCs 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

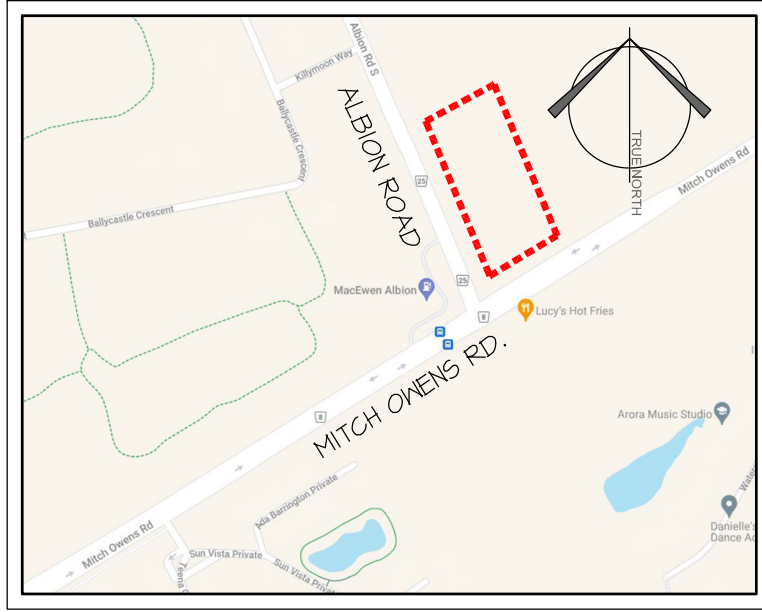
LEGAL DESCRIPTION:
PART OF LOT 30, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

CIVIL ADDRESS:
5545 ALBION ROAD, OTTAWA

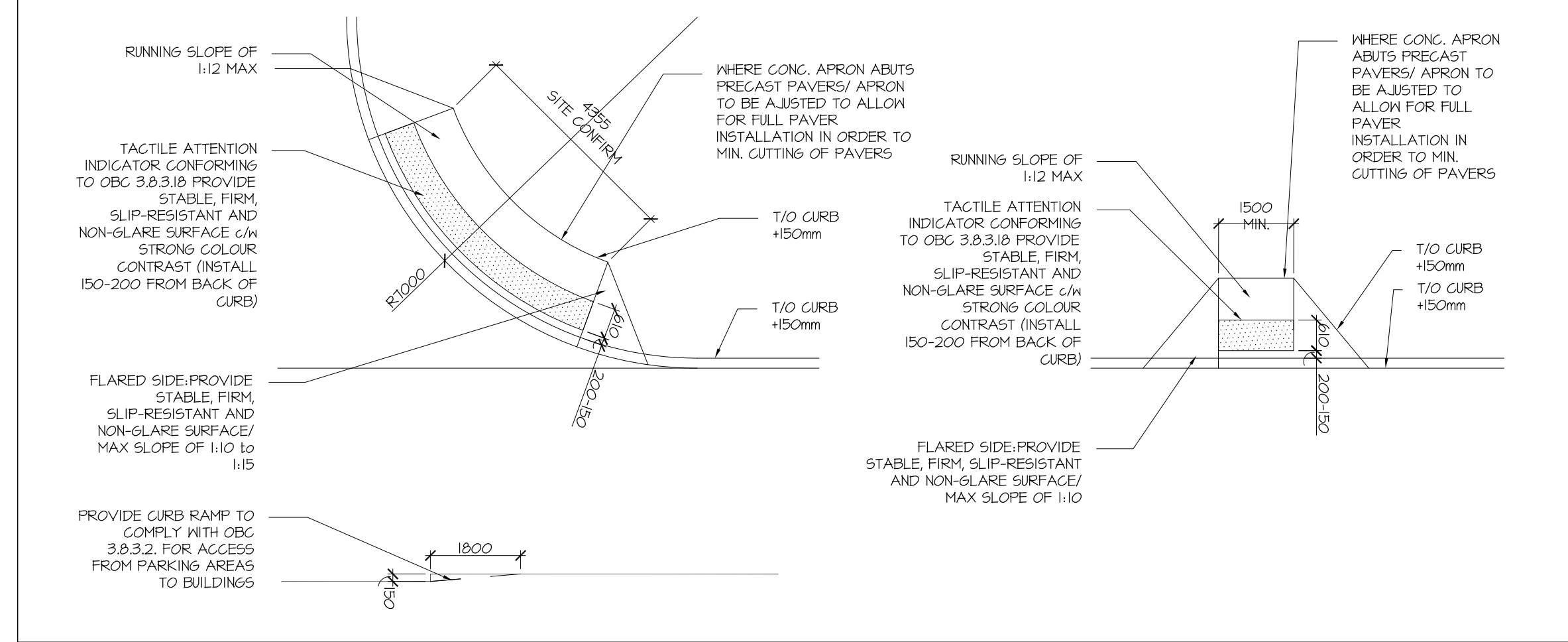
ZONING NOTES:
OFFICIAL PLAN DESIGNATION: RURAL COUNTRYSIDE
ZONING - RH

ZONE: RH	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	121m
MIN. FRONT YARD SETBACK	15 m	15 m
MIN. REAR YARD SETBACK	15 m	155 m
MIN. INTERIOR SIDE YARD SETBACK	OTHER CASE: 10m	71m
MIN. CORNER SIDE YARD SETBACK	15m	24m
MAX. PRINCIPAL BUILDING HEIGHT	15m	2m GAS CANOPIES 5.4m BUILDING 5%.
MAX. LOT COVERAGE (%)	50%	
PARKING LOT LANDSCAPE AREA	MIN 15% OF INTERIOR OR PERIMETER AREA	32%
OUTDOOR STORAGE	(a) outside storage is not permitted within any required front yard or corner side yard. (b) outside storage must be screened from adjoining residential uses and public streets by an opaque screen at least 1.8 metres in height from finished ground.	NO OUTDOOR STORAGE IS PROPOSED

GENERAL PROVISIONS FOR MOTOR VEHICLE PARKING	PARKING SPACES REQUIRED OR PROVIDED FOR A LAND USE MAY BE USED AS PART OF AN ELECTRIC VEHICLE CHARGING STATION	4 PARKING SPACES ARE IDENTIFIED AS FUTURE ELECTRIC VEHICLE CHARGING
MIN. PARKING SPACES	GAS BAR + NONE CONVENIENCE STORE 3.4 / 100m2 GFA + 8 RESTAURANT FAST FOOD PER 1016(m2) 20% reduction applies when operating with a drive-through 10 / 100m2 GFA + 20	TOTAL OF 32 VEHICLE PARKING SPACES PROVIDED (26 REQUIRED)
MIN. ACCESSIBLE PARKING SPACES	WHERE 26-50 PARKING SPACES ARE PROVIDED: 2 SPACES, 1 TYPE A, 1 TYPE B	2 SPACES, 1 TYPE A, 1 TYPE B
PARKING SPACE DIMENSIONS	WIDTH: MIN 2.6, MAX 3.1 LENGTH: MIN 5.2m	WIDTH: 2.6m LENGTH: 5.2m
MINIMUM WIDTH OF DRIVEWAY	6m FOR TWO WAY TRAFFIC	10.2m
MINIMUM REQUIRED AISLE WIDTH	ANGLE PARKING 71-90° 6.1m	7.2m
OUTDOOR REFUSE	LOCATION: MIN. 9m FROM A PUBLIC ST 4 MIN. 3m FROM A LOT LINE SCREENING: WHERE AN IN-GROUND REFUSE CONTAINER IS PROVIDED, THE SCREENING REQ. MAY BE ACHIEVED WITH SOFT LANDSCAPING.	LOCATION: MIN. 20m FROM A LOT LINE 4 MIN. 3m FROM A LOT LINE SCREENING: IN-GROUND REFUSE CONTAINER ARE PROPOSED TO BE SCREENED WITH SOFT LANDSCAPING.
BICYCLE PARKING	N/A	4
MIN HORIZONTAL BICYCLE PARKING SPACE DIMENSIONS	WIDTH: 0.6m LENGTH: 1.2m	WIDTH: 0.6m LENGTH: 1.2m
MINIMUM NUMBER OF QUEUING SPACES REQUIRED	RESTAURANT: 10 WITH ORDER BOARD; 7 BEFORE ORDER BOARD; MIN TOTAL OF 17 TYPE B	BEFORE / AT ORDER BOARD: 10 PLUS 3 IN SECOND LANE TOTAL: 13 FROM THE WINDOW ADDITIONAL 4 IN THE SECOND LANE, 2 IN THE BYPASS LANE, 2 FIRST INDOOR
MINIMUM QUEUING SPACES DIMENSIONS	ALL QUEUING SPACES MUST BE: (i) AT LEAST 3m WIDE (ii) AT LEAST 5.1m LONG	MIN WIDTH: 3m MIN LENGTH: 5.1m



1 SITE PLAN
A1.00 SCALE: 1:500



2 TYPICAL TWSI DETAIL
A1.00 SCALE: 1:100

LEGEND:

B.F. PARKING STALL c/w BF. 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*	

6	MAR 28, 2025	ISSUED FOR SITEPLAN APPLICATION
5	JAN 29, 2025	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
no.	date	revision

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.

Copyright reserved.



Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

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: DATE: SCALE:
DV / MF SEPT. 2023 AS NOTED

PROJECT: 1813

DRAWING NO.: **A1.00**

REVISION NO.: