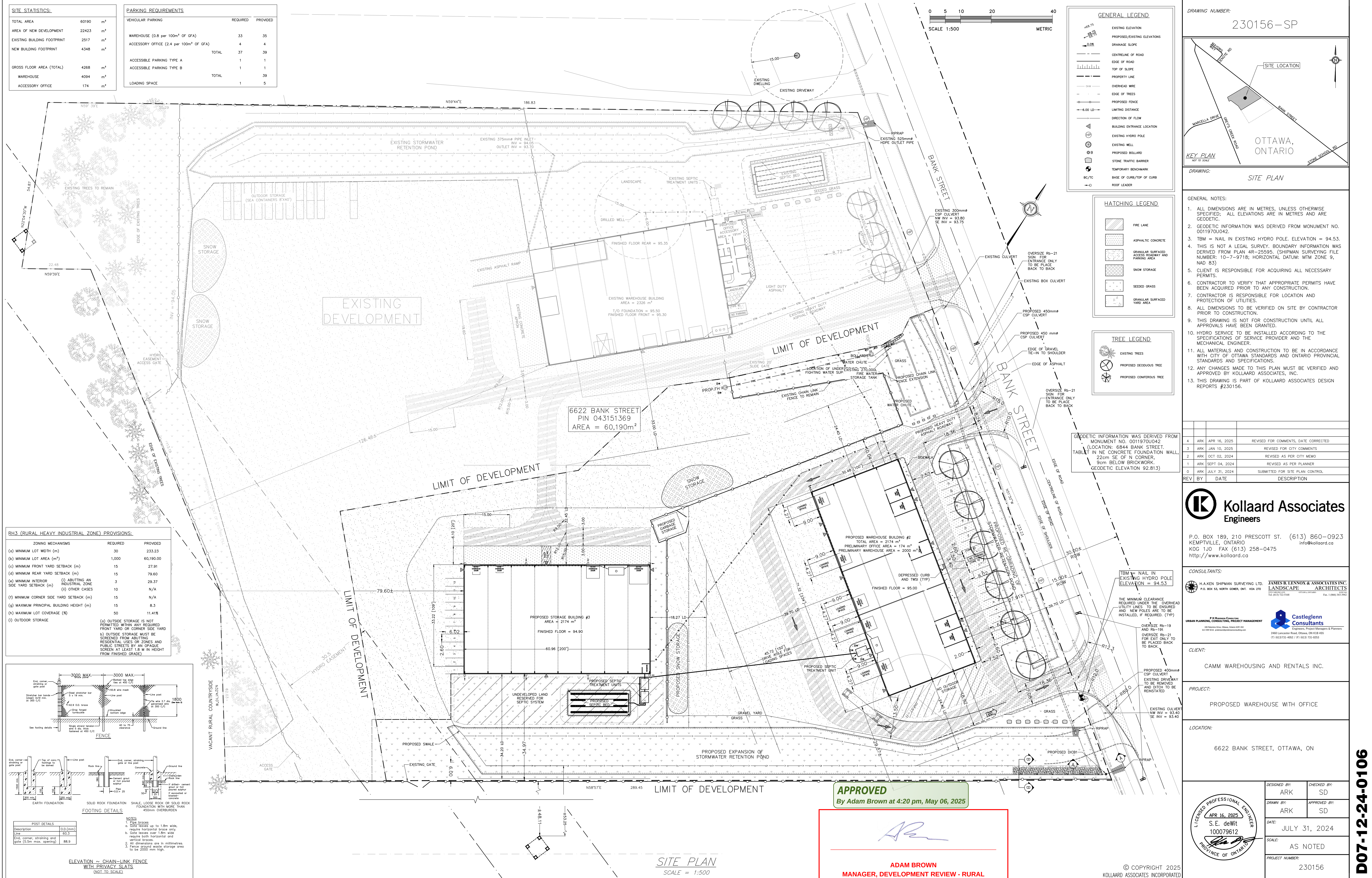




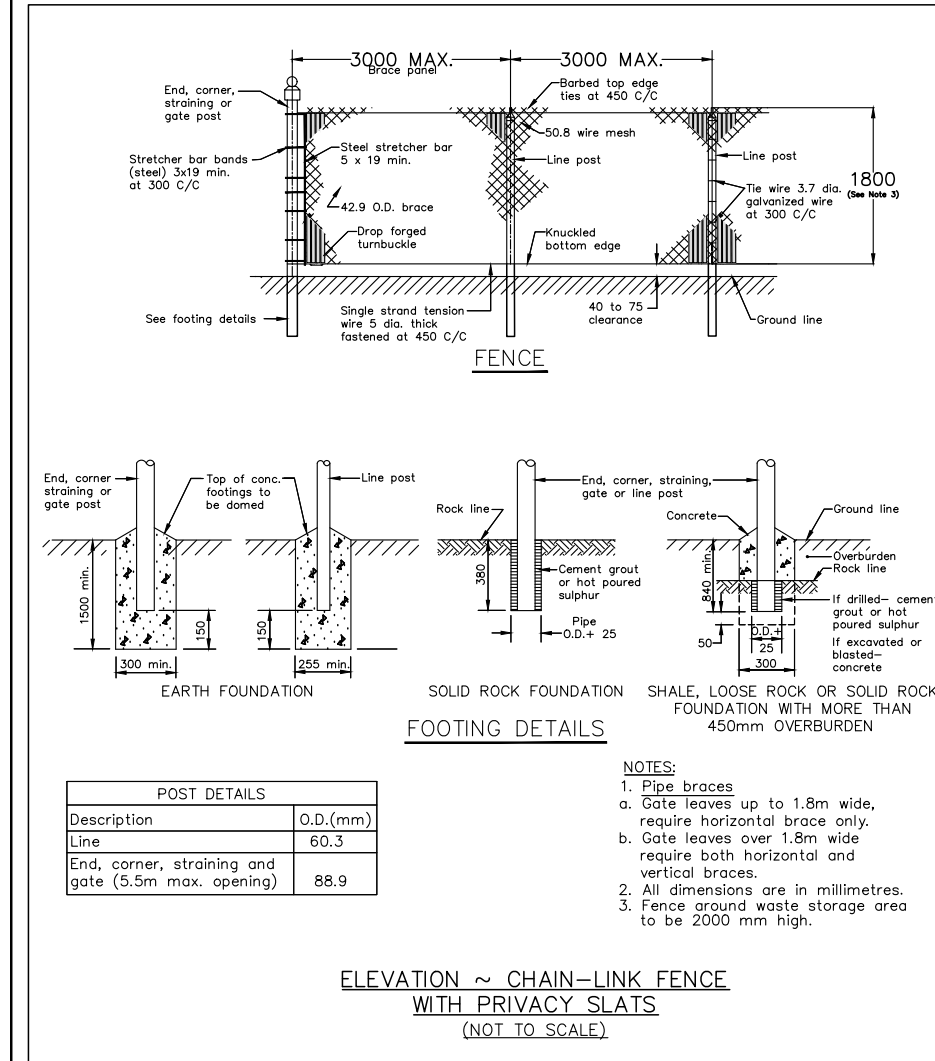
SITE STATISTICS:		
TOTAL AREA	60190	m ²
AREA OF NEW DEVELOPMENT	22423	m ²
EXISTING BUILDING FOOTPRINT	2517	m ²
NEW BUILDING FOOTPRINT	4348	m ²
GROSS FLOOR AREA (TOTAL)	4268	m ²
WAREHOUSE	4094	m ²
ACCESSORY OFFICE	174	m ²

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		39	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	79.60
(e) MINIMUM INTERIOR SIDE YARD SETBACK (m)	3	29.37
(f) MINIMUM CORNER SIDE YARD SETBACK (m)	15	N/A
(g) MAXIMUM PRINCIPAL BUILDING HEIGHT (m)	15	8.3
(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 ADJUTING RESIDENTIAL USES OR ZONES AND PUBLIC STREETS BY AN GRADE SCREEN AT LEAST 1.8 M IN HEIGHT FROM FINISHED GRADE)



DRAWING NUMBER: 230156-SP

KEY PLAN
NOT TO SCALE

DRAWING: SITE PLAN

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. 0011970042.
- TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
- THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25655, (SHIPMAN SURVEYING FILE NUMBER: 10-7-9718; HORIZONTAL DATUM: MTM ZONE 9, NAD 83)
- 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
4	ARK	APR 16, 2025	REVISED FOR COMMENTS, DATE CORRECTED
3	ARK	JAN 10, 2025	REVISED FOR CITY COMMENTS
2	ARK	OCT 02, 2024	REVISED AS PER CITY MEMO
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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KEMPVILLE, ONTARIO
K0G 1J0 FAX (613) 258-0475
info@kollaard.ca
http://www.kollaard.ca

CONSULTANTS:

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Engineers, Project Managers & Planners
2480 Lancaster Road, Ottawa, ON K1B 6S5
(613) 833-7000 / (613) 833-7000

CLIENT: CAMM WAREHOUSING AND RENTALS INC.

PROJECT: PROPOSED WAREHOUSE WITH OFFICE

LOCATION: 6622 BANK STREET, OTTAWA, ON

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

CHECKED BY: SD
APPROVED BY: SD

APPROVED
By Adam Brown at 4:20 pm, May 06, 2025

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

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D07-12-24-0106