

SWALE (SEE CIVIL & LANDSCAPE DRAWING)

CHAIN LINK FENCE

BICYCLE RACK FOR 2 BICYCLES
7800 X 4000 WOOD ENCLOSURE
ON 8600 X 4800 CONCRETE PAD

NEW PAVED SERVICE LANE

EXISTING GREENHOUSES
TO REMAIN

EXISTING SHED TO REMAIN

EXISTING SEACANS TO BE
RELOCATED BY OWNER AS SHOWN

EXISTING SHEDS TO BE
RELOCATED BY OWNER AS SHOWN

EXISTING SHED TO REMAIN

EXISTING TRAILER TO REMAIN

EXISTING CONCRETE PAVED
AREA TO REMAIN

CUT EXISTING CONCRETE PAD
TO SUIT NEW ASPHALT LANE

EXISTING AC TO REMAIN

EXISTING OIL TANK TO REMAIN

EXISTING SEPTIC TANKS TO REMAIN

3 SITE PLAN AREA OF DEVELOPMENT - PLAN AREA A
A002 1 : 400

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- NEW CHAIN LINK FENCE
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- BARRIER FREE PARKING STALL
- VEHICULAR DIRECTION
- CONCRETE PAVERS, REFER TO LANDSCAPE DRAWINGS
- EXISTING ASPHALT, SEE CIVIL
- ASPHALT, SEE CIVIL
- GRAVEL, SEE CIVIL
- FIRE ROUTE, SEE CIVIL
- FIRE HYDRANT, SEE CIVIL
- 4 CUBIC YARD GARBAGE CONTAINER
- RECYCLE AREA
- NEW GALVANIZED STEEL BOLLARDS, PAINTED
- NEW LIGHT POST C/W CONCRETE BASE, REFER TO ELECTRICAL
- EXTERIOR SIGNAGE, REFER TO ELECTRICAL
- EXISTING CONCRETE, SEE CIVIL
- CONCRETE, SEE CIVIL
- EXISTING TREE CANOPY OUTLINE AS PER MCINTOSH PERRY SURVEY DATED AUGUST 29, 2023
- PROPOSED TREE, SEE LANDSCAPE

RU[644r]
RURAL
COUNTRYSIDE
ZONE
(SITE SPECIFIC)
17.85 ha

RU[643r]
RURAL
INSTITUTIONAL
ZONE
(SITE SPECIFIC)
22.29 ha

AREA OF PROPOSED DEVELOPMENT

PLAN ZONE A

PLAN ZONE B

FRANKTOWN ROAD

2	06/06/2025	ISSUED FOR SITE PLAN CONTROL	AL
1	18/12/2024	ISSUED FOR SITE PLAN CONTROL	AL
no.	date	revision/issue	by

grc architects
A PROVENCHER ROY COMPANY

47 Clarence Street, Suite 401
Ottawa, Ontario K1N 9K1
t:613-241-8203 f: 613-241-41-80
info@grcarchitects.com
www.grcarchitects.com

consultant

northpoint

professional stamp

project title

IBPS TEMPLE

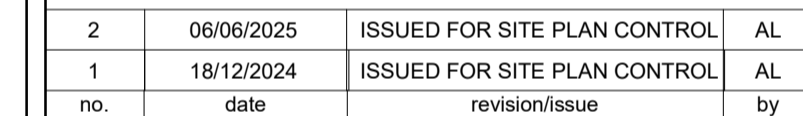
RICHMOND, ON.

drawing title

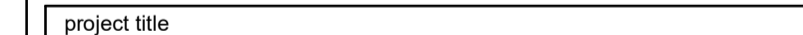
SITE PLAN - AREA A

date	JANUARY 21, 2025	job. no.	0623
scale	As indicated		
drawn	CM	drawing no.	A002
approved	CJ / AL		
plot date/time	6/6/2025 2:16:41 PM		

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL



47 Clarence Street, Suite 401
Ottawa, Ontario K1N 9K1
t:613-241-8203 f: 613-241-41-80
info@grcarchitects.com
www.grcarchitects.com

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RICHMOND, ON.

date	JANUARY 21, 2025	job. no. <div style="font-size: 2em; font-weight: bold;">0623</div>
scale	As indicated	
drawn	CM	
approved	CJ / AL	
plot date/time	6/6/2025 2:16:45 PM	drawing no. <div style="font-size: 2em; font-weight: bold;">A002-A</div>

1. DO NOT SCALE FROM THIS DRAWING
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ZONING PROVISION	REQUIRED	PROVIDED
<p>LEGAL DESCRIPTION <u>ZONE PROVISIONS</u> <small>(TABLE 22.33-34 ZONE PROVISIONS)</small> (a) Minimum lot width (b) Minimum lot area (c) Minimum front yard setback (d) Minimum rear yard setback (e) Minimum interior side yard setback (f) Minimum corner side yard setback (g) Maximum principal building height <u>COVERAGE</u> <small>(TABLE 22.33-34 ZONE PROVISIONS)</small> (h) Maximum lot coverage (%)</p>	<p>PART OF LOT 19 CONCESSION 3 R[643R] RURAL INSTITUTIONAL ZONE 30m min lot width 2000m² min lot area 6m front yard setback 1) 7.5m rear yard setback 6m interior side yard setback 6m interior corner side yard setback 10m maximum building height</p>	<p>> 30m min lot width > 2000m² min lot area > 6m setback > 7.5m setback > 7.5m setback > 6m setback 10m maximum building height</p>
<p><u>LANDSCAPE</u> <small>(TABLE 22.33-34 ZONE PROVISIONS)</small> (i) Minimum landscaped area (%)</p>	<p>50%</p>	<p>Site Area: 224031m² (plot R[643R]) Building Area: Existing Building footprint: 348m² New Building footprint: 1398m² 1746m² = 0.8% (1746/224031) Asphalt Area: 9707m² = 4% (9707/224031)</p>
<p><u>LANDSCAPE</u> <small>(TABLE 22.33-34 ZONE PROVISIONS)</small> (i) Minimum landscaped area (%) <u>GROSS FLOOR AREA</u> <small>CALCULATED PER ZONE BY LAW 2018-236 TYPHOONS (SEC. 147)</small> Existing Building New Building <u>PARKING PROVISIONS</u> <small>AREA 70' EASEMENT 14' - 180' APPLIES TO AREA ONLY NEW BUILDING REQUIRED ACCESSIBLE PARKING IN PER CITY OF OTTAWA AND TABLE 3.</small> PARKING RATES</p>	<p>20%</p>	<p>Landscaped Area: 212857m² = 95% (212857/224031)</p>
<p><u>BICYCLE PARKING RATES</u> <small>CALCULATED PER ZONE BY LAW 2018-236 TYPHOONS (SEC. 111)</small></p>	<p>N66 Assembly Area: = 10 per 100 m² of Gross floor area of assembly building = 73 parking spaces required (Shrine hall 342m² + Dining room 192m² + existing building workshop area 150m²) R22 Rooming Units: 6 rooming units = 0.5 per rooming unit = 3 parking spaces required ADS Table 3: = 5 accessible spaces required</p>	<p>348m² 955m²</p> <p>98 Standard Spaces (Assembly) 34 Standard Spaces (Rooming) 7 Type A Accessible Spaces</p> <p>= 108 Total Spaces</p> <p>2 spaces 0.6m x 1.8m</p>

1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS)

2. ALL LEGAL SURVEY INFORMATION OBTAINED FROM SURVEY PLANS PREPARED BY: MCINTOSH PERRY SURVEYING INC, DATED AUGUST 29, 2023.

3. REFER TO LANDSCAPE DRAWINGS FOR SOFTHARD LANDSCAPING, AND PAVEMENT MATERIAL PATTERN LAYOUT

4. REFER TO CIVIL DRAWING FOR SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK AND CONCRETE CURBS











5. REFER TO ELECTRICAL DRAWING FOR LIGHT FIXTURES & ELECTRICAL SCOPE OF WORK.

6. ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM.

7. ALL PARKING SPOTS TO HAVE 100mm WIDE PAINTED LINES ON ASPHALT, INCLUDING ACCESSIBLE PARKING SPACE PICTOGRAM.

- ALL GAME LINES FOR FULL COURT BASKETBALL TO BE PAINTED WHITE, UNLESS NOTED OTHERWISE
- LANE SPACE MARKS & NEUTRAL ZONE MARKS TO BE PAINTED A CONTRASTING COLOR TO THE BOUNDING LINES
- ALL GAME LINES FOR BASKETBALL TO BE 50mm WIDE, UNLESS NOTED OTHERWISE.

	PROPERTY LINE
	BUILDING SETBACK
	NEW CHAIN LINK FENCE
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	BARRIER FREE PARKING STALL
	VEHICULAR DIRECTION
	CONCRETE PAVERS, REFER TO LANDSCAPE DRAWINGS
	EXISTING ASPHALT, SEE CIVIL
	ASPHALT, SEE CIVIL
	GRAVEL, SEE CIVIL
	FIRE ROUTE, SEE CIVIL

	FIRE HYDRANT, SEE CIVIL
	4 CUBIC YARD GARBAGE CONTAINER
	RECYCLE AREA
	NEW GALVANIZED STEEL BOLLARDS PAINTED.
	NEW LIGHT POST C/W CONCRETE BASE, REFER TO ELECTRICAL
	EXTERIOR SIGNAGE, REFER TO ELECTRICAL
	EXISTING CONCRETE, SEE CIVIL
	CONCRETE, SEE CIVIL
	EXISTING TREE CANOPY OUTLINE AS PER MCINTOSH PERRY SURVEY DATA
	AUGUST 29, 2023 PROPOSED TREE, SEE LANDSCAPE