

**SITE SURVEY INFORMATION:**  
INFORMATION ON THIS PLAN WAS  
TAKEN FROM THE SURVEY PLAN  
PREPARED BY ANNIS, O'SULLIVAN,  
VOLLEBEKK Ltd DATED 2022-11-18

**LEGAL DESCRIPTION:**  
PLAN OF SURVEY OF  
PART OF BLOCK A  
REGISTERED PLAN 4M-121  
AND  
PART OF LOTS 24 AND 25  
CONCESSION 3 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

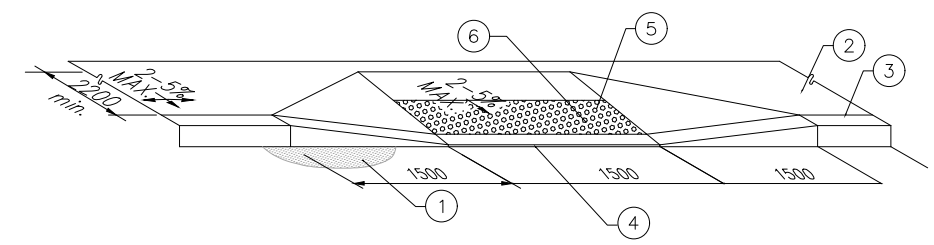
OTW21-0002-00		
SITE STATISTICS		
ZONING	IH/IL	
GROSS SITE AREA	84,452 SM	
PROJECT LIMIT AREA	37,191 SM	
Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)		
Proposed Use	Warehouse	
Regulations (Part 11: Industrial Zones)		
	Proposed	Required IH (IL)
Min. Front Yard Building Setback (m)	18.66 m	7.5 m
Min. Interior Side Yard Building Set back (m)	12.29 m	7.5 m
Min.Rear Yard Building Setback (m)	N/A	7.5 m
Min.Landscape Front Yard Setback (m)	4.72 m	3 m
Min.Landscape Side Yard Setback (m)	3.15 m	3 m
Min.Landscape Rear Yard Setback (m)	N/A	3 m
Max. Floor Space Index	0.12	2
Max. Building Height	12 m	22 m (18m)

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- PAVEMENT
- ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 2200mm MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- TOP FACE OF CURB.
- DEPRESSED CURB
- TRUNCATED DOMES WITH A HEIGHT OF 4.5-5.5mm, BASE DIAMETER OF 21-25mm. REGULAR SPACING PATTERN AT 55-65mm ON CENTRE
- A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJOINS A VEHICULAR WAY (0mm CURB FACE)

**ACCESSIBLE CURB RAMP**

SCALE: N.T.S

1

**SITE PLAN NOTES**

- PROPERTY LINE
- PROJECT LIMIT LINE
- 150mm WIDE CURB TYPICAL SEE CIVIL DWGS
- CONCRETE SIDEWALK
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---)
- LANDSCAPE AREA
- STEEL BOLLARD
- SHADED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- METAL STEPS TO BE PROTECTED BY BOLLARDS.
- SNOW STORAGE AREA
- BUILDING SETBACK LINE.
- CONCRETE STAIRS WITH BOLLARDS
- EXISTING BOLLARDS TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION
- EXISTING LANDSCAPE
- FUTURE CROSSWALK

**SITE LEGEND**

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW CONCRETE SIDEWALK (HATCHED)
- TACTILE INDICATORS AT DEPRESSED CURB
- NEW GRAVEL (HATCHED)
- PROPERTY LINE
- ØMH DENOTES MANHOLE
- F FIRE ROUTE SIGNS
- PROJECT LIMIT
- ↑ NEW SIGNS
- NEW COVER MIRROR TO ALLOW VISIBILITY TO BOTH INBOUND AND OUTBOUND VEHICLES.

**KEY PLAN**

SCALE: N.T.S

SHEET  
**A1.0**