

CONSULTANT TEAM:

**ARCHITECT:**  
DEIMLING ARCHITECTURE & INTERIOR DESIGN  
1010 POLYTEK STREET, UNIT 16, OTTAWA, ON K1H 9H9  
(613) 697-6113

**PLANNING AND CIVIL:**  
EGIS CANADA LTD.  
750 PALLADIUM DRIVE, SUITE 310, OTTAWA, ON K2V 1C7  
(613) 714-4621

**LANDSCAPE ARCHITECT:**  
GJA INC.  
110 DIDSBURY ROAD, UNIT 9, OTTAWA, ON K2T 0C2  
(613) 286-5130

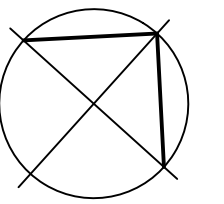
**GEOTECHNICAL AND ENVIRONMENTAL:**  
EGIS Canada LTD.  
750 PALLADIUM DRIVE, SUITE 310, OTTAWA, ON K2V 1C7  
(613) 714-4621

**SURVEYOR:**  
J.D. BARNES LTD.  
62 STEADIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
(613) 731-7244

**ENVIRONMENTAL PLANNING:**  
MUNCASTER ENVIRONMENTAL PLANNING INC.  
491 BUCHANAN CRESCENT, OTTAWA, ON K1J 7V2  
(613) 748-3753

**URBAN FORESTRY:**  
IFS ASSOCIATES  
P.O. BOX 13593, STN. KANATA, OTTAWA, ON K2K 1X6  
(613) 850-2475

North



Revisions

No.	By	Description	Date
09	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	19 JUN 2025
08	T.D.	ISSUED FOR SITE PLAN CONTROL APPLICATION	23 APR 2025
07	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	25 FEB 2025
06	W.P.	ISSUED FOR COORDINATION	19 FEB 2025
05	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	20 DEC 2024
04	W.P.	ISSUED FOR COORDINATION	11 DEC 2024
03	T.D.	ISSUED FOR COORDINATION	02 DEC 2024
02	T.D.	ISSUED FOR COORDINATION	13 NOV 2024
01	T.D.	ISSUED FOR COORDINATION	08 NOV 2024

Project

EGIS  
SITE PLAN DEVELOPMENT

145 WALGREEN RD, OTTAWA, ON

Drawing

PROPOSED SITE PLAN

Scale  
AS NOTED

Drawn  
T.D.

Checked  
W.P.

Project No.  
24-138

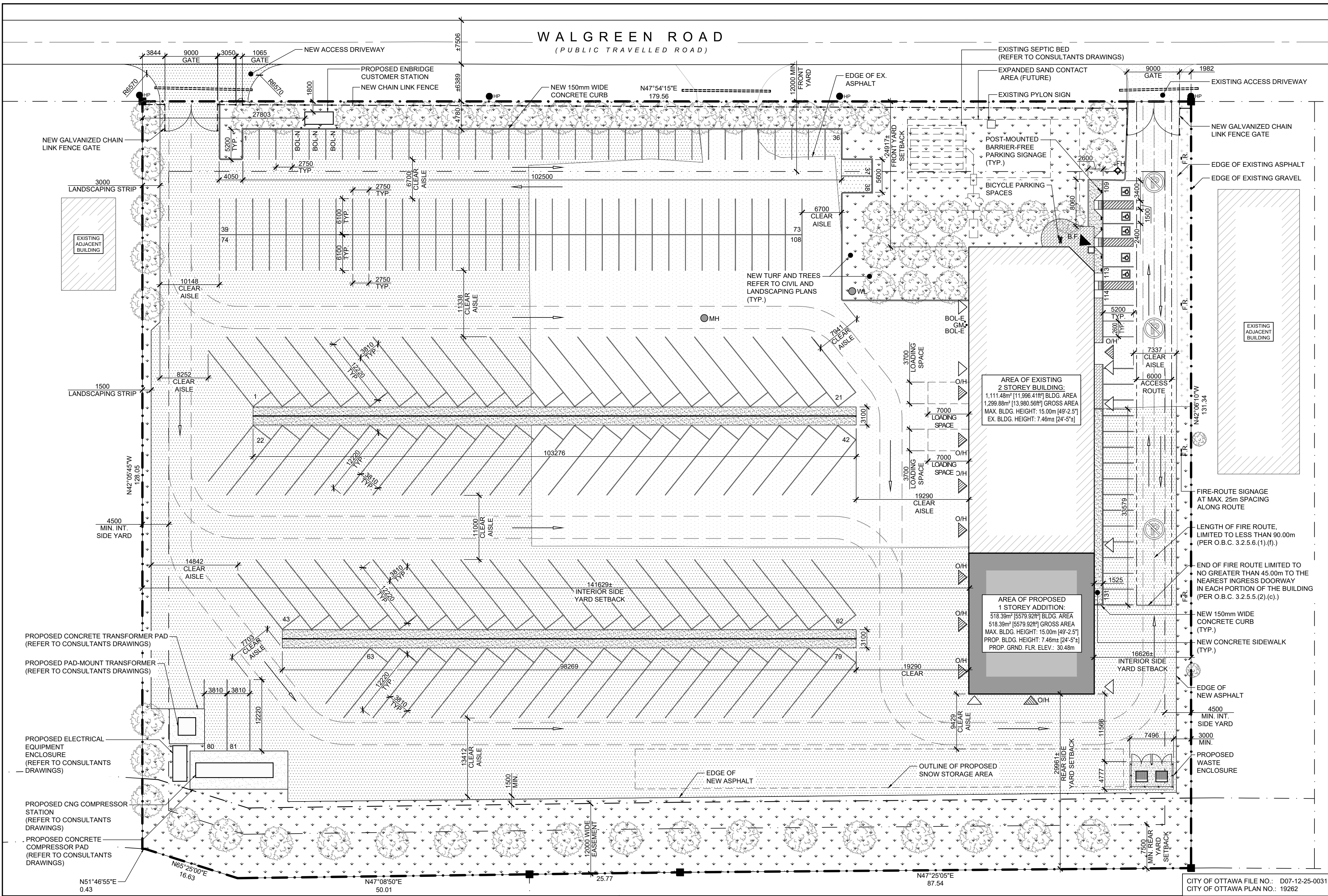
Date  
SEPTEMBER, 2024

Stamp



Drawing No.

SP-A01



ZONING INFORMATION

THIS SITE PLAN AND THE PROPERTY BOUNDARY INFORMATION HAVE BEEN BASED ON THE SURVEYOR'S PLAN OF SURVEY PREPARED BY J.D. BARNES INC., DATED APRIL 1st, 2024.

1.0 GENERAL INFORMATION:

**LEGAL DESCRIPTION:**  
PART OF BLOCK 5 REGISTERED PLAN 4M-300,  
THE CITY OF OTTAWA

**BUILDING AREA (B.A.):**  
1,627.31m<sup>2</sup>

**GROSS FLOOR AREA (G.F.A.):**  
1,815.71m<sup>2</sup>

**PROPOSED USE:**  
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVING

2.0 ZONING PROVISIONS:

**DESIGNATION:**  
RURAL GENERAL INDUSTRIAL ZONE (RG4)

**LOT AREA:**  
REQUIRED: 1,800.00m<sup>2</sup> (MIN.)  
PROPOSED: 23,696.64m<sup>2</sup>

**LOT FRONTAGE:**  
REQUIRED: 30.00m  
PROPOSED: 179.56m

**SETBACKS:**  
**FRONT YARD:**  
REQUIRED: 12.00m (MIN.)  
PROPOSED: 24.91m

**CORNER SIDE YARD:**  
REQUIRED: 12.00m (MIN.)  
PROPOSED: N/A

**INTERIOR SIDE YARD:**  
REQUIRED: 4.50m (MIN.)  
PROPOSED: 16.62m

**REAR YARD:**  
REQUIRED: 7.50m (MIN.)  
PROPOSED: 29.96m

**LOT COVERAGE:**  
REQUIRED: 50% (MAX.)  
PROPOSED: 7%

**BUILDING HEIGHT:**  
REQUIRED: 15.00m (MAX.)  
PROPOSED: 7.46m

3.0 PARKING (PER SECTIONS 3.30 & 3.41):

**STANDARD SPACES:**  
PROVISION: HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVING  
0.75 SPACE PER 100m<sup>2</sup> G.F.A.

**OFFICE:**  
2.4 SPACE PER 100m<sup>2</sup> G.F.A.  
REQUIRED: = ((±1,134m<sup>2</sup> / 100m<sup>2</sup>) x 0.75) ± (±713m<sup>2</sup> / 100m<sup>2</sup> x 2.4) = 26 SPACES

**PROVIDED:** 126 STANDARD SPACES

**BARRIER-FREE SPACES:**  
PROVISION: 101-133 STANDARD SPACES  
= 5 BARRIER FREE SPACES

**REQUIRED:** 5 SPACES (2-TYPE A, 3-TYPE B)  
**PROVIDED:** 5 SPACES (2-TYPE A, 3-TYPE B)

**LOADING SPACES:**  
PROVISION: HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVING  
1000m<sup>2</sup>-1,999m<sup>2</sup> G.F.A. = 1 SPACE

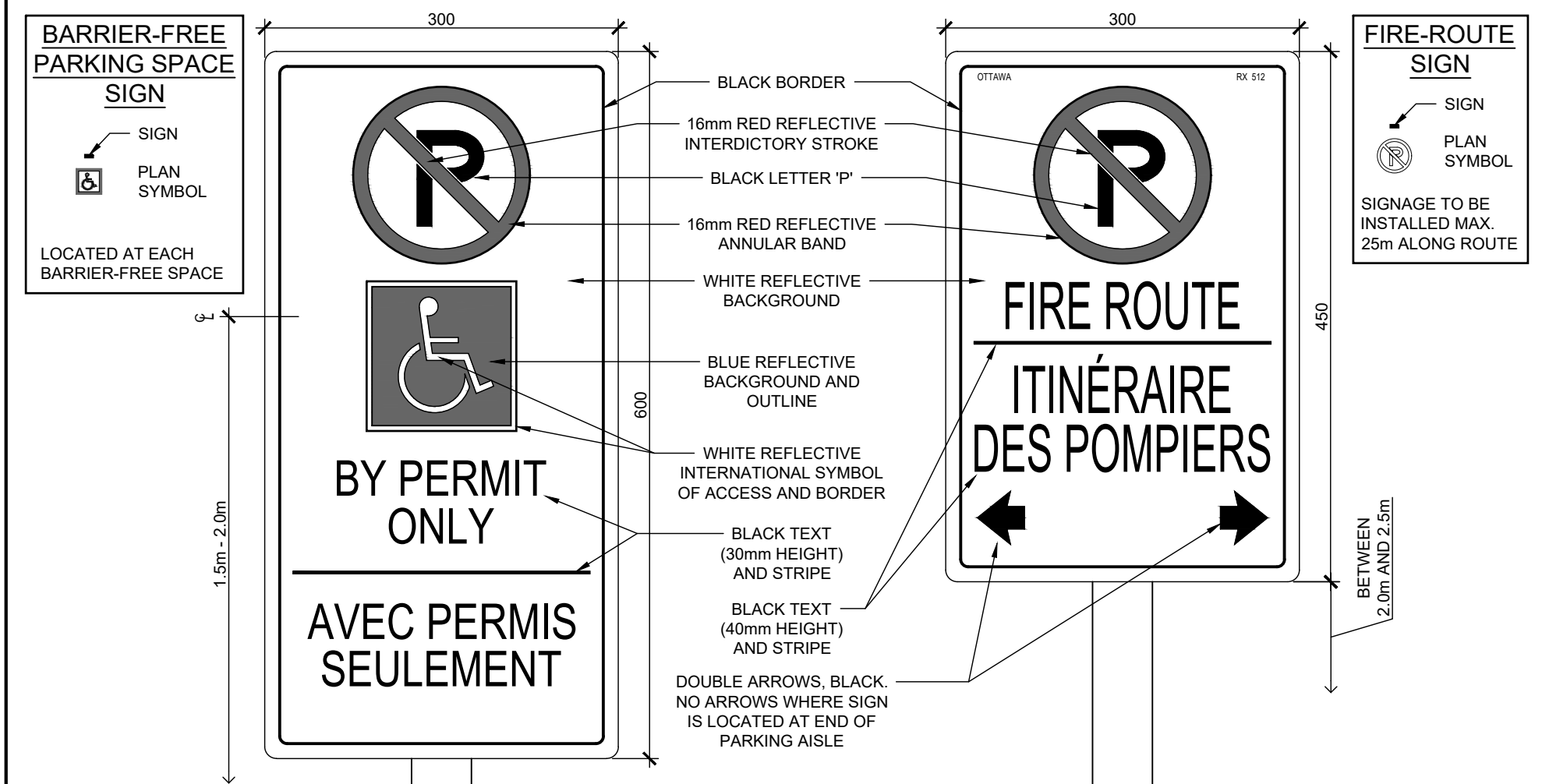
**REQUIRED:** 1 SPACE  
**PROVIDED:** 2 SPACE

**BICYCLE SPACES:**  
REQUIRED: 0 SPACE  
PROVIDED: 2 SPACE

SYMBOL LEGEND

---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK LINE
---	ROAD CENTRELINE
---	FIRE ROUTE LINE
---	NEW CHAIN LINK FENCE
---	MUNICIPAL ROAD BOUNDARY
---	SNOW STORAGE AREA BOUNDARY
---	TRUCK AISLE OUTLINE
---	DIRECTION OF TRAVEL
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	EXISTING HEAVY DUTY ASPHALT
---	PROPOSED HEAVY DUTY ASPHALT
---	EXISTING GRAVEL
---	EXISTING INTERLOCK
---	PROPOSED CONCRETE SIDEWALK AREA
---	LANDSCAPED AREA
---	NEW CULVERT
---	EXISTING UTILITY POLE
---	PRIMARY BUILDING ENTRANCE OR BARRIER-FREE ENTRANCE
---	SECONDARY ENTRANCES / EXITS OR BARRIER-FREE ENTRANCE / EXITS
---	OVERHEAD DOOR
---	BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS
---	FIRE HYDRANT (EXISTING)
---	EXISTING WELL
---	EXISTING MANHOLE
---	EXISTING HYDRO POLE
---	EXISTING GAS METER
---	EXISTING BOLLARD
---	NEW BOLLARD

VERTICAL PARKING LOT SIGNAGE (POST OR WALL MOUNTED)



WASTE ENCLOSURE DETAILS

