

**LEGAL DESCRIPTION:**  
 PART OF LOT 26; CONCESSION 6 (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
 and PARK OF BLOCKS 5 AND 14, REGISTERED PLAN 4M-1380  
 CITY OF OTTAWA

**CIVIL ADDRESS:**  
 301 SOMME STREET, OTTAWA

**ZONING NOTES:**  
 OFFICIAL PLAN DESIGNATION: RURAL  
 ZONING - RH - RURAL HEAVY INDUSTRIAL  
 ABUTTING - RH - RURAL HEAVY INDUSTRIAL

**Owner:**  
 W. O. STINSON & SON LTD.  
 4128 Bank Street, Ottawa, ON K1T 3W7  
 Attn: Scott Stinson - 613-822-7400

**Architect/Agent:**  
 HOBIN ARCHITECTURE INC.  
 63 Pamela Street, Ottawa, ON K1S 9K7  
 Attn: Doug van den Ham - 613-238-1200 x 115

**Survey:**  
 ANNIS O'SULLIVAN VOLLEBECK LTD  
 113 Prescott Street, Box 1340, Kemptville, Ontario K0G1J0  
 Attn: Emmett Katchum - 613-258-1111

**Civil:**  
 STANTEC OTTAWA  
 300 - 1591 Clupe Avenue Ottawa ON K2C 3G4  
 Attn: Peter Moroz P.Eng - 613-244-2851

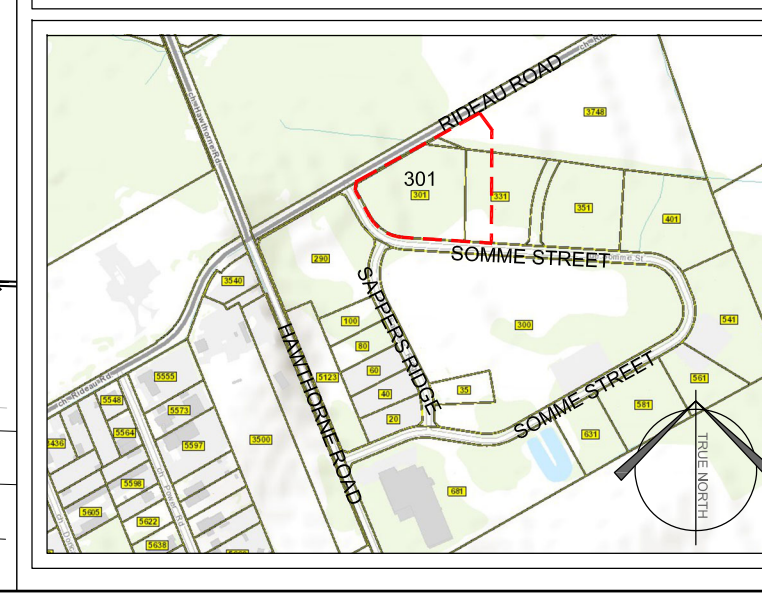
**Structural:**  
 NOT YET CONTRACTED

**Electrical:**  
 NOT YET CONTRACTED

**Landscape:**  
 LEVSTEK CONSULTANTS  
 Attn: Rudy Levstek - 613-826-0918

**Traffic:**  
 PARSONS ENGINEERING  
 1223 Michael St., Suite 100, Ottawa, ON K1J 1T2  
 Attn: Jake Benise - 613-611-1882

ZONE: RH	REQUIRED/FERMITTED	PROVIDED
PERMITTED USE (AMONG OTHERS)	ALL PROPOSED USED	HEAVY INDUSTRIAL USE, GAS BAR, HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING, ACCESSORY OFFICE
MIN. LOT AREA	8,000 sq.m.	6,026 sq.m.
MIN. LOT WIDTH	50m	31.6m
MIN. FRONT YARD SETBACK	15 m	5.4 m
MIN. REAR YARD SETBACK	15 m	10.7 m
MIN. INTERIOR SIDE YARD SETBACK (i) ABUTTING INDUSTRIAL ZONE (ii) OTHER	3m / 10m	7.1m / NA
MIN. CORNER SIDE YARD SETBACK	15m	4.9m
MAX. PRINCIPAL BUILDING HEIGHT	15m	LESS THAN 15.0m
MAX. LOT COVERAGE (%)	50%	8.7%
PARKING SPACES AREA D ON SCHEDULE 1 & 1A	60	60
LOADING SPACES	2 PROVIDED	2 PROVIDED
OUTDOOR STORAGE	NOT PERMITTED IN ANY REQUIRED FRONT OR CORNER SIDE YARD. MUST BE SCREENED FROM ADJACENT RESIDENTIAL OR PUBLIC AREAS BY A 1.8M HIGH GRADE SCREEN	NO OUTDOOR STORAGE PROPOSED WITHIN THE REQUIRED FRONT AND CORNER SIDE YARDS. NO RESIDENTIAL USES ADJ. TO THE SITE. OUTDOOR STORAGE OF TRUCKS IS PERMITTED TO THE LOCATED INTERIOR, TO THE EXTENT OF THE TRUCKS. IT WILL BE A MINIMUM OF APPROXIMATELY 1.0M FROM SOMME STREET AND 2.0 METERS FROM RIDEAU ROAD



**LEGEND:**

B.F. PARKING STALL c/w B.F. SIGNAGE	
DEPRESSED CURB c/w TWSI	
150mm DIA. 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
300mm DIA. 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
PRECAST CONCRETE PAVING	
CAST IN PLACE CONCRETE SIDEWALK/ REFER TO GEOTECH. REPORT	
HEAVY DUTY ASPHALT	
ASPHALT SIDEWALK	
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	

no.	date	revision
9	SEPT 9, 2025	ISSUED FOR SITEPLAN
8	AUG 13, 2025	ISSUED FOR COORDINATION
7	JULY 17, 2025	ISSUED FOR COORDINATION
6	JULY 16, 2025	ISSUED FOR CONCEPT REVIEW
5	MAY 28, 2025	SITEPLAN - EXISTING WELL

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.

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**PROJECT/LOCATION:**  
 W.O. Stinson & Son Ltd.  
 Somme Street Truck Yard  
 301 Somme Street

**DRAWING TITLE:**  
 VEHICLE SERVICE & STORAGE YARD SITE PLAN

<b>DRAWN BY:</b> DV	<b>DATE:</b> FEB 2025	<b>SCALE:</b> AS NOTED
<b>PROJECT:</b> 2502		<b>DRAWING NO.:</b> A1.00
<b>REVISION NO.:</b>		

**1 SITE PLAN**  
 A1.00 SCALE: 1:500