

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)

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture 180 bass pro mills drive, unit 103
planning vaughan, ontario, L4K 5W9
interiors p 905.760.1221
graphics f 905.248.3344
civil engineering a business name of WMA Inc.

G. Wildman

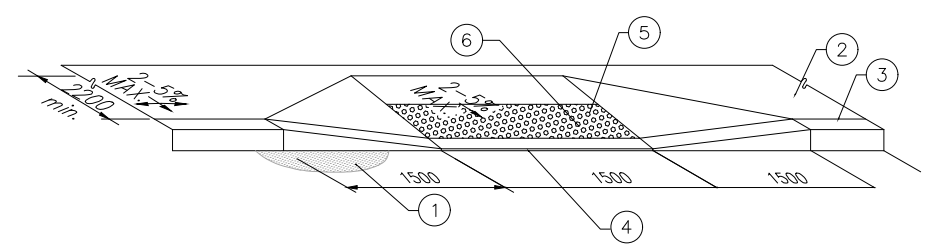
GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By Geraldine Wildman at 2:40 pm, Oct 17, 2025



SHEFFIELD RD.
RICHCRAFT
2760-2770 SHEFFIELD RD.
OTTAWA, ONTARIO



- 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

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KEY PLAN

SCALE: N.T.S

OVERALL SITE PLAN

DATE	REMARKS
1. 2023-05-16	ISSUED FOR SPA
2. 2024-07-17	GENERAL VERSION
3. 2024-08-12	ISSUED FOR SPA
4. 2024-08-27	REVISION FOR EV PARKING
5. 2024-09-03	ISSUE FOR FOOTPRINT UPDATING
6. 2024-09-20	SPA COMMENTS REVISION
7. 2024-12-09	ISSUE FOR PERMIT
8. 2025-05-01	ISSUE FOR SITE BOUNDARY

PA / PM:	JH
DRAWN BY:	SZ
JOB NO.:	OTW21-0002-02

SHEET

A1.0

File No.: D07-12-25-0088

Plan No.: 19210

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.