

01 SITE PLAN  
SP-A01 SCALE: 1:250

ZONING INFORMATION

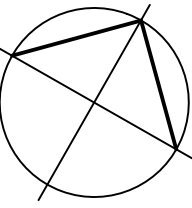
<b>1.0 GENERAL INFORMATION:</b>	
<b>LEGAL DESCRIPTION:</b> PART OF LOTS 23 & 22, CONCESSION 8, AND PART OF BLOCK 79 REGISTERED PLAN 4M-896 CITY OF OTTAWA	
<b>BUILDING AREA (B.A.):</b>	198.87m <sup>2</sup>
• OFFICE:	469.43m <sup>2</sup>
• COMMUNITY CENTER:	668.30m <sup>2</sup>
• TOTAL:	668.30m <sup>2</sup>
<b>GROSS FLOOR AREA (G.F.A.):</b>	198.87m <sup>2</sup>
• OFFICE:	469.43m <sup>2</sup>
• COMMUNITY CENTER:	668.30m <sup>2</sup>
• TOTAL:	668.30m <sup>2</sup>
<b>PROPOSED USE:</b> COMMUNITY CENTER	
<b>2.0 ZONING PROVISIONS (PER SECTION 13):</b>	
<b>DESIGNATION:</b> RURAL INSTITUTIONAL ZONE (R14)	
<b>LOT AREA:</b>	10,000.00m <sup>2</sup> (1.00 ha) (MIN.)
REQUIRED:	87,636.54m <sup>2</sup> (8.76 ha)
PROPOSED:	
<b>LOT WIDTH (FRONTAGE):</b>	75.00m
REQUIRED:	354.86m
PROPOSED:	
<b>SETBACKS:</b>	
FRONT YARD:	9.00m
• REQUIRED:	24.28m
• PROPOSED:	
CORNER SIDE YARD:	9.00m (MIN.)
• REQUIRED:	N/A
• PROPOSED:	
INTERIOR SIDE YARD:	9.00m (MIN.)
• REQUIRED:	46.50m (MIN.)
• PROPOSED:	
REAR YARD:	10.00m (MIN.)
• REQUIRED:	282.96m
• PROPOSED:	
<b>LOT COVERAGE:</b>	30% (MAX.)
REQUIRED:	7%
PROPOSED:	
<b>LANDSCAPING:</b>	
REQUIRED:	20% (MIN.)
PROPOSED:	79%
<b>BUILDING HEIGHT:</b>	12.00m (MAX.)
REQUIRED:	8.77m
PROPOSED:	
<b>3.0 PARKING (PER SECTION 3.19):</b>	
MIN. REQUIRED:	PLACE OF ASSEMBLY: AREA D 10.00 PER 100m <sup>2</sup> GROSS BLDG. AREA
	OFFICE: AREA D 2.40 PER 100m <sup>2</sup> GROSS BLDG. AREA
• REQUIRED:	(469.43m <sup>2</sup> + 100m <sup>2</sup> ) x 10.00 SPACES 46.95 SPACES = 47.00 SPACES
	(198.87m <sup>2</sup> + 100m <sup>2</sup> ) x 2.40 SPACES 4.77 SPACES = 5.00 SPACES
	<b>52 SPACES (MIN.)</b>
• PROVIDED:	<b>53 SPACES</b>
MIN. BARRIER FREE:	CAPACITY OF PUBLIC PARKING AREA 22-99 = 1 SPACE
• REQUIRED:	52 REQUIRED SPACES = 1 SPACE
• PROVIDED:	2 SPACES
MIN. BICYCLE:	OTHER NON-RESIDENTIAL USES (PLACE OF ASSEMBLY & FAIRGROUNDS): 1.00 PER 1,500m <sup>2</sup> GROSS BLDG. AREA
	OFFICE: 1.00 PER 250m <sup>2</sup> GROSS BLDG. AREA
• REQUIRED:	((4,415m <sup>2</sup> + 469.43m <sup>2</sup> ) + 1,500m <sup>2</sup> /SPACE) 3.26 SPACES = 4.00 SPACES
	198.87m <sup>2</sup> + 250m <sup>2</sup> /SPACE 0.80 SPACES = 1.00 SPACES
	5 SPACES (MIN.)
• PROVIDED:	<b>6 SPACES</b>

SYMBOL LEGEND

---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK LINE
---	MUNICIPAL ROAD CENTRELINE
---	DRIVE AISLE BOUNDARY
---	FIRE ROUTE BOUNDARY
---	EXIST. CHAIN LINK FENCE
---	MUNICIPAL ROAD BOUNDARY
---	DIRECTION OF TRAVEL
---	PROPOSED BUILDING
---	EXISTING BUILDING
---	HEAVY DUTY ASPHALT (EXIST. OR NEW)
---	LANDSCAPED AREA (EXIST. OR NEW)
---	CONCRETE SIDEWALK (EXIST. OR NEW)
---	GRAVEL (EXIST. OR NEW)
---	UTILITY POLE (EXIST. OR NEW)
---	LIGHT STANDARD (EXIST. OR NEW)
---	HYDRO LIGHT STANDARD (EXIST. OR NEW)
---	MAIN (BARRIER FREE) BUILDING ENTRANCE
---	SECONDARY (BARRIER FREE) BUILDING ENTRANCES AND/OR EMERGENCY EXITS
---	FIRE ROUTE/NO PARKING SIGNAGE (INSTALLED 25m MAX. ALONG ROUTE (SEE DETAIL THIS SHEET))
---	BARrier-FREE PARKING SIGN
---	FIRE HYDRANT (EXISTING)
---	NEW VEGETATION



North



Revisions

No.	By	Description	Date
10	W.P.	ISSUED FOR SITE PLAN CONTROL	03 OCT 2025
09	W.P.	ISSUED FOR COORDINATION	30 SEP 2025
08	W.P.	ISSUED FOR PERMIT	26 SEP 2025
07	A.P.	ISSUED FOR 99% REVIEW	11 SEP 2025
06	A.P.	ISSUED FOR 66% REVIEW	01 AUG 2025
05	W.P.	ISSUED FOR COORDINATION	03 JUL 2025
04	A.P.	ISSUED FOR CLIENT REVIEW	19 JUN 2025
03	A.P.	ISSUED FOR CLIENT REVIEW	11 JUN 2025
02	W.P.	ISSUED FOR COORDINATION	04 APR 2025
01	W.P.	ISSUED FOR CLIENT REVIEW	17 JUN 2024

Project

METCALFE AGRICULTURAL SOCIETY  
METCALFE FAIRGROUNDS  
NEW BUILDING IMPLEMENTATION

2821 8TH LINE ROAD, METCALFE, ON

Drawing

SITE PLAN

Scale AS NOTED

Drawn W.P.

Checked C.D.

Project No. 24-125

Date MAY, 2024

Drawing No.

SP-A01

