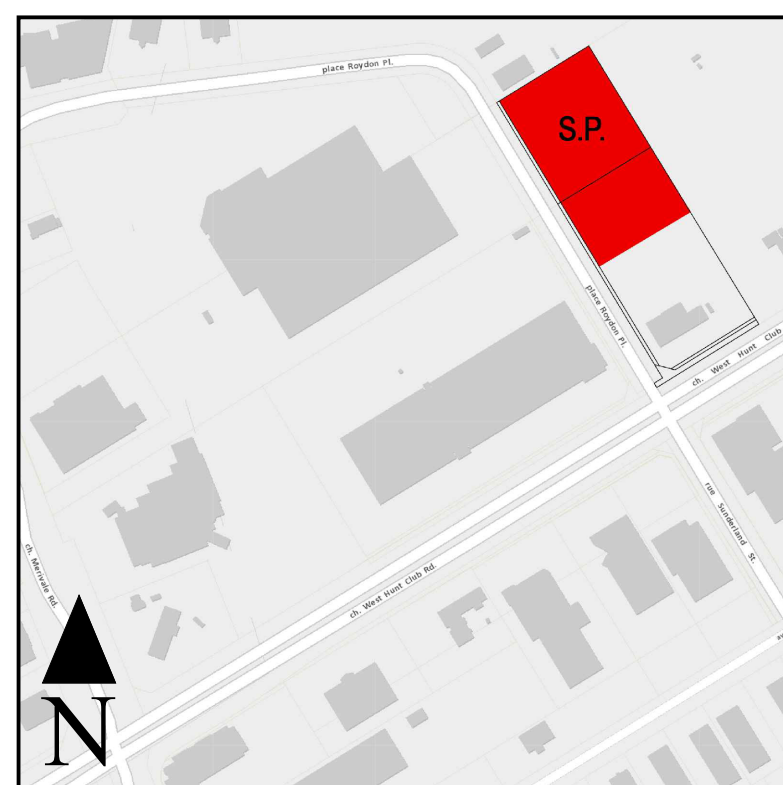




LEGAL DESCRIPTION:			
PART 2 (PIN 40452-0778) LT3 PART 4 (PIN 40452-0788) LT1 (PARTIAL) BOTH PER PLAN 40-25-0465			
PLAN OF SURVEY PROVIDED BY D. BARNES LTD. PLAN SUBMISSION FORM V-100376 ENCOMPASSING PT. LOT 20, "CONCESSION AREA (BAIEU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEEHAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025.			
PHYSICAL CHARACTERISTICS (MODIFIED FOR PARKING LOT PORTION ONLY)			
PARKING AREA	8458.81 m ²		
EXISTING SPACES	212 SPACES		
PROPOSED SPACES	277 SPACES (+65)		
ZONING STATISTICS			
PROVISION	SECTION	REQUIRED	PROVIDED
PERMITTED USE	URBAN EXCEPTION [1375]	PARKING LOT PROVIDED FOR PARKING FOR LANDS LOCATED IN AM ZONES [1372/H22]	
MIN. LANDSCAPE BUFFER (PARKING LOT)	T. 110, (B)	3.00 m	VAWS? BUT NEVER LESS THAN 3.32 m
MIN. LANDSCAPE AREA (PARKING LOT)	S.110, (1)	15.00% OF PARKING LOT AREA OR 12688.82 m ²	15.88% OF PARKING LOT AREA OR 13430.03 m ²
MIN. DRIVEWAY WIDTH	S.107, (1)(a)(b)	6.00 m	VAWS? BUT NEVER LESS THAN 6.00 m
MIN. DRIVE ASYLE WIDTH	T.107, (a)	6.70 m	6.70 m
MISC. COMMENTS:			
SNOW STORAGE: CONTAINED ON SITE AS NOTED ON PLANS (READ IN TANDEM WITH GRAPHIC LEGEND).			

- GRAPHIC LEGEND:**
- | | | | |
|---|-----------------------------------|---|--------------------------|
|  | EXISTING CONSTRUCTION |  | FENCE LINE |
|  | PROP. LINDSCP. (CALCULATED) |  | OVERHEAD WIRES |
|  | PROP. LINDSCP. (UNCALCULATED) |  | EXISTING (TO BE REMOVED) |
|  | SIDEWALK (UNDER CONSTRUCTION) |  | SETBACK / EASEMENT LINE |
|  | SIDEWALK (PROPOSED) |  | PROPERTY LINE |
|  | SNOW STORAGE LOCATION |  | SCOPE OF WORK AREA |
|  | EXISTING TREE (Ø NOTED, PER TREE) |  | MANHOLE COVER |
|  | TYPICAL COMPOSITE PRIVATE VEHICLE |  | STORM CATCH BASIN |
| | |  | FIRE HYDRANT |

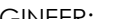
File no: PC2025-0179

ARCHITECT:

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CONSULTING ENGINEER:

 D.B. Gray Engineering Inc.

SURVEYOR:

 **J.D. BARNES LIMITED**
LAND INFORMATION SPECIALISTS

62 STRACHAN DRIVE, SUITE 301, KANATA, ON K2K 2A3
T: (613) 731-7244 F: (613) 254-8859 www.jdbarnes.com

SURVEYING
MAPPING
GIS

LANDSCAPE ARCHITECT:

James B Lennox & Associates Inc.
LANDSCAPE ARCHITECTS

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE

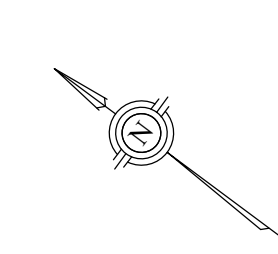
DO NOT SCALE DRAWINGS.

[illegible]

1	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.21
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NO.	REVISION	DATE

SEAL:	NORTH:
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PARKING LOT EXPANSION

95-123 ROYDON PL.
OTTAWA, ONTARIO, K2E 1A5

DRAWING:
LOCATION MAP, SITE PLAN &
ZONING INFORMATION

DATE:	2025-10-21	SHEET NO.: A100
SCALE:	1:250	
DRAWN:	CD	
CHECKED:	YB	
JOB NO.	PC2025-0179	