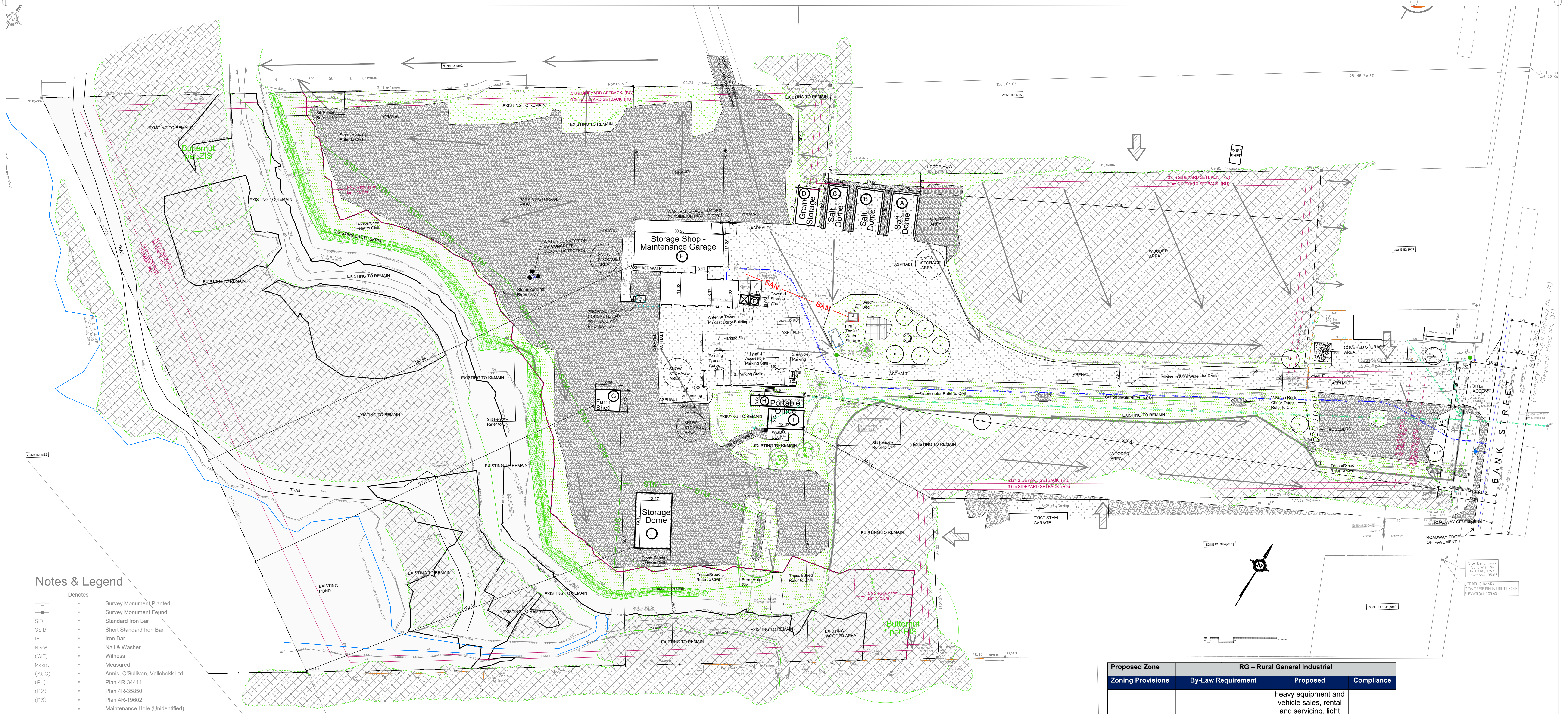




Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - N&W Nail & Washer
 - (WT) Witness
 - Meos. Measured
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) Plan 4R-34411
 - (P2) Plan 4R-35850
 - (P3) Plan 4R-19602
 - Maintenance Hole (Unidentified)
 - Overhead Wires
 - Utility Pole
 - Anchor
 - Catch Basin
 - Corrugated Steel Pipe
 - CPP Corrugated Plastic Pipe
 - COP Concrete Pipe
 - Fire Hydrant
 - Water Valve
 - Inv. Invert
 - T/G Top of Grate
 - Hydro Meter
 - Bell Terminal Box
 - Cable Terminal Box
 - Bollard
 - Sign
 - Chain Link Fence
 - PWF Post and Wire Fence
 - RWT Timber Retaining Wall
 - EOA Edge of Asphalt
 - TOS Top of Slope
 - BOS Bottom of Slope
 - Air Conditioner
 - Diameter
 - Location of Elevations
 - Top of Concrete Curb Elevation
 - Centreline
 - Property Line
 - Deciduous Tree
 - Coniferous Tree
 - Edge of Gravel
 - Edge of Interlock
 - Waters Edge
 - Well Cap

Legend

- Legend
- GRAVEL SURFACE
 - ASPHALT PAVING SURFACE
 - UNIT PAVER SURFACE
 - GRASS
 - WOODED AREA
 - EXISTING TREES
 - DIRECTION OF SURFACE DRAINAGE
 - TOP OF SLOPE
 - BOTTOM OF SLOPE
 - PROPERTY LINE
 - FENCE - POST & WIRE
 - FENCE - CHAINLINK
 - EXIST CATCH BASIN
 - EXIST HYDRO POLE
 - EXIST OVERHEAD HYDRO WIRE
 - BELL / CABLE PEDESTALS
 - FIRE HYDRANT
 - BELOW GRADE SERVICES REFER TO CIVIL/CUP
 - U/G Water Service
 - U/G Storm Service
 - U/G Sanitary Service
 - U/G Gas Service
 - U/G TelCo Service
 - U/G Hydro Service
 - O/H Hydro Service

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 29
CONCESSION 4 (RIDEAU
FRONT)
Geographic Township of
Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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GEMTEC
CONSULTING ENGINEERS
AND SCIENTISTS



BUILDING INFORMATION:

STRUCTURE A:	SALT STORAGE DOME	127.85 sq.m.
STRUCTURE B:	SALT STORAGE DOME	127.85 sq.m.
STRUCTURE C:	SALT STORAGE DOME	91.40 sq.m.
STRUCTURE D:	GRAIN STORAGE BLDG	86.00 sq.m.
STRUCTURE E:	STORAGE SHOP/MAINTENANCE GARAGE	754.09 sq.m.
STRUCTURE F:	PRECAST UTILITY BLDG	9.25 sq.m.
STRUCTURE G:	FARM SHED	63.40 sq.m.
STRUCTURE H:	PORTABLE OFFICE TRAILER - CACE CONST	67.24 sq.m.
STRUCTURE I:	PORTABLE OFFICE TRAILER - CACE CONST	83.22 sq.m.
STRUCTURE J:	STORAGE DOME	237.82 sq.m.
TOTAL BUILDING AREA GFA		1 646.62 sq. m. 17 724.65 sq. ft.

SITE INFORMATION:

SITE AREA: 67,517 sq.m. (8,7617 ha.)

Proposed Zone	RG – Rural General Industrial		
Zoning Provisions	By-Law Requirement	Proposed	Compliance
Principal Land Use(s)	Section 227-228 of By-law 2008-250	heavy equipment and vehicle sales, rental and servicing, light industrial uses, parking lot, retail store (limited to sale of agricultural, construction, gardening, landscape equipment / supplies) service and repair shop, storage yard warehouse	Yes
Min Lot Width	30 m	46.75 m	Yes
Min Lot Area	4,000 m ²	67,517 m ²	Yes
Min Front Yard Setback	15 m	136.57 m	Yes
Min Interior Side Yard Setback	3 m (abutting RC), 8 m other	3 m (north) 39 m (south)	No (north) Yes (south)
Min Rear Yard Setback	15 m	120.10 m	Yes
Lot Coverage	50%	2%	Yes
Max Building Height	15 m	6.7 m	Yes
Minimum Parking Requirement	Area D (0.8 spaces / 100 m ²) = 13.2 (13) parking spaces	13 spaces + 1 Barrier Free Type B	Yes
Outdoor Storage	Not permitted in the front yard	No outdoor storage in front yard	Yes
Loading Space Requirement	1 loading space (1 per 1000-1999 m ²)	1 loading space	Yes
Minimum Bicycle Parking	1 per 1000 m ² of GFA = 1.6 (2)	2 spaces	Yes

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2	PER MUNICIPAL COMMENTS	2026 01 12
1	MUNICIPAL REVIEW	2025 03 10
0	REVIEW/COORDINATION	2024 09 18
#	Revision	Date

PROPERTY OWNER
PERCY PYPER (1997) LTD.

GJA INC.
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110 DODDINGTON ROAD UNIT #18 | OTTAWA, ONTARIO | K1T 1G2

LIGHT INDUSTRIAL DEVELOPMENT
5360 BANK STREET

Site Plan
SP1
Scale: 1:600

D07-12-25-0072 Plan Number 19295