

ZONING INFORMATION

1.0 GENERAL INFORMATION:

LEGAL DESCRIPTION:
PART OF LOTS 23 & 22, CONCESSION 8,
AND PART OF BLOCK 79
REGISTERED PLAN 4M-896
CITY OF OTTAWA

BUILDING AREA (B.A.):
• OFFICE: 198.87m²
• COMMUNITY CENTER: 469.43m²
• TOTAL: 668.30m²

GROSS FLOOR AREA (G.F.A.):
• OFFICE: 198.87m²
• COMMUNITY CENTER: 469.43m²
• TOTAL: 668.30m²

PROPOSED USE:
COMMUNITY CENTER

2.0 ZONING PROVISIONS (PER SECTION 13):

DESIGNATION:
RURAL INSTITUTIONAL ZONE (R14)

LOT AREA:
REQUIRED: 10,000.00m² (1.00 ha) (MIN.)
PROPOSED: 87,636.54m² (8.76 ha)

LOT WIDTH (FRONTAGE):
REQUIRED: 75.00m
PROPOSED: 354.86m

SETBACKS:
FRONT YARD:
• REQUIRED: 9.00m
• PROPOSED: 24.28m
CORNER SIDE YARD:
• REQUIRED: 9.00m (MIN.)
• PROPOSED: N/A
INTERIOR SIDE YARD:
• REQUIRED: 9.00m (MIN.)
• PROPOSED: 46.50m (MIN.)
REAR YARD:
• REQUIRED: 10.00m (MIN.)
• PROPOSED: 282.96m

LOT COVERAGE:
REQUIRED: 30% (MAX.)
PROPOSED: 7%

LANDSCAPING:
REQUIRED: 20% (MIN.)
PROPOSED: 79%

BUILDING HEIGHT:
REQUIRED: 12.00m (MAX.)
PROPOSED: 8.77m

3.0 PARKING (PER SECTION 3.19):

MIN. REQUIRED: PLACE OF ASSEMBLY- AREA D
10.00 PER 100m² GROSS BLDG. AREA

OFFICE- AREA D
2.40 PER 100m² GROSS BLDG. AREA

• REQUIRED: (469.43m² + 100m²) x 10.00 SPACES
46.95 SPACES = 47.00 SPACES

(198.87m² + 100m²) x 2.40 SPACES
4.77 SPACES = 5.00 SPACES

52 SPACES (MIN.)

• PROVIDED: 53 SPACES

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 1,500m² GROSS BLDG. AREA

OFFICE:
1.00 PER 250m² GROSS BLDG. AREA

• REQUIRED: (4,415m² + 469.43m²) ÷ 1,500m²/SPACE
3.26 SPACES = 4.00 SPACES

198.87m² ÷ 250m²/SPACE
0.80 SPACES = 1.00 SPACES

5 SPACES (MIN.)

• PROVIDED: 6 SPACES

SYMBOL LEGEND

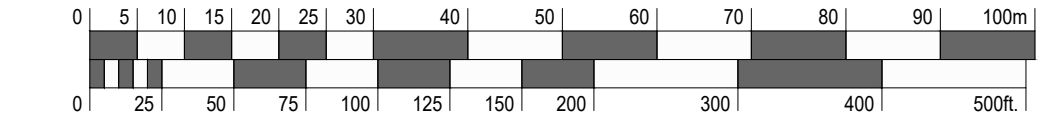
---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	MUNICIPAL ROAD CENTRELINE
---	DRIVE AISLE BOUNDARY
---	FIRE ROUTE BOUNDARY
---	EXIST. CHAIN LINK FENCE
---	MUNICIPAL ROAD BOUNDARY
---	SNOW STORAGE BOUNDARY
---	DIRECTION OF TRAVEL
---	PROPOSED BUILDING
---	EXISTING 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 HYDRANT (EXISTING)
---	NEW VEGETATION
---	FIRE ROUTE NO PARKING SIGNAGE INSTALLED 25m MAX. ALONG ROUTE
---	AND B.F. BARRIER-FREE PARKING SIGN

GROSS FLOOR AREA LEGEND

BLDG. NO.	CONDITION	USE	MAJOR OCCUPANCY	GROSS AREA (ESTIMATED)
1	EXISTING	CURLING RINK NON-RESIDENTIAL CLUB	GROUP A, DIVISION 3 GROUP A, DIVISION 2	950.00m ² 332.00m ²
2	DEMOLISHED	EVENT HALL	N/A	-
3	DEMOLISHED	OFFICE SPACE	N/A	-
4	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	1,242.00m ²
5	EXISTING	BLEACHERS	GROUP A, DIVISION 4	245.00m ²
6	EXISTING	EVENT CANTEEN	GROUP E	45.00m ²
7	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	516.00m ²
8	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	671.00m ²
9	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	402.00m ²
10	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	595.00m ²
11	EXISTING	EVENT WASHROOMS	GROUP A, DIVISION 4	34.00m ²
12	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	746.00m ²
13	PROPOSED	EVENT HALL OFFICE SPACE	GROUP A, DIVISION 2 GROUP D	469.43m ² 198.87m ²

NOTES

- BUILDING NUMBERS REFERENCED FROM ORIGINAL "TOPOGRAPHICAL PLAN OF SURVEY" PRODUCED BY STANTEC GEOMATICS INC.
- ALL GROSS AREAS FOR EXISTING BUILDINGS ARE ESTIMATED TO THE BEST OF THE ARCHITECTS ABILITY BASED ON PLANS AND SURVEYS RECEIVED AT THE TIME OF REVIEW.



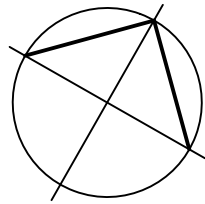
01 SITE PLAN
SP-A01 SCALE: 1:750



CONSULTANT TEAM

CONSULTANT	PHONE NUMBER
PLANNING: KEEPEE CO.	613-807-5000
ARCHITECT: DEIMLING ARCHITECTURE & INTERIOR DESIGN INC.	613-697-6113
CIVIL & SEPTIC: EGIS	613-836-2184
LANDSCAPE ARCHITECT: GJA INC.	613-286-5130
SURVEYOR, GEOTECHNICAL, & HYDROGEOLOGICAL STANTEC GEOMATICS LTD.	613-722-4420

North



Revisions

No.	By	Description	Date
03	W.P.	ISSUED FOR SITE PLAN CONTROL	12 FEB 2026
02	W.P.	ISSUED FOR SITE PLAN CONTROL	16 DEC 2025
01	W.P.	ISSUED FOR COORDINATION	05 DEC 2025

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.

Stamp



Project No.

24-125

Date

MAY, 2024

Drawing No.

SP-A01