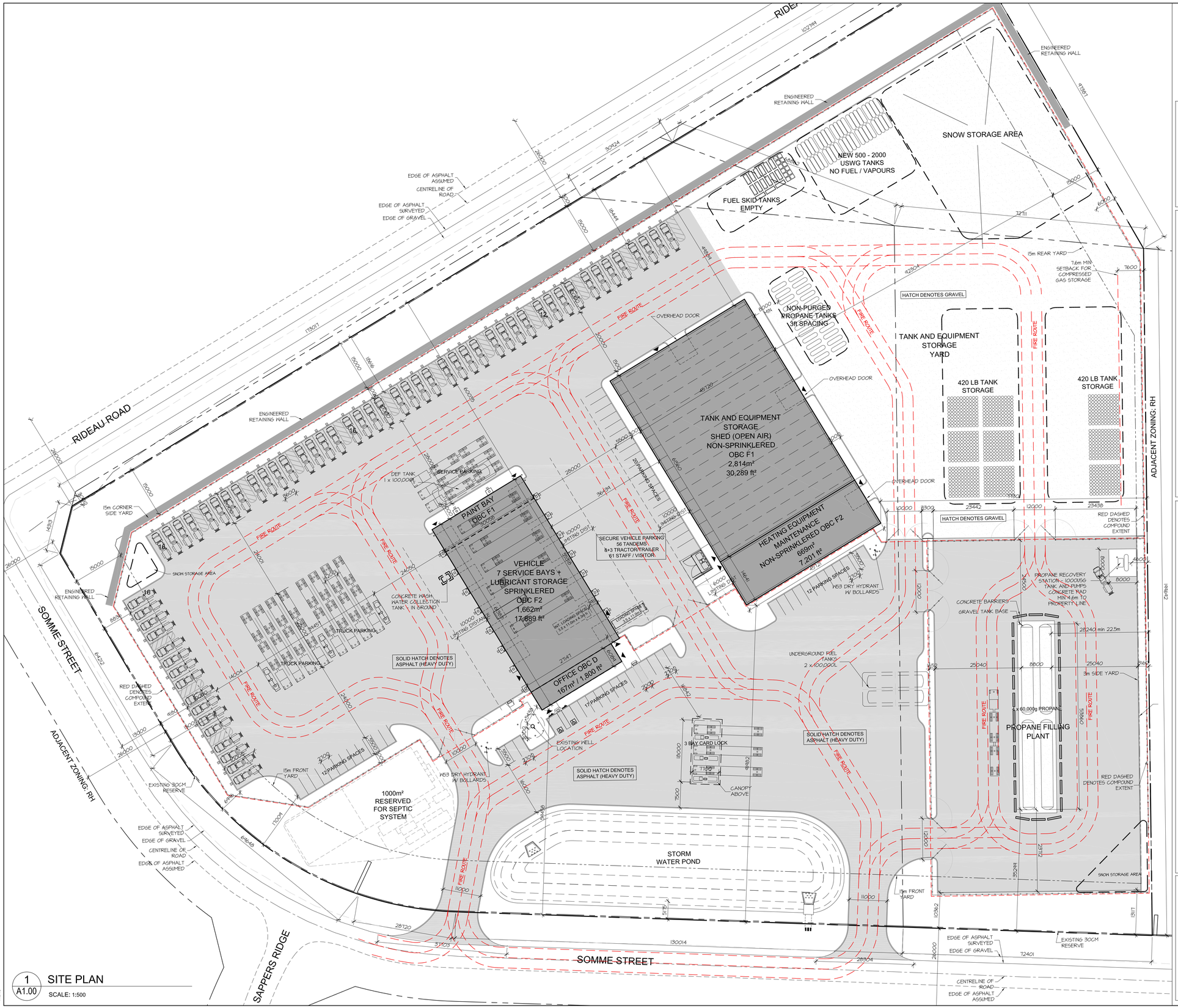


1 A1.00 SITE PLAN

SCALE: 1:500

W.O. STINSON & SON LTD.

LEGAL DESCRIPTION:

PART OF LOT 26; CONCESSION 6 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER and PARK OF BLOCKS 5 AND 14, REGISTERED PLAN 4M-1388 CITY OF OTTAWA

CIVIL ADDRESS:

301 SOMME STREET, OTTAWA

ZONING NOTES:

OFFICIAL PLAN DESIGNATION: RURAL
ZONING - RH - RURAL HEAVY INDUSTRIAL
ABUTTING - RH - RURAL HEAVY INDUSTRIAL

Owner
W. O. STINSON & SON LTD.
4728 Bank Street, Ottawa, ON K1T 3K7
Attn: Scott Stinson - 613 822-1400

Architect/Agent
HOBIN ARCHITECTURE INC.
63 Pamilla Street, Ottawa, ON, K1S 3K7
Attn: Doug van den Ham - 613-238-7200 x 115

Survey
ANES O'SULLIVAN VOLLEBEKK LTD
113 Prescott Street, Box 1340, Kemptville, Ontario K0G1J0
Attn: Emmett Ketchum - 613-258-1717

Civil
STANTEC OTTAWA
300 - 1331 Clyde Avenue Ottawa ON K2G 3G4
ATTN: Peter Moroz P.Eng - 613-244-2851

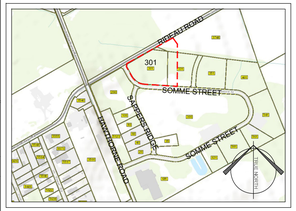
Structural
NOT YET CONTRACTED

Electrical
NOT YET CONTRACTED

Landscape
LEVSTEK CONSULTANTS
Attn: Rudy Levstek - 613-826-0518

Traffic
PARSONS ENGINEERING
1223 Michael St., Suite 100, Ottawa, ON K1J 7T2
Attn: Jake Berube - 613-691-1882

ZONE: RH	REQUIRED/PERMITTED	PROVIDED
PERMITTED USE (AMONG OTHERS)	ALL PROPOSED USED	HEAVY INDUSTRIAL USE; GAS BAR; HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL, AND SERVICING; ACCESSORY OFFICE
MIN. LOT AREA	8,000 sq.m.	60,671sq.m.
MIN. LOT WIDTH	50m	316m
MIN. FRONT YARD SETBACK	15 m	54 m
MIN. REAR YARD SETBACK	15 m	107 m
MIN. INTERIOR SIDE YARD SETBACK (i) ABUTTING INDUSTRIAL ZONE (ii) OTHER	 3m 10m	 71m NA
MIN. CORNER SIDE YARD SETBACK	15m	49m
MAX. PRINCIPAL BUILDING HEIGHT	15m	LESS THAN 15.0m
MAX. LOT COVERAGE (%)	50%	8.7%
PARKING SPACES AREA D ON SCHEDULE 1 & 1A	GAS BAR: NONE Heavy Equip & Vehicle Sales, Rental & Servicing: - 0.75 / 100m2 of GFA = (1662 m2 / 100) 0.75) = 12 ACCESSORY OFFICE: - 0.5 / 100 m2 of GFA for the first 5,000 m2 of GFA = (1649 m2 / 100) 0.5) = 28 ACCESSORY OFFICE: - 2.4 per 100 m2 of GFA = (161 m2 / 100) 2.4) = 4 TOTAL: 44 SPACES	60
LOADING SPACES	HEAVY INDUSTRIAL USE: -1000 - 1999 m2 of GFA = 1 -GFA = (1662 m2 Building for tank and equipment storage) = 1 SPACE ALL OTHER NON RES USES: -1000 - 1999 m2 of GFA = 1 -2,000 m2 of GFA and over = 2 -GFA = (662 m2 Building for vehicle servicing) + (67 m2 bdrm / office) = 1829 m2 = 1 SPACE TOTAL: 2 SPACES	2 PROVIDED
OUTDOOR STORAGE	NOT PERMITTED IN ANY REQUIRED FRONT OR CORNER SIDE YARD. MUST BE SCREENED FROM ADJACENT RESIDENTIAL OR PUBLIC ROADS BY A 1.8M HIGH OPAQUE SCREEN	NO OUTDOOR STORAGE PROPOSED WITHIN THE REQUIRED 15 M FRONT AND CORNER SIDE YARDS NO RESIDENTIAL USES ABUT THE SITE. OUTDOOR STORAGE OF PROPANE TANKS IS LOCATED NEXT TO THE SITE WELL & BARRIER THAT IT FELL A MINIMUM OF APPROXIMATELY 125 METRES FROM SOMME STREET AND 20 METRES FROM RIDEAU ROAD



LEGEND:

B.F. PARKING STALL c/w BF. SIGNAGE	2400 5650
DEPRESSED CURB c/w TWSI	
150mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	BOL
300mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	BOL-2
PRECAST CONCRETE PAVING	
CAST IN PLACE CONCRETE SIDEWALK/ REFER TO GEOTECH. REPORT	
HEAVY DUTY ASPHALT	
ASPHALT SIDEWALK	
PAINTED LINE STOP BAR	
ROLLED CONCRETE CURB	RC
SITE SIGNAGE	
PAINTED LINES	
BIKE RACK	
EXTERIOR LIGHTING/ REFER TO ELEC. DWGS. FOR TYPES	AO
CHAIN LINK FENCE	
FIRE ROUTE SIGNAGE	FRS

no.	date	revision
9	MAR 06, 2026	ISSUED FOR REVIEW
8	AUG 13, 2025	ISSUED FOR COORDINATION
7	JULY 17, 2025	ISSUED FOR COORDINATION
6	JULY 16, 2025	ISSUED FOR CONCEPT REVIEW
5	MAY 28, 2025	SITEPLAN – EXISTING WELL

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-238-2005
E: mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

PROJECT/LOCATION:
W.O. Stinson & Son Ltd.
Somme Street Truck Yard
301 Somme Street

DRAWING TITLE:
VEHICLE SERVICE & STORAGE YARD SITE PLAN

DRAWN BY:	DATE:	SCALE:
DV	FEB 2025	AS NOTED

PROJECT: 2502

DRAWING NO.: A1.00

REVISION NO.: