

**PROPERTY LEGAL DESCRIPTION**  
**PLAN 4M-1538**  
 PART OF LOTS 17, 18, 19 & 20 CONCESSION 4 (RIDEAU FRONT)  
 BLOCK 9  
**GEOGRAPHIC TOWNSHIP OF NEPEAN**  
**CITY OF OTTAWA**  
 Prepared by Annis, O'Sullivan, Vollebæk Ltd.  
 Dated December 5th, 2005  
 14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6  
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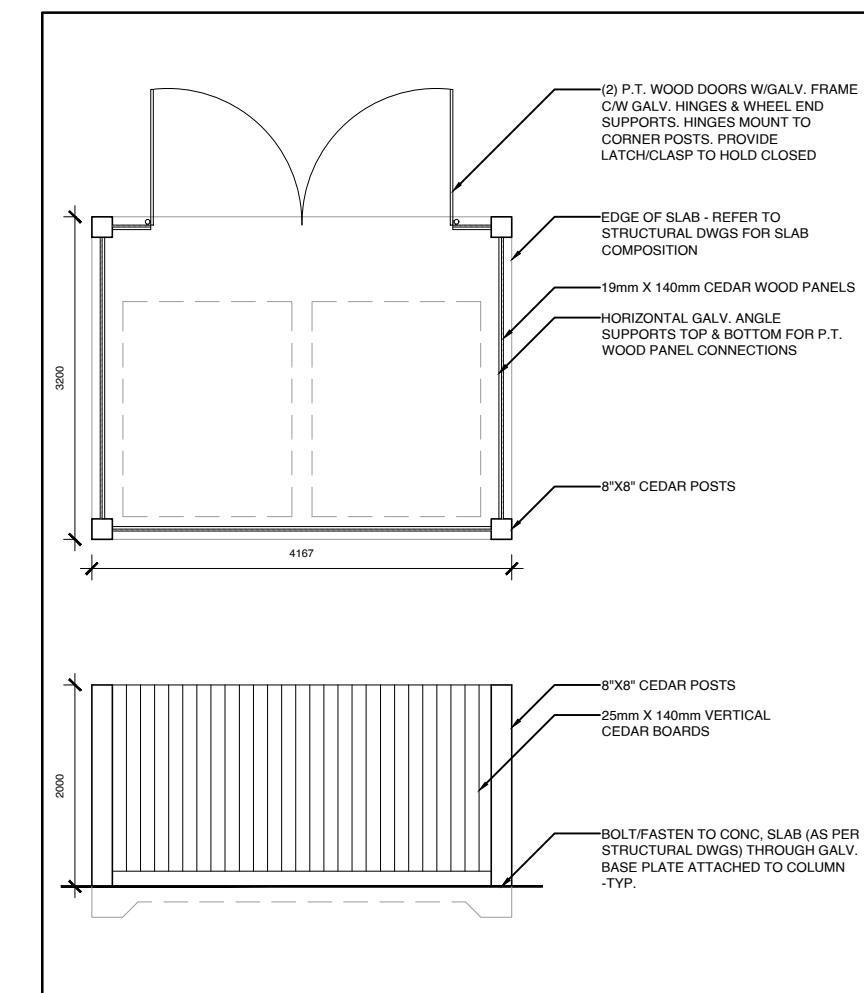
BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	2,086 m <sup>2</sup>	22,455 ft <sup>2</sup>
GROSS FLOOR AREA:		
GROUND FLOOR SALES & SHOWROOM (406 m <sup>2</sup> )	2,086 m <sup>2</sup>	22,455 ft <sup>2</sup>
SECOND FLOOR	672 m <sup>2</sup>	7,234 ft <sup>2</sup>
TOTAL	2,758 m <sup>2</sup>	29,689 ft <sup>2</sup>

**PROJECT ZONING REVIEW STATISTICS**  
 MUNICIPALITY: CITY OF OTTAWA  
 MUNICIPAL ADDRESS: 540 DEALERSHIP DRIVE, NEPEAN, ON  
 REGISTERED OWNER: ZEMA INVESTMENTS CORPORATION  
 LOT AREA: 9  
 ZONING ANALYSIS: OTTAWA  
 ZONE: IP(2044) H(33)  
 PROPOSED USE: 2 STOREY AUTOMOBILE DEALERSHIP

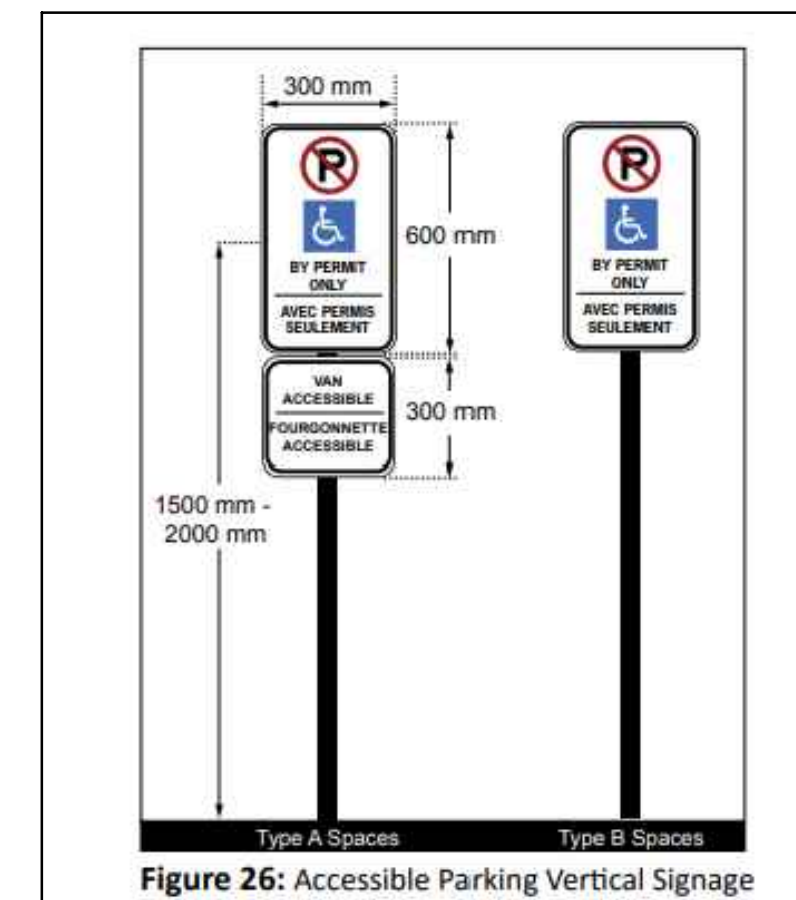
**02 LOCATION PLAN**  
 SCALE: NTS

**01 SITE PLAN**  
 A1.0 SCALE: 1:300

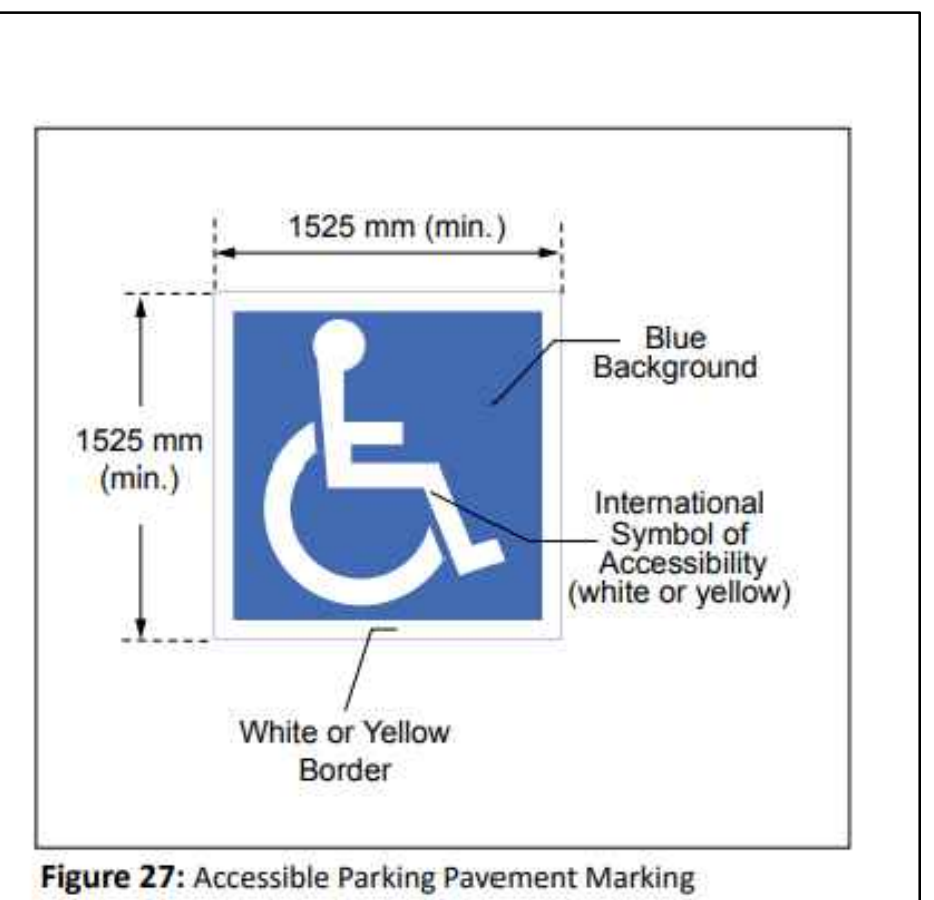
ZONING MECHANISM (IP(2044) H(33))	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100m	104.3m
MINIMUM LOT AREA	10,000m <sup>2</sup>	18,371.5 m <sup>2</sup> (19,7749.6 R <sup>2</sup> )
MAXIMUM BUILDING HEIGHT	33m	8.1m
MINIMUM FRONT YARD SETBACK	6.0m	22.4m
MINIMUM REAR YARD SETBACK	6.0m	73.6m
MINIMUM INTERIOR YARD SETBACK	3.0m (FOR ALL OTHER)	40.4m, 16.9m
MAXIMUM LOT COVERAGE	55%	11.5%
MAXIMUM FLOOR SPACE INDEX	2	0.15
MINIMUM LANDSCAPE WIDTH	3.0m ABUTTING A STREET 3.0m ABUTTING O'KEEFE DRAINAGE CORRIDOR PARKING LOT W/ 100+ PARKING SPACES NO MINIMUM ALL OTHER CASES	3.0m 3.0m 3.0m
PARKING	AREA C SCHEDULE 1A SALES/SHOWROOM AREA (2 per 100m <sup>2</sup> of gross floor area) SERVICE AREA (2 per service bay) OTHER AREAS (1 per 100 m <sup>2</sup> of gross floor area)	- SALES/SHOWROOM : 08 - SERVICE PARKING : 28 - OTHER AREA : 24 - CUSTOMER PARKING : 60 - EMPLOYEE PARKING : 15 - INVENTORY : 160 TOTAL PARKING : 235
ACCESSIBLE PARKING	1 TYPE A & 2 TYPE B	1 TYPE A & 2 TYPE B
LOADING SPACE	2	2
BIKE PARKING	1 PER 1000m <sup>2</sup> OF GROSS FLOOR AREA (Land Use G table 11.1a)	3 SPACES



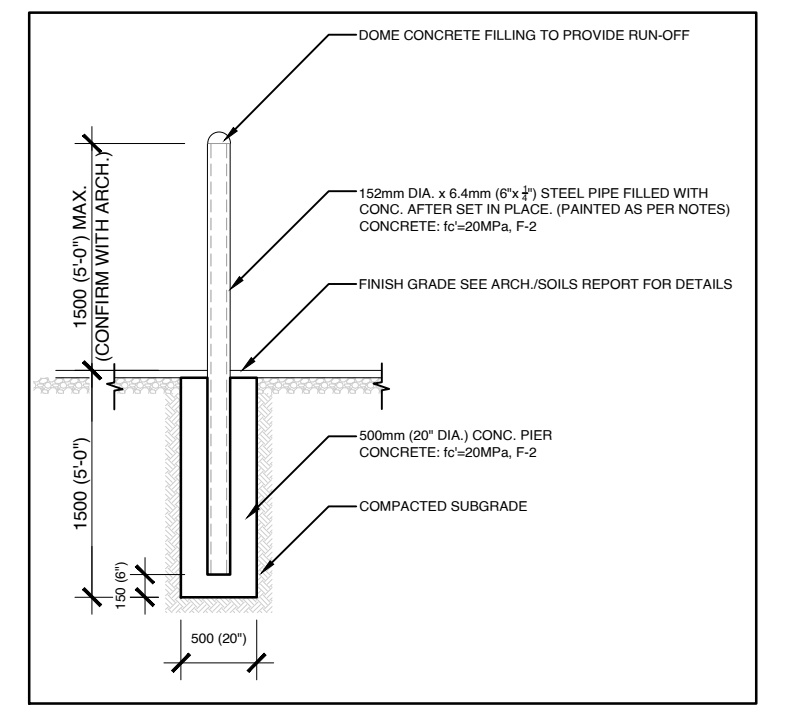
**01 GARBAGE ENCLOSURE**  
 A0.1 SCALE: 1:75



**02 ACCESSIBLE PARKING SIGNAGE DETAIL**  
 A0.1 SCALE: NTS



**03 TYPICAL BOLLARD @ GRADE DETAIL**  
 A0.1 SCALE: 1:50



**03 TYPICAL BOLLARD @ GRADE DETAIL**  
 A0.1 SCALE: 1:50

SITE PLAN SYMBOLS	NOTE
[Symbol]	NEW OVERHEAD DOOR
[Symbol]	NEW DOOR / ENTRANCE
[Symbol]	BICYCLE PARKING SPACE (1.8Mx0.6M)
[Symbol]	NO PARKING LINES
[Symbol]	FIRE ROUTE SIGN
[Symbol]	STREET LIGHT
[Symbol]	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
[Symbol]	VISITOR PARKING
[Symbol]	TWO WAY TRAFFIC
[Symbol]	DEPRESSED CURB (DC)
[Symbol]	TACTILE WALKING SURFACE INDICATORS (TWSI)
[Symbol]	PROPERTY LINE
[Symbol]	MINIMUM SETBACKS (ZONING)
[Symbol]	NEW CONSTRUCTION
[Symbol]	SOFT LANDSCAPING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	PAVED SIDEWALK
[Symbol]	RIVERWASH STONE ON FILTER CLOTH

SITE PLAN NOTES	NOTE
(EAS) EXISTING ASPHALT SURFACE - REFER TO SURVEY	
(EBS) EXISTING BUSHES - REFER TO SURVEY	
(ECSW) EXISTING CONCRETE CURB - REFER TO SURVEY	
(ECSW) EXISTING CONCRETE SIDEWALK - REFER TO SURVEY	
(EOWH) EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY	
(EPRW) EXISTING RETAINING WALL - REFER TO SURVEY	
(EIT) EXISTING TREE - REFER TO SURVEY	
(EITR) EXISTING TREE TO BE REMOVED - REFER TO SURVEY	
B BOLLARD: 80MM X 120MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 80MM X 1050MM BASE PLATE WITH 4 BOLT HOLES. SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 18MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.	
BPVS PROVIDE VERTICALLY MOUNTED SIGN MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 100MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BY PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE 'A' SPACES AS 'VAN ACCESSIBLE' & FOUR CORNERS ACCESSIBLE.	
BR BIKE RACK - REFER TO LANDSCAPE	
CC CONCRETE CURB - REFER TO CIVIL	
CP CONCRETE PAD - REFER TO CIVIL	
CSW CONCRETE SIDEWALK - REFER TO CIVIL	
CSY CANSY CIVIL RECESSED POT LIGHTS - REFER TO ELECTRICAL	
DS DOWNSPOUT	
GM GAS METER - REFER TO SITE SERVICES	
PHM PAD MOUNT TRANSFORMER - REFER TO CIVIL	
PP PAINTED PARKING LINES, TYP. - REFER TO CIVIL	
RSL ROOF STORM LINE - REFER TO CIVIL	
RW RETAINING WALL - REFER TO CIVIL	
SL SANITARY LINE - REFER TO CIVIL	
STL STORM LINE - REFER TO CIVIL	
TWSI TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL	
WTS WATER SERVICE - REFER TO CIVIL	
WTL WEPPING TILE STORM LINE - REFER TO CIVIL	

**Myers Automotive Group**

NOTES:  
 1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
 2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.  
 3. DO NOT SCALE DRAWINGS.  
 4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.  
 5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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**egis**

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**PROJECT:**  
**MYERS NISSAN BARRHAVEN**

**540 DEALERSHIP DRIVE, NEPEAN ON**

**SHEET TITLE:**  
**SITE PLAN**

**DRAWN BY:** Y.R. **CHECKED BY:** B.L.  
**PLOT DATE:** 2026.02.04 **PROJECT DATE:** 2025.09.30  
**JOB NUMBER:** LA-1161-25 **SCALE:** AS SHOWN  
**SHEET NUMBER:** 12

**A1.0**

FILE NUMBER: 17668