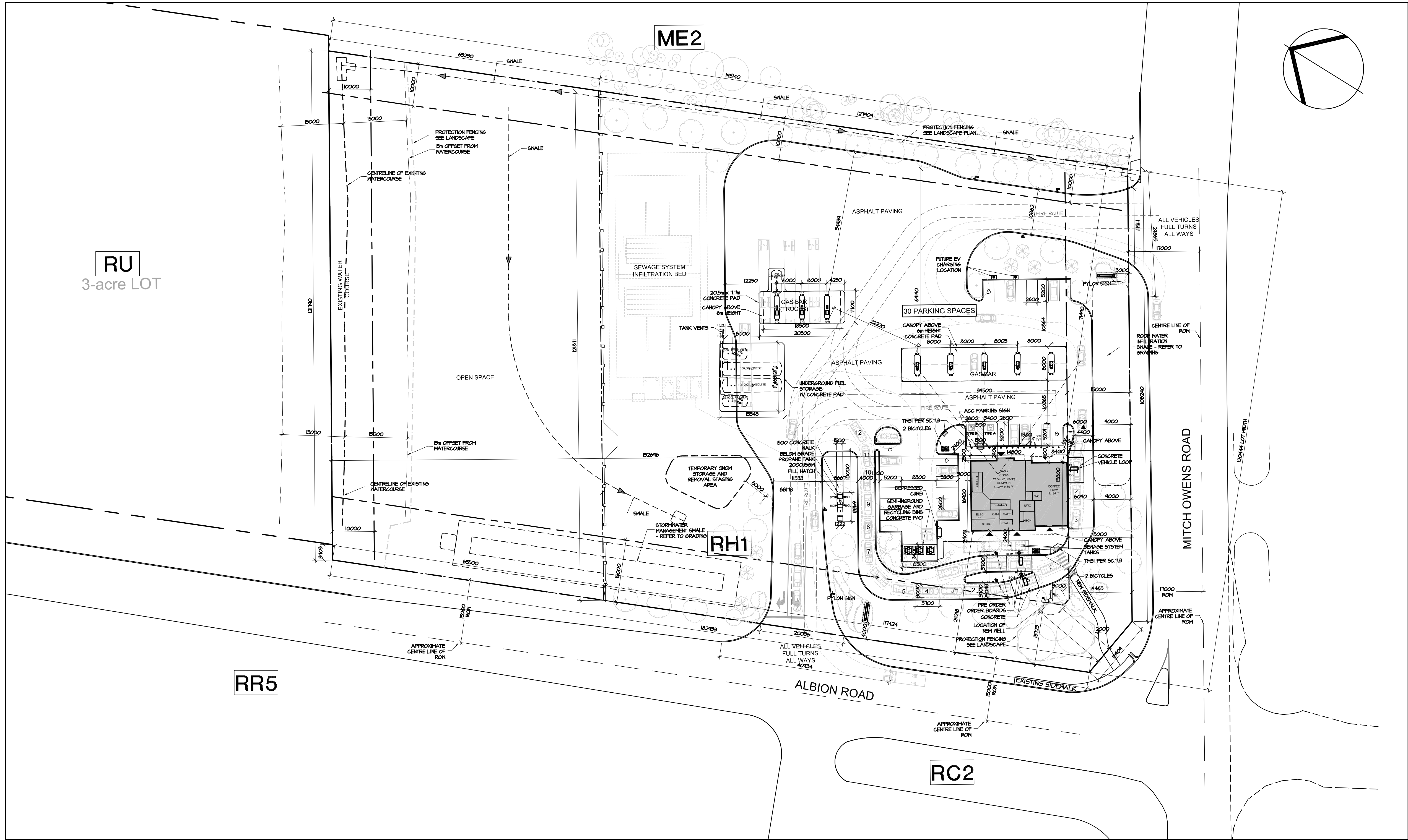




1 SITE PLAN
A1.00 SCALE: 1:500



W.O. STINSON & SON LTD.

Owner
W.O. STINSON & SON LTD.
4728 Bank Street, Ottawa, ON K1S 3K7
Attn: Scott Stinson - 613-822-1400

Architect/Agent
HOBIN ARCHITECTURE INC.
63 Pamela Street, Ottawa, ON K1S 3K7
Attn: Doug van den Ham - 613-238-1200 x 115

Survey
STANTEC GEOMATICS LTD.
100-600 Terry Fox Drive, Kanata, Ontario K2L 4B6
Attn: D. S. McMoran - 613-591-2580

Civil
ARCADIS
Suite 500, 333 Preston St, Ottawa, ON K1S 5M4
Attn: Anton Cheirar P.Eng - 613 225 1511 ext 64072

Structural
NOT YET CONTRACTED

Electrical
MASC INC.
Attn: David MacNaughtan - 613-713-4734

Landscaping
LEVSTEK AND ASSOCIATES
5871 Hugh Cree Ottawa ON K0A 2N0
Attn: Rody Levstek - 613-826-0518

Traffic
PARSONS ENGINEERS
1223 Michael St, Suite 100, Ottawa, ON K1J 1T2
Attn: Jake Bernbe - 613-854-1047

LEGAL DESCRIPTION:
PART OF LOT 30, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

CIVIL ADDRESS:
5545 ALBION ROAD, OTTAWA

ZONING NOTES:
OFFICIAL PLAN DESIGNATION: RURAL COUNTRYSIDE
ZONING - RH1

ZONE: RH1	REQUIRED/ PERMITTED	PROVIDED
PERMITTED USE (AMONG OTHERS)	ALL LAND USES PROPOSED, INCLUDING OTHER HEAVY INDUSTRIAL TYPE USES	GAS BAR DRIVE-THROUGH FACILITY
CONDITIONAL USES PERMITTED:	ALL LAND USED PROPOSED	CONVENIENCE STORE, RESTAURANT
MIN. LOT AREA	20,000 sq.m.	23,200sq.m.
MIN. LOT WIDTH	60m	120.4m
MIN. FRONT YARD SETBACK	15 m	15 m
MIN. REAR YARD SETBACK	15 m	155 m
MIN. INTERIOR SIDE YARD SETBACK	OTHER CASE: 10m	71m
MIN. CORNER SIDE YARD SETBACK	15m	24m
MAX. PRINCIPAL BUILDING HEIGHT	15m	6m GAS CANOPIES 4.6m BUILDING
MAX. LOT COVERAGE (%)	50%	6%
PARKING LOT LANDSCAPE AREA	MIN 10% OF INTERIOR OR PERIMETER AREA	32%
OUTDOOR STORAGE	(a) outside storage is not permitted within any required front yard or corner side yard. (b) outside storage must be screened from adjoining residential uses and public streets on opaque screen at least 1.8 metres in height from finished ground	NO OUTDOOR STORAGE IS PROPOSED
GENERAL PROVISIONS FOR MOTOR VEHICLE PARKING	PARKING SPACES REQUIRED OR PROVIDED FOR A LAND USE MAY BE USED AS PART OF AN ELECTRIC VEHICLE CHARGING STATION GAS BAR + NONE CONVENIENCE STORE 3.4 / 10002 GFA + 7 RESTAURANT FAST FOOD PER 1016(M2/V) 20% reduction system when operating with a drive-through 10 / 10002 GFA + 8 WHERE 26-50 PARKING SPACES ARE PROVIDED 2 SPACES TYPE A, 1 TYPE B	4 PARKING SPACES ARE IDENTIFIED AS FUTURE ELECTRIC VEHICLE CHARGING TOTAL OF 30 VEHICLE PARKING SPACES PROVIDED (15 REQUIRED)
MIN. ACCESSIBLE PARKING SPACES		2 SPACES, 1 TYPE A, 1 TYPE B
PARKING SPACE DIMENSIONS	WIDTH: MIN 2.6, MAX 3.1 LENGTH: MIN 5.2m 6m FOR TWO WAY TRAFFIC	WIDTH: 2.6m LENGTH: 5.2m 10.2m
MINIMUM WIDTH OF DRIVEWAY	ANGLE PARKING T1-403 6.1m	7.2m
MINIMUM REQUIRED AISLE WIDTH		
OUTDOOR REFUSE	LOCATION: MIN. 9m FROM A PUBLIC ST & MIN. 3m FROM A LOT LINE SCREENING: WHERE IN-GROUND REFUSE CONTAINER IS PROVIDED, THE SCREENING REQ. MAY BE ACHIEVED WITH SOFT LANDSCAPING.	LOCATION: MIN. 20m FROM A LOT LINE & PUBLIC ST SCREENING: WHERE IN-GROUND REFUSE CONTAINER ARE PROVIDED TO BE SCREENED WITH SOFT LANDSCAPING.
BICYCLE PARKING	N/A	4
MIN HORIZONTAL BICYCLE PARKING SPACE DIMENSIONS	WIDTH: 0.6m LENGTH: 1.8m	WIDTH: 0.6m LENGTH: 1.8m
MINIMUM NUMBER OF QUEUING SPACES REQUIRED	RESTAURANT: 10 WITH ORDER BOARD; 7 BEFOREWAY CROSS; BOARD; MIN TOTAL OF 11 MINIMUM NUMBER OF QUEUING SPACES REQUIRED	BEFORE / AT ORDER BOARD: 10 PLUS 3 IN SECOND LANE TOTAL: 13 FROM THE SECOND LANE, 4 IN THE SECOND LANE, 2 IN THE BYPASS LANE, 2 POST THROUGH
MINIMUM QUEUING SPACES DIMENSIONS	ALL QUEUING SPACES MUST BE: (a) AT LEAST 3m WIDE (b) AT LEAST 5.1m LONG	MIN WIDTH: 3m MIN LENGTH: 5.1m

LEGEND:

TYPE A & B ACCESSIBLE PARKING STALLS C/N SIGNAGE AND UNIVERSAL ACCESSIBILITY SYMBOL

TYPE A & B ACCESSIBLE PARKING SIGNAGE

DEPRESSED CURB C/N TMSI

6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE) W/ SLEAVE COVER

PAINTED LINE STOP BAR

ROLLED CONCRETE CURB

SITE SIGNAGE

PAINTED LINES

BIKE RACK

EXTERIOR LIGHTING/ REFER TO ELEC. DWGS. FOR TYPES

CHAIN LINK FENCE

FIRE ROUTE SIGNAGE

EXISTING TREE*

NEW TREE*

NEW PLANTING*

TYPE A

TYPE B

TYPE C

TYPE D

TYPE E

TYPE F

TYPE G

TYPE H

TYPE I

TYPE J

TYPE K

TYPE L

TYPE M

TYPE N

TYPE O

TYPE P

TYPE Q

TYPE R

TYPE S

TYPE T

TYPE U

TYPE V

TYPE W

TYPE X

TYPE Y

TYPE Z

11 MAY 20, 2026	ISSUED FOR BUILDING PERMIT
10 FEB 11, 2026	ISSUED FOR BELOW GRADE COORD
9 DEC 2, 2025	ISSUED FOR SITEPLAN APPLICATION
8 SEPT 1, 2025	ISSUED FOR SITEPLAN APPLICATION
7 MAY 21, 2025	ISSUED FOR SITEPLAN APPLICATION
6 MAR 28, 2025	ISSUED FOR SITEPLAN APPLICATION
5 JAN 28, 2025	ISSUED FOR SITEPLAN APPLICATION
1 OCT 3, 2024	ISSUED FOR REVIEW
no. date	revision

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.

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
W.O. Stinson & Son Ltd.
Albion Road Property
5545 Albion Road

DRAWING TITLE:
GAS BAR AND CARDLOCK
CONVENIENCE STORE
SITE PLAN

DRAWN BY: DV / MF	DATE: SEPT. 2023	SCALE: AS NOTED
PROJECT: 1813		DRAWING NO.: A1.00
REVISION NO.:		