



1
A001 EXISTING KEY PLAN
SCALE: N/A

LEGEND

PROPERTY LINE
YARD SETBACK
8ft HIGH CHAIN FENCE, REFER TO LANDSCAPE
FIRE HYDRANT
CATCH BASIN - SEE CIVIL
MANHOLE - SEE CIVIL
MAIN ENTRANCE/EXIT
GARBAGE ENCLOSURE C/W 2m HIGH OPAQUE SCREEN
EXISTING UTILITY POLE
EXISTING ANCHOR
EXTERIOR LIGHT POLE REFER TO ELEC.
T.W.S.I.
BIKE RACK FOR 4 BIKES 0.6 x 1.8 m SPACE PER BIKE
FLAG POLE, REFER TO LANDSCAPE

LANDSCAPED AREA REFER TO LANDSCAPE PLAN
CONCRETE PAD AND SIDEWALK
ASPHALT
6m WIDE FIRE ROUTE, REFER TO CIVIL
PAVERS REFER TO LANDSCAPE PLAN
LOADING SPACE PER ZBL, SECTION 113, TABLE 113B
NEW DEPRESSED CURB
NEW CURB
IN-GROUND BOLLARD, REFER TO DETAIL 1/A002
BLOCK HEATER, REFER TO DETAIL 2/A002
4 RECEPTACLES, REFER TO DETAIL 1/A003
CONDUIT STUB UP FOR FUTURE ELEC. EQUIPMENT
EV CHARGER, REFER TO DETAIL 11/A002

SIGNAGE LEGEND:
REFER TO SPEC SECTION 10 14 54 TRAFFIC SIGNAGE

PAINTED SIGN LEGEND:
REFER TO SPEC SECTION 32 17 23 PAINTING TRAFFIC LINES AND MARKINGS

NO TRESPASSING
FIRE ROUTE
BARRIER-FREE PARKING
STOP SIGN

WHITE PAINTED BARRIER-FREE PARKING SYMBOL AND PARKING LINES
WHITE PAINTED CAR PARKING LINES
WHITE PAINTED SYMBOL FOR ELECTRIC CAR CHARGING STATION

PROJECT INFORMATION

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF PART OF LOT 1 CONCESSION 9, GEOGRAPHIC TOWNSHIP OF GLOUCESTER; CITY OF OTTAWA, WEST OF BOUNDARY ROAD, PIN 04324-0177 AND PIN 04324-0161, PER PLAN 4R-13964

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATED AUGUST 15, 2018

SITE ZONING AS PER OTTAWA ZONING BY-LAW 2008-250 SITE DESIGNATION
RG - RURAL GENERAL INDUSTRIAL ZONE
AREA "D" OF SCHEDULE 1, CITY OF OTTAWA

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2020

OCCUPANCY:
GROUP F DIVISION 2 - UP TO 2 STOREYS, SPRINKLERED (3.2.2.72.)
GROUP D - UP TO 3 STOREYS, SPRINKLERED (3.2.2.54.)

BUILDING STATISTICS:
NUMBER OF STOREYS = 1
THE BUILDING IS SPRINKLERED

NUMBER OF ACCESS ROUTES REQUIRED = 1
NUMBER OF ACCESS ROUTES PROVIDED = 2

CONSTRUCTION TYPE = NON-COMBUSTIBLE CONSTRUCTION

OWNER
DAY & ROSS INC.
358 MAIN STREET
HARTLAND, NB
E7P 1C6

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON
K2E 7S6

CIVIL ENGINEER
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON
K2M 1P6

ARCHITECT
N45 ARCHITECTURE INC.
ROBERT MATTHEWS
71 BANK STREET, 7TH FLOOR
OTTAWA, ON
K1P 5N2

ZONING INFORMATION

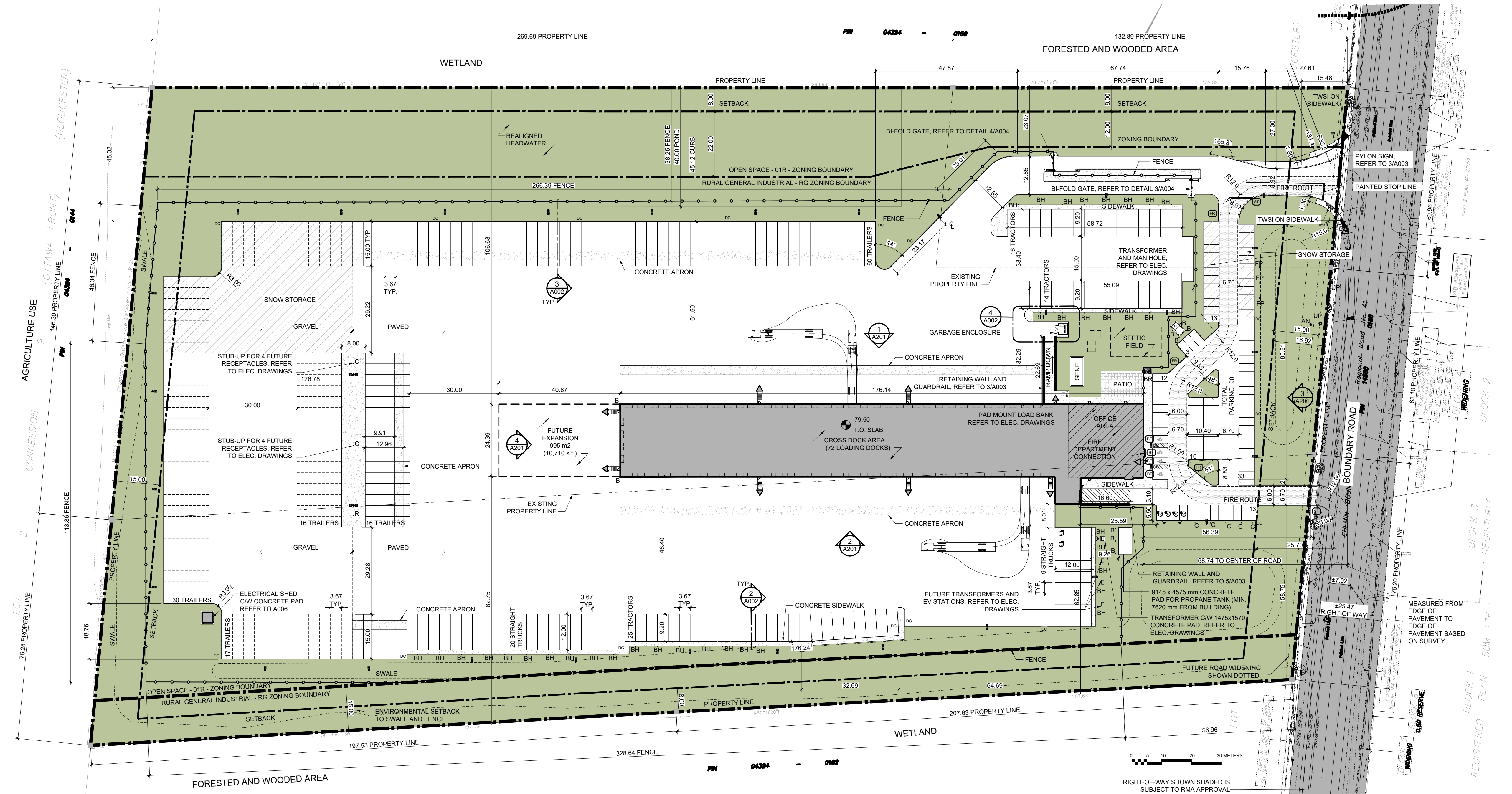
NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED	FUTURE EXPANSION
ADDRESS	5494-5510 BOUNDARY ROAD GLOUCESTER, ON	TRUCK TRANSPORT TERMINAL AND CROSS DOCK	
DEFINITION	RG RURAL GENERAL INDUSTRIAL ZONE		
MIN. LOT WIDTH	30 m	200 m	200 m
MIN. LOT AREA	4,000 m ²	84,540 m ²	84,540 m ²
MIN. FRONT YARD SETBACK	15 m	56.39 m	56.39 m
MIN. CORNER SIDE SETBACK	12 m	N/A	N/A
MIN. INT. SIDE YARD SETBACK	8 m	62.9 m	62.9 m
MIN. REAR YARD SETBACK	15 m	167.7 m	126.8 m
MAX. LOT COVERAGE	50%	5.2%	6.4%
MAX. BUILDING HEIGHT	15 m	8 m	8 m
MIN. WIDTH OF LANDSCAPING	1.5 m	MIN. 3 m	MIN. 3 m
STANDARD PARKING SPACE	2.6m x 5.2m (max 3.1m wide)	2.6m x 5.2m	
ACCESSIBLE PARKING SPACE	3.6m x 5.2m	3.4m x 5.2m (TYPE A), 2.4 x 5.2m (TYPE B)	
PARKING REQUIREMENTS AREA D: RURAL	46 OFFICE: 2.4 / 100 m ² G.F.A CROSS DOCK: 0.8 / 100 m ² G.F.A	90	90 (54 required)
BARRIER-FREE PARKING	3	2 (TYPE A) + 2 (TYPE B)	
LOADING SPACES	1 (MIN. 3.5 m WIDE x 7 m LONG)	72	90
BICYCLE PARKING RATE	3 (1 / 2000 m ² of G.F.A.)	4	4 (3 required)
GROSS FLOOR AREA		4,440 m ² (47,790 s.f.)	5,435 m ² (58,500 s.f.)
BUILDING AREA (FOOTPRINT)		4,400 m ² (47,360 s.f.)	5,395 m ² (58,070 s.f.)
OFFICE AREA		642 m ² (6,910 s.f.)	642 m ² (6,910 s.f.)
CROSS DOCK AREA		3,758 m ² (40,450 s.f.)	4,753 m ² (51,160 s.f.)

DAY & ROSS

APPROVED
By Adam Brown at 4:14 pm, Jun 30, 2026

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW RURAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

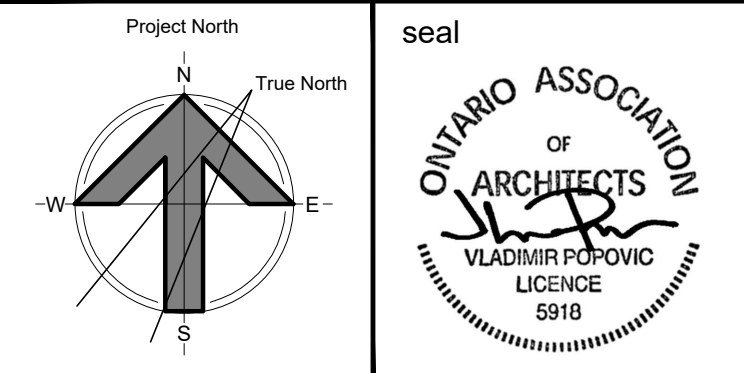


2
A001 ARCHITECTURAL SITE PLAN
SCALE: 1:750

no.	revision	date
11	SPA COMMENTS RESPONSE	2 JUN 2026
10	SPA COMMENTS RESPONSE	3 MAR 2026
09	ISSUE FOR SPA RESPONSE	15 SEPT 2025
08	ISSUE FOR BLDG COMMENT RESPONSE 1	18 APR 2025
07	SPA COMMENTS RESPONSE	3 APR 2025
06	SPA COMMENTS RESPONSE	12 DEC 2024
05	ISSUE FOR BUILDING PERMIT	24 OCT 2024
04	ISSUE FOR 90% SUBMISSION	03 OCT 2024
03	ISSUE FOR SITE PLAN CONTROL APPLICATION	24 SEPT 2024
02	ISSUE FOR 60% SUBMISSION	15 AUG 2024
01	ISSUE FOR 30% SUBMISSION	27 JUN 2024

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

DAY & ROSS
5494-5510 BOUNDARY ROAD
GLOUCESTER, ON



drawing title
SITE PLAN

scale AS SHOWN	drawn by DL
date FEB 2024	checked by RM
project number 22-765	drawing number A001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	revision 11
DO NOT SCALE DRAWINGS	