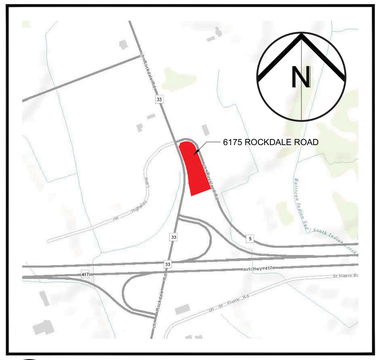



1 / A0 Location Plan
Scale = N/A

LEGAL DESCRIPTION: LOT 27 & LOT 28 PIN14557-0136

## PROPERTY:

REVIEWED UNDER ZONING BY LAW 2008-250

| | |
|---|---|
| PROPERTY AREA: | 9115.9 sq.m |
| FRONTAGE: | 48.77 m |
| DEPTH: | 172.86 m |
| PROPOSED BUILDING FOOT PRINT: | 336 sq.m |
| EXISTING BUILDING FOOT PRINT: | 94.84 sq.m |
| PROPOSED LOT COVERAGE: | 4.7% |

SITE BOUNDRY INFORMATION DERIVED FROM SURVEY OF PROPERTY. PART OF LOTS 27 & 28 CONCESSIONS 6 AND CONCESSION 7 (CLOSED BY INST. No. RR83392). GEOGRAPHIC TOWNSHIP OF CUMBERLAND. CITY OF OTTAWA. SURVEYED BY FARLEY, SMITH & DENIS SURVEYING LTD. MAY 17, 2024.
PLAN 50R-5729

## ZONING:

| | | | |
|---|---|---|---|
| MINIMUM LOT WIDTH: | 30 m | | |
| MINIMUM LOT AREA: | 4000 sq.m | | |
| MINIMUM FRONT YARD SETBACK: | 10 m | PROVIDED: | 36.1m |
| MINIMUM REAR YARD SETBACK: | 10 m | PROVIDED: | 58.4m |
| MINIMUM INTERIOR SIDE YARD SETBACK: ABUTTING RESIDENTIAL 4.5 m | ALL OTHER 3 m | PROVIDED: | 13.7m & 8.6m |
| MINIMUM CORNER YARD SETBACK: | 6 m | PROVIDED: | N/A |
| MAXIMUM BUILDING HEIGHT: | 11 m | | |
| MAXIMUM LOT COVERAGE: | 25% | | |

## PARKING REQUIREMENTS:

| USE | RATE | AREA | SPACES REQUIRED | SPACES PROVIDED |
|---|---|---|---|---|
| RETAIL STORE | 3.4 PER 100 SQ.M | 336.6 SQ.M | 11.4 | 17 |
| CAR DEALERSHIP | 2 PER 100 SQ.M | 38.16 SQ.M | 1.89 | 2 EMPLOYEE 13 DISPLAY |
| ACCESSORY STORAGE TO CAR DEALERSHIP | N/A | 56.49 SQ.M | 0 | N/A |
| GAS BAR | N/A | N/A | N/A | N/A |
| LOADING SPACE TABLE 113A LAND USE (d) | 350-999 SQ.M | 336 SQ.M | 0 | 1 |
| | | | TOTAL: | 32 PARKING SPACES 1 LOADING SPACE |

BARRIER FREE SPACES PROVIDED: 1
BICYCLE PARKING SPACES PROVIDED: 2

## GENERAL NOTES FOR DRAWING A0:

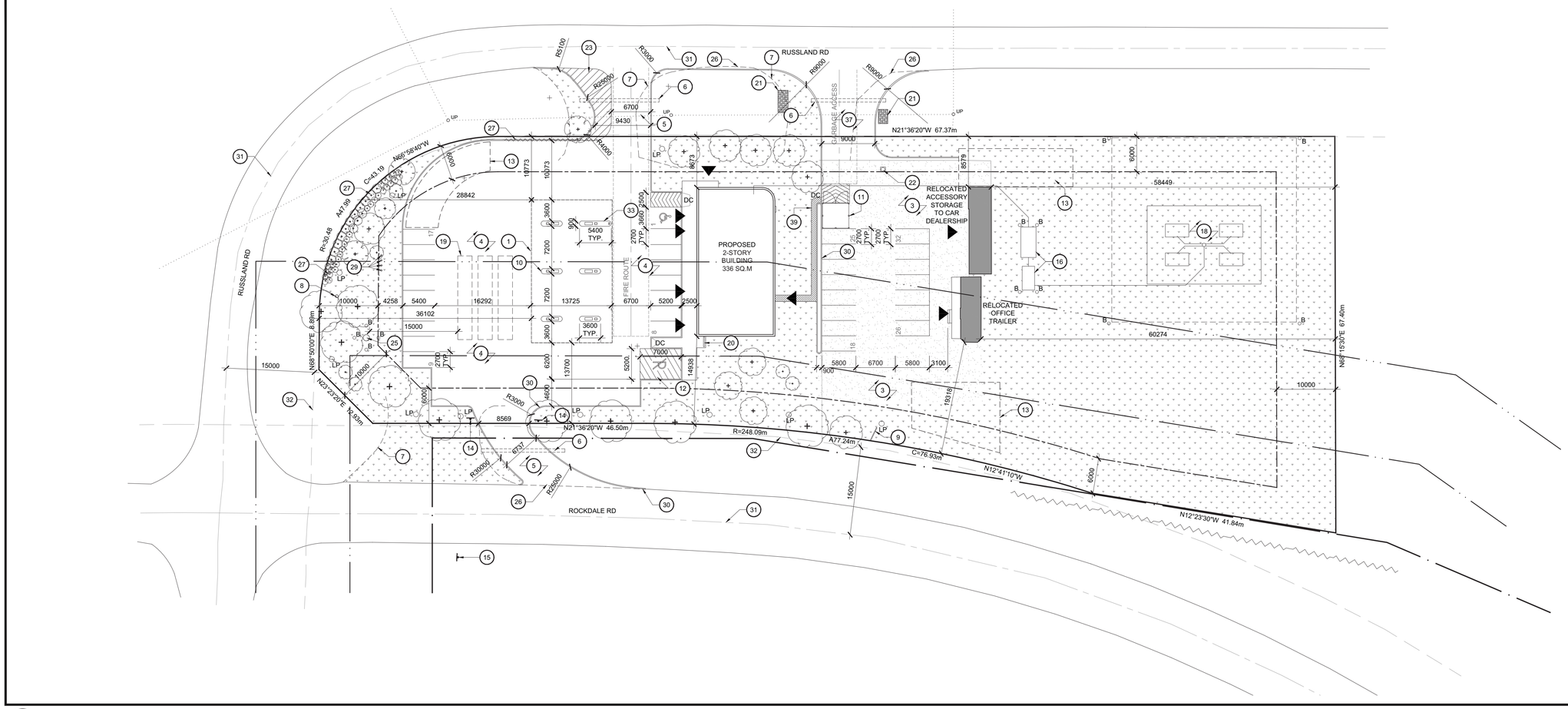
A. REFER TO L1.1 FOR PLANT LIST.

## NOTES FOR DRAWING A0:

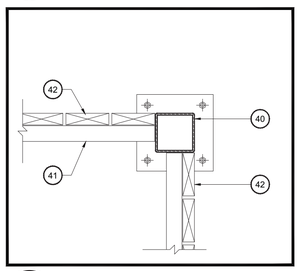
1. CANOPY ABOVE. CONCRETE PAD AT GRADE.
2. RESERVED.
3. GRAVEL TO REMAIN. REGRADED AS REQUIRED. REFER TO CIVIL.
4. ASPHALT.
5. PAVED ENTRY.
6. CULVERT.
7. EXISTING ENTRY TO BE REMOVED.
8. EXISTING WELL TO BE DECOMMISSIONED.
9. EXISTING SIGN TO REMAIN.
10. TYPICAL GAS PUMP STATION ON CONCRETE CURB.
11. GARBAGE STORAGE.
12. LOADING SPACE.
13. SNOW STORAGE.
14. DO NOT ENTER SIGN.
15. NO LEFT TURN SIGN.
16. SEPTIC TANKS.
17. RESERVED.
18. SEPTIC FIELD.
19. UNDERGROUND GAS TANKS.
20. BICYCLE RACK.
21. DRAINAGE RIP RAP.
22. STORM DRAIN. REFER TO CIVIL.
23. MOUNTABLE CURB FOR LARGE VEHICLES.
24. RESERVED.
25. PROPOSED LOCATION OF NEW WELL. FOUR BOLLARDS TO BE PLACED EQUALLY AROUND.
26. EXISTING EXTENT OF PAVEMENT, TO BE MODIFIED TO SUIT NEW LAYOUT.
27. WOODEN FENCE. REFER TO LANDSCAPING PLAN FOR DETAIL.
28. RESERVED.
29. GAS TANK VENTS.
30. RAISED CONCRETE CURB.
31. APPROXIMATE CENTER LINE OF ROAD.
32. PROTECTED RIGHT-OF-WAY.
33. EXTENDED CURB FOR FIRE ROUTE SIGNAGE.
34. RESERVED.
35. RESERVED.
36. RESERVED.
37. GRAVEL ENTRY.
38. RESERVED.
39. SEMI PERMEABLE LANDSCAPING PAVERS.
40. 127 x 127 x 6mm H.S.S. STEEL POST.
41. 102 x 50 x 5mm H.S.S. STEEL FRAME - TYPICAL.
42. 38 x 140mm PRESSURE TREATED LUMBER SPACED @150mm O.C. FINISHES TO MATCH EXISTING.
43. GATE CONSTRUCTION: 76.2 x 76.2 x 6.35mm. H.S.S. ALL 4 SIDES AND DIAGONAL.
44. 250mm SONO TUBE TO EXTEND 1500mm BELOW GRADE.
45. 12mm. DIA. x 200mm LONG STAINLESS STEEL SURFACE BOLT.
46. GATE LATCH.
47. 50 x 50 x 6mm. BOLT GUIDES WELDED TO GATE FRAMES.
48. LOCKING DEVICE.
49. 100 x 200 x 10mm. STEEL PLATE FASTENED TO PRESSURE TREATED LUMBER FACING.
50. 50 x 50 x 6mm BOLT REST.
51. HEAVY DUTY CUSTOM PIVOT HINGE.
52. 1/4" TAPCON FASTENER BY ENGINEER.
53. BASE PLATE WELDED TO UNDERSIDE OF POST; 250 x 250 x 12mm STEEL PLATE ON 25mm SETTING BED C/W 4-12M DIA. ANCHOR BOLTS.
54. BARRIER FREE PARKING SIGNAGE (BILINGUAL FRENCH/ENGLISH).
55. METAL POST.
56. FIRE ROUTE SIGNAGE.

## LEGEND FOR DRAWING A0:

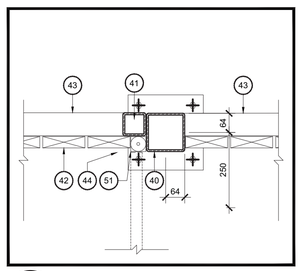
- (X) DRAWING NOTE ANNOTATION.
- NEW DOOR
- BUILDING ENTRANCE
- LP LIGHT POST
- B BOLLARD
- UP UTILITY POST
- DC DEPRESSED CURB
- SOD
- GRAVEL
- PLANTINGS
- PROPERTY LINE
- SET BACK
- MTO PROPERTY LINE
- MTO 14m STRUCTURE SETBACK
- MTO 30m WELL SETBACK
- OVERHEAD WIRE
- FENCE
- SANITARY



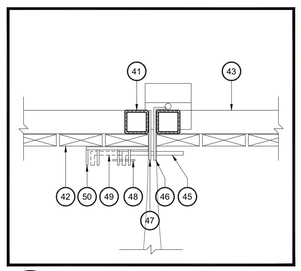

2 / A0 Site Plan
Scale = 1:400



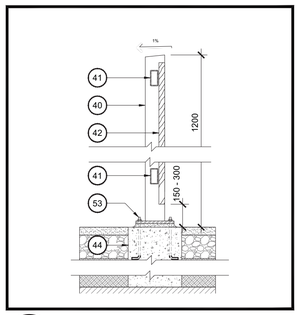

3 / A0 Enclosure Corner Detail
Scale = 1:10



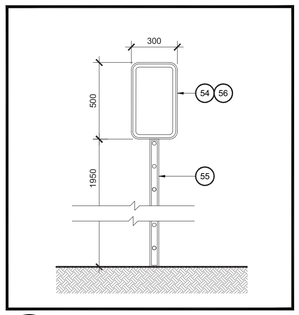

4 / A0 Enclosure Gate Hinge Detail
Scale = 1:10




5 / A0 Enclosure Latch Detail
Scale = 1:10




6 / A0 Enclosure Section Detail
Scale = 1:20




7 / A0 Signage Elevation
Scale = 1:20

SARAH MCCORMICK
PLANNER III
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

APPROVED
By Sarah McCormick at 1:28 pm, Nov 05, 2026


Abdo El-Arab
1222 Old Montreal Road
Orleans, Ontario
K4A 3N8


CONSTRUCTION NORTH

TRUE NORTH

| No Nº | ISSUE/REVISION ÉMISSION/RÉVISION | DATE DD/MM/YY |
|---|---|---|
| 7 | Reissued for Site Plan Control | 24.08.26 |
| 6 | Reissued for Site Plan Control | 17.07.26 |
| 5 | Reissued for Site Plan Control | 22.05.26 |
| 4 | Reissued for Site Plan Control / MTO | 17.02.26 |
| 3 | Issued for Site Plan Control / MTO | 25.09.25 |
| 2 | Issued for Site Plan Control | 24.06.24 |
| 1 | Issued for Coordination | 03.06.24 |


BRYDEN GIBSON
ARCHITECTS INCORPORATED
1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca


PROJECT NAME / NOM DU PROJET
6175 Rockdale Rd

6175 Rockdale Rd. Vars ON. K0A 3H0

DRAWING TITLE / TITRE DU DESSIN
Site Plan
Location Plan
Site Details

| | |
|---|---|
| JOB No / N° DE PROJET: 810-24 | DATE / DATE: May 2024 |
| SCALE / ECHELLE: As Noted | PRINTING SCALE/ ÉCHELLE D'IMPRESSION |
| CONCEPTION BY / CONÇUS PAR: SG | IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE. |
| DRAWN BY / DESSINÉ PAR: KS | SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION. |
| CHECKED BY / VÉRIFIÉ PAR: SG | |

ARCHITECT'S STAMP
ONTARIO ASSOCIATION OF ARCHITECTS
SUZANNE GIBSON
LICENCE 8808
SCEAU D'ARCHITECTE

DRAWING No / DESSIN N°: A0

REVISION No / RÉVISION N°: 7

City file no.: D07-12-18-0009 Plan no.: 17163


C:\ACADD\City Of Ottawa\17163\17163 Site Plan Dwg Set\17163 Site Plan Dwg - last updated: 2026-08-24 10:57:47 AM