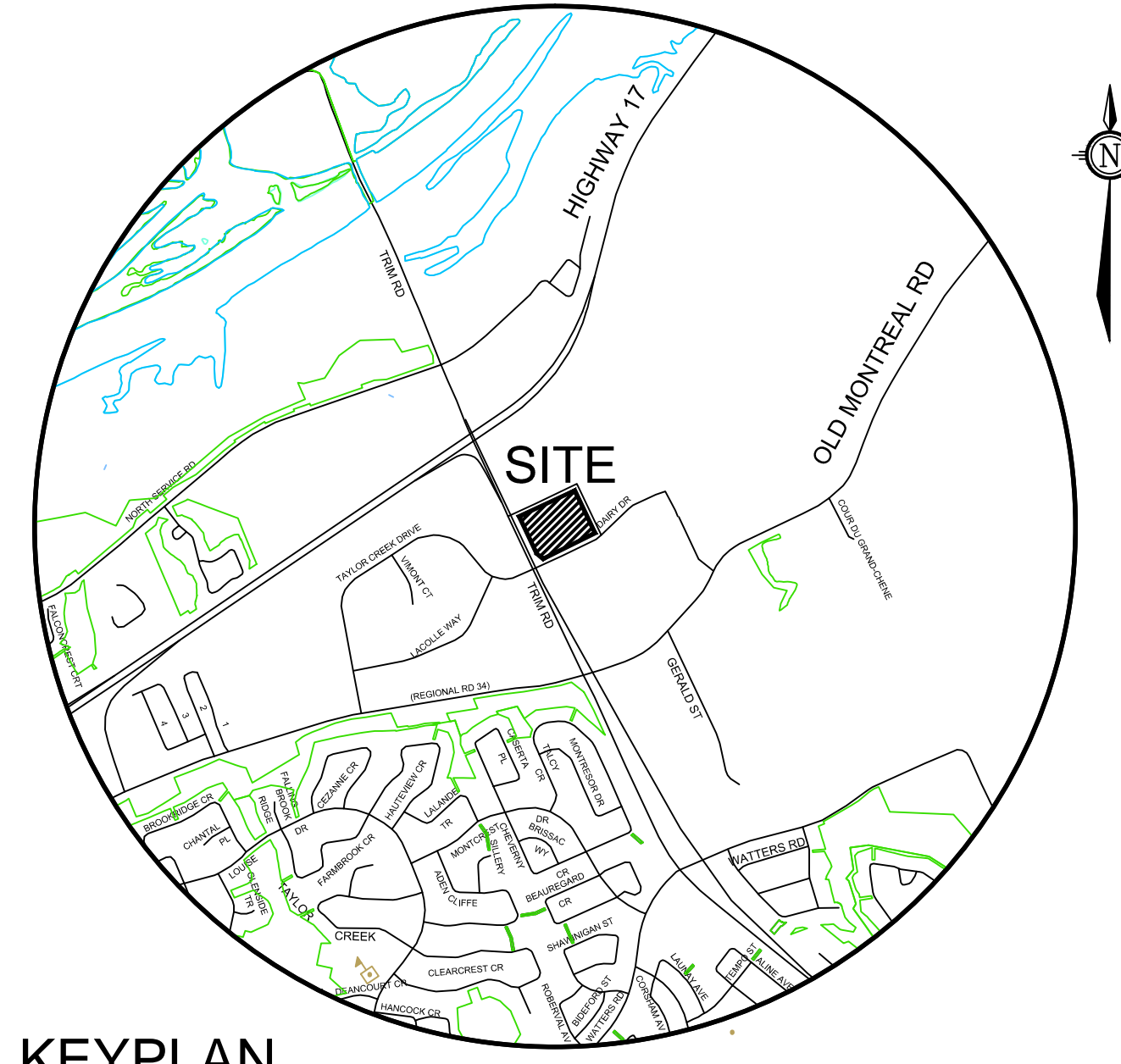


- LEGEND**
- PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - ▭ BUILDING SETBACK
 - ▬ DEPRESSED CURB
 - ⌋ CULVERT
 - ⊕ EX HYD
 - ⊕ HYD
 - ⊕ PROPOSED HYDRANT
 - ⊕ PROPOSED SIAMENSE CONNECTION
 - ⊕ LIGHT STANDARD
 - ⊕ PROPOSED LIGHT STANDARD
 - ⊕ LIGHT STANDARD TO BE RELOCATED
 - ⊕ CATCH BASIN
 - ⊕ CATCH BASIN IN DITCH
 - ▭ FENCE
 - ▭ SLIDING GATE
 - ▭ BUILDING ENTRANCE
 - ▭ DIRECTIONAL TRAFFIC ARROWS
 - ▭ PERMEABLE PAVERS
 - ▭ UNIT PAVER (REFER TO LANDSCAPE DRAWINGS)
 - ▭ UNIT PAVER (REFER TO LANDSCAPE DRAWINGS)
 - ▭ TURF STONE
 - ▭ EXCESS PARKING (PAVED OR ECORASTER)
 - ⊕ MOLOK UNIT
 - ▭ TRANSFORMER PAT
 - ▭ FIRE ROUTE
 - ▭ ROAD SIGN
 - ▭ BOLLARD



KEYPLAN
NOT TO SCALE

SITE PLAN

955 DAIRY DRIVE

PART OF LOT 30
CONCESSION 1
TOWNSHIP OF CUMBERLAND
Now CITY OF OTTAWA
PARTS 2, PLAN 4R-8326
PARTS 1,2,3, PLAN 4R-27638

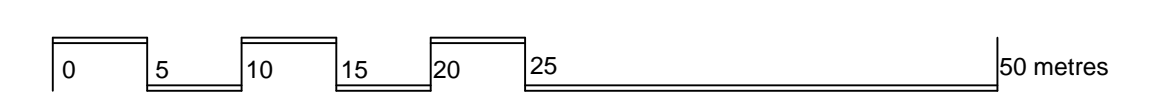
ORLEANS VOLKSWAGEN



TRIMTERRA



43 AURIGA DR. OTTAWA, ON, K2E 7Y8 613-723-3093



SCALE 1:400

ZONING PROVISIONS: IL [295] H (21)
City of Ottawa By-Law 2008-250

| | TRIMTERRA BUSINESS PARK | | VW CAR DEALERSHIP | |
|--|-------------------------|----------|-------------------|----------|
| | Required | Provided | Required | Provided |
| Minimum Lot Width (m) | N/A | 79.947m | N/A | 93.025m |
| Minimum Lot Area (ha) | 0.2 ha | 1.1 ha | 0.2 ha | 1.38 ha |
| Minimum Front Yard (m) | 7.5m | 7.5m | 7.5m | 25.06m |
| Minimum Rear Yard (m) | 7.5m | 7.5m | 7.5m | 82.50m |
| Minimum Interior Side Yard (m) | 7.5m | 7.5m | 7.5m | 18.38m |
| Minimum Corner Side Yard (m) | 7.5m | 7.5m | 7.5m | 17.75m |
| Maximum Height (m) | 21m | 8.2m | 21m | 7.5m |
| Maximum Lot Coverage (%) | 65% | 29.8% | 65% | 14.3% |
| Maximum Floor Space Index (%) | 2% | 0.43% | 2% | 0.24% |
| Parking (Section 101) | 86 | 120 | 55 | 109 |
| Barrier Free Parking (By-Law 2003-530) | 2 | 10 | 1 | 3 |
| Bicycle Parking (Section 111) | 14 | 15 | 3 | 5 |
| Loading Spaces (Section 113) | 5 | 14 | 2 | 2 |
| FSI | ≤ 2 | 0.52 | ≤ 2 | 0.26 |

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ENGINEERING
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| | |
|-------------|-------------|
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| PROJECT No. | 113071 |
| DRAWING No. | 113071-SP |

NOTE:
THIS PLAN HAS BEEN COMPILED USING LEGAL INFORMATION OBTAINED FROM
ANNIS O'SULLIVAN VOLLEBEKK Ltd., ONTARIO LAND SURVEYORS
PLAN OF SURVEY(E-5854-13); DATED MARCH 21, 2013

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