

Legend

- PROPOSED WELL LOCATION
- PROPOSED BOLLARDS
- POTENTIAL SWM AREA
- CONCRETE PAD
- ASPHALT AREA
- BUILDING ENTRANCE
- RIVERSTONE

Notes

3	REVISED AS PER COMMENTS	MS	DK	18.09.19
2	REVISED AS PER COMMENTS	MS	EB	18.08.31
1	FOR SITE PLAN SUBMISSION	MS	EB	18.07.17

Revision By Appd. YFMMDD

File Name: 160410099-DB JP 18.06.05

Permit-Seal Dwn. Chkd. Dsgn. YFMMDD

Client/Project
THOMAS CAVANAGH CONSTRUCTION LIMITED
9094 CAVANAGH ROAD

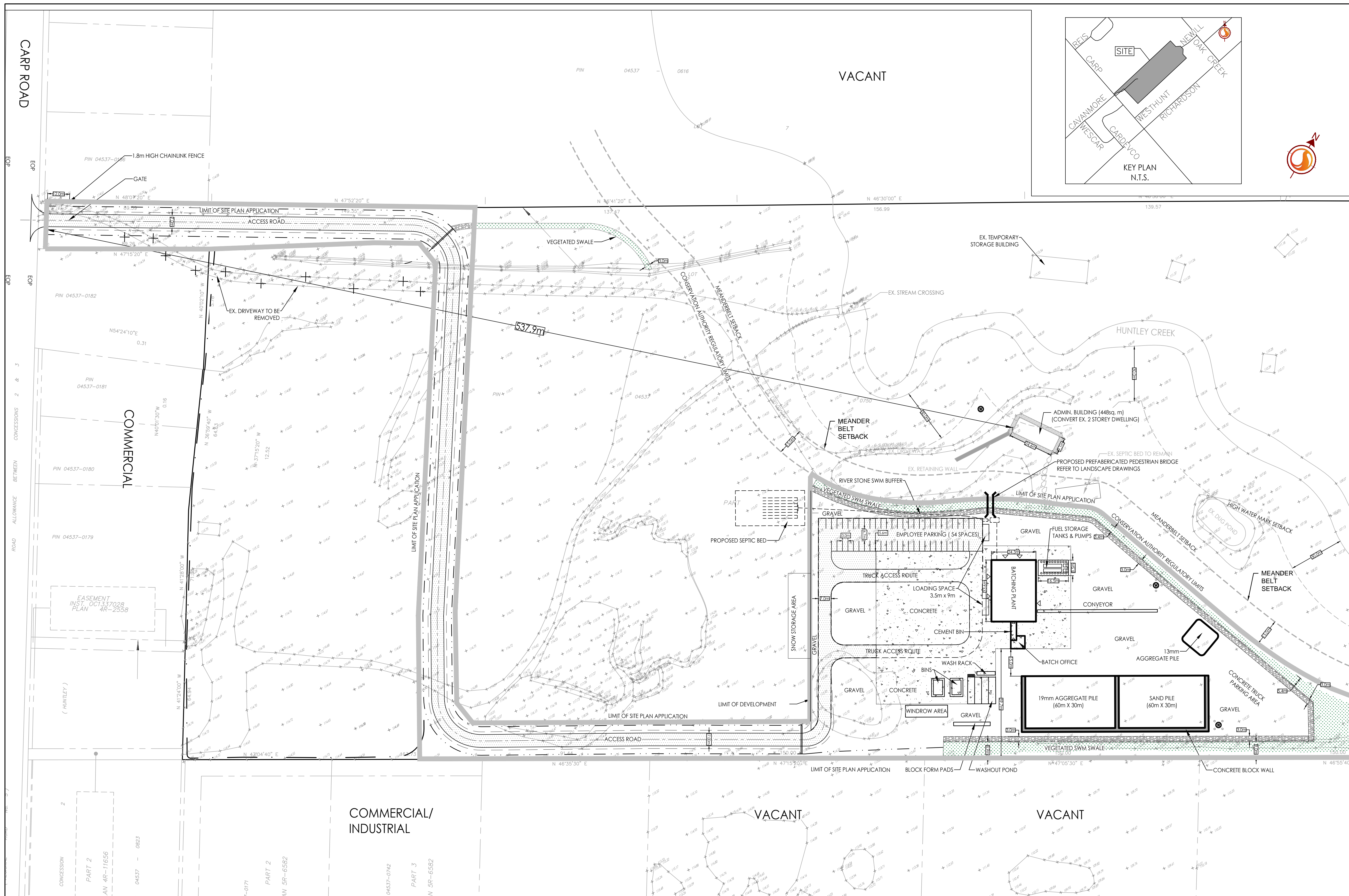
2596 CARP ROAD
CONCRETE BATCHING PLANT
OTTAWA, ONTARIO

Title
OVERALL SITE PLAN

Project No. 160410099 Scale 1:1000

Drawing No. Sheet 1 of 2 Revision

OSSP-1 1 of 2 3



RURAL GENERAL INDUSTRIAL ZONE- RG4(275)-h
City of Ottawa Comprehensive Zoning By-law 2008-250

Holding Provisions: the holding symbol may only be removed by amendment to this by-law upon compliance with the following:

- (a) submission and approval by the City of a site plan, consent or subdivision application

Land Uses	Existing GFA	Proposed GFA
Principal use(s)	heavy industrial	668 m ²
Accessory use(s)	office*	448 m ²
TOTAL	448 m ² *	1116 m ²

*existing detached dwelling to be converted to office.

Provision	Required	Provided	
Lot width	≥ 30 m	30 m	
Lot area	≥ 4000 m ²	283,968 m ²	
Front yard setback	≥ 12 m	536 m	
Rear yard setback	≥ 7.5 m	N/A	
abutting a RG, RH or RC zone	≥ 10 m	508 m	
other cases	≥ 10 m	39.8 m	
interior side yard setback	≥ 12 m	N/A	
Corner side yard setback	≥ 15 m	18.3 m	
Principal building height	≤ 50%	0.4%	
Lot coverage	≥ 10.8	12	
Vehicle Parking (Area D on Schedule 1A)	office (2.4/100 m ² GFA)	≥ 5.4	42
heavy industrial use (0.8/100 m ² GFA)	TOTAL	10.8	54
Parking lot landscape buffer	≥ 3 m	N/A	
abutting a street	≥ 1.5 m	3 m	
not abutting a street			
Bicycle Parking			
office (1.0/250 m ² GFA)	1.8	2	
all other non-residential uses (1.0/150 m ² GFA)	0.8	1	
TOTAL	2.6	3	
Loading Spaces			
office	1	1	
heavy industrial use	1	1	

APPROVED REFUSED

THIS DAY OF 20

ADAM BROWN, MANAGER
DEVELOPMENT REVIEW RURAL
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

W:\active\160410099\160410099_Carp Road Business Park Design\Drawings\160410099_160410099_2.dwg 23/07/19 10:41 AM By: jmm, laby

ORIGINAL SHEET - ARCH D