

RG (401R)/h - RURAL GENERAL INDUSTRIAL ZONE			
II.	PROVISIONS	PROPOSED SITE PLAN DESIGN	COMPLIANCE DETAILS
a) Minimum Lot Area	4000m ²	66164.72m ²	Compliant with Zones
b) Minimum Lot Width	30m	Irregular Lot	Compliant with Zones
c) Maximum Lot Coverage	50%	9.65%	Compliant with Zones
d) Minimum Front Yard	15m	15m	Compliant with Zones
e) Minimum Interior Side Yard	8m	8m	Compliant with Zones
f) Minimum Rear Yard	15m	15m	Compliant with Zones
g) Maximum Building Height	15	±7.5	Compliant with Zones
h) Maximum Floor Space Index	2		Compliant with Zones
Minimum Width of Landscaped Area	i) abutting a street 3.0m ii) abutting residential, institutional, 3.0m	Minimum provided 3.0m	Compliant with Zones
Required Parking (Building 1)	Light Industrial Use (0.8/100m ² +6388m ²) = 52spaces	105 Spaces Provided	Compliant with Zones
Required Bicycle Parking (Building 1)	Light Industrial (1/1000m ² +6388m ²) = 7 spaces	10 Spaces provided	Compliant with Zones
Required Loading Zone (Building 1)	1/5000m ²	BUILDING 1 2	Compliant with Zones
Landscape Provisions for Parking Lots	Landscape Buffer Width i) abutting a street 3 m ii) not abutting a street 15m Refuse Collection Areas i) 9.0 m from property line abutting a street ii) 3.0m from other property lines iii) screened with minimum 2.0m ht Minimum 15% Landscaping around Parking Lots	3m provided as per bylaw as per bylaw as per bylaw as per bylaw 77.01%	Compliant with Zones

O'KEEFE COURT PROPERTIES LTD.

GENERAL NOTES:

- SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING, EXCAVATE, BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
- PROTECT EXISTING TREES NOTED TO BE RETAINED. SEE LANDSCAPE DRAWINGS.
- PERFORM LANDSCAPE, GRADING AND DRAINAGE WORK WITHIN ROAD ALLOWANCE, TO CITY OF OTTAWA STANDARDS

SITE LEGEND:

- FH FIRE HYDRANT
- DC DEPRESSED CURB
- CONCRETE CURB
- CONCRETE WALK
- CB CATCH BASIN
- MH MAN HOLE
- BH BORE HOLE
- LS LIGHT STANDARD
- WL WALL MOUNT LIGHT FIXTURE
- WL WALL MOUNTED LIGHT
- PP POWER POLE
- GP GUARD POST
- SN SIGN
- EXISTING GRADE
- GAS METER
- HC HANDICAPPED PARKING SIGN
- FR FIRE ROUTE SIGN
- EXISTING CHAIN LINK FENCE

APPROVED ☐ REFUSED ☐
THIS ____ DAY OF _____, 20__

DON HERWEYER, MCIP RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

3	ISSUED FOR RE-ZONING	28 SEP. 2020
2	ISSUED FOR SITE APPLICATION	23 MAR. 2018
1	DESIGN REVIEW	25 OCT. 2016
NO.	ISSUE & REVISIONS	DATE

SEAL

PROJECT NORTH

Not for construction unless
SEALED and SIGNED.

P R
T Y

**PYE & RICHARDS -
TEMPRANO & YOUNG
ARCHITECTS INC.**

824 Meath St. Suite 200
Ottawa, ON K1Z 6E8

613. 724. 7700
info@prty.ca

PROJECT
GATEWAY INDUSTRIAL CENTER
O'KEEFE COURT PROPERTIES LTD.

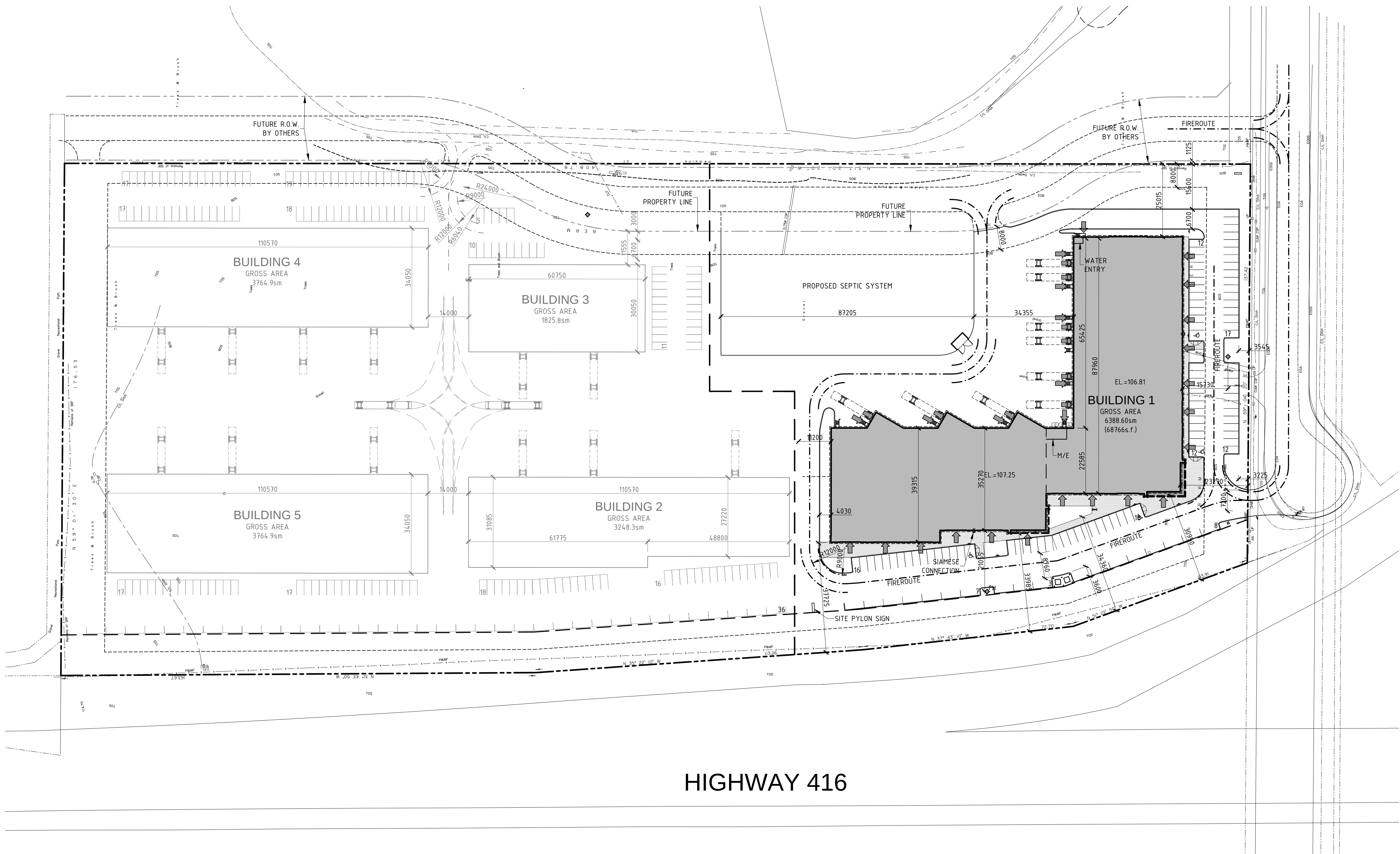
4497 O'KEEFE COURT OTTAWA, ONTARIO

DRAWING
CONCEPT PLAN

DO NOT SCALE. REFER ANY DIMENSIONAL ERROR AND/OR POSSIBLE TRADE INTERFERENCE/ CONFLICT TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. THE CONDITIONS OF THE CONTRACT APPLY.

PROJECT NO.	13-59	DRAWING NO.	
SCALE -	AS NOTED		
DRAWN -	W.D.		
CHECKED -	D.M.		
PLOT DATE -	29 09. 2020	PLOTTED FROM:	IMAC01-WIN

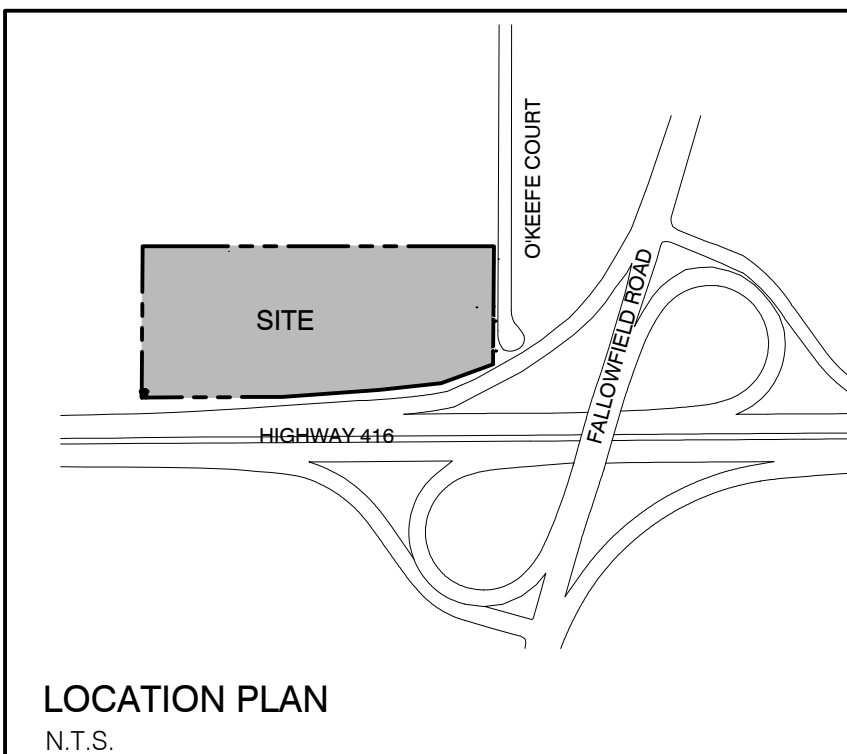
A.01.1



HIGHWAY 416

SCALE 1:750

1 MASTER SITE PLAN
A.01.1 SCALE - 1:750



LOCATION PLAN
N.T.S.

D07-12-16-0015