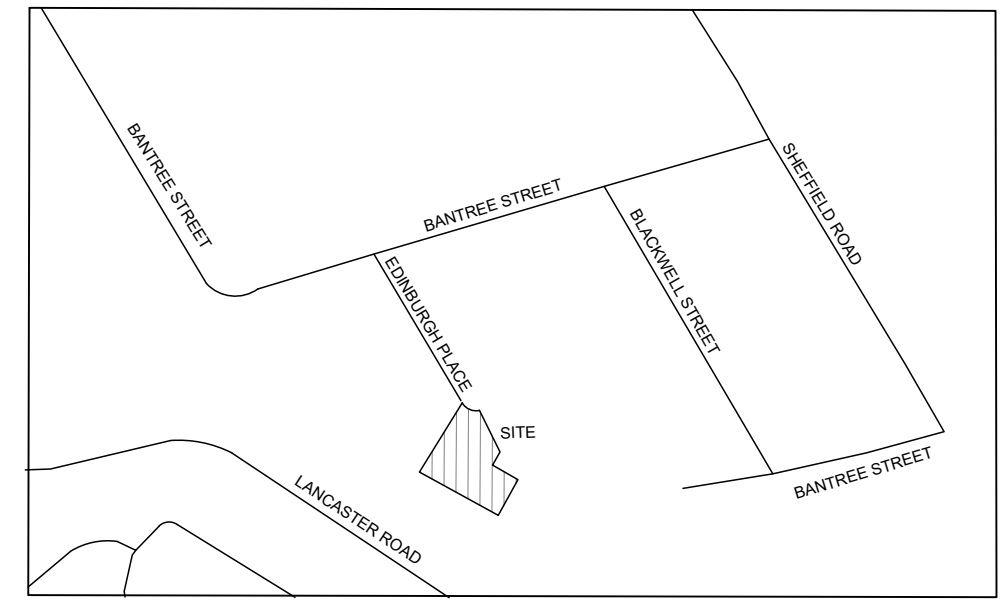


LEGAL DESCRIPTION:
 PART OF LOT 25 AND 26
 CONCESSION 3 (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
 AS SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 MARCH 9, 2022



Zoning Provisions
 Zone: Light Industrial (IL) & Heavy Industrial (IH)
 Building Uses: Heavy Equipment & Vehicle Sales,
 Rental and Servicing

Existing Building Area = 1455 m² (15,660 ft²)
 New Addition GFA = 1103 m² (11,870 ft²)
 New GFA = 2558 m² (27,530 ft²)

Regulation	Required	Provided Proposed/Existing	Compliance
Minimum Lot Area (IH)	4000m ²	13,426m ²	Yes
Minimum Lot Area (IL)	2000m ²	13,426m ²	Yes
Maximum Lot Coverage (IL)	65%	19%	Yes
Minimum Front Yard Setback	7.5m	12.45m	Yes
Minimum Rear Yard Setback	7.5m	11.43m	Yes
Minimum Interior Side Yard Setback	7.5m	3.0m	No
Maximum Floor Space Index	2.0	<2.0	Yes
Maximum Building Height (IH)	22m	9.0m	Yes
Maximum Building Height (IL)	18m	9.0m	Yes
Minimum Width of Landscape Area (IH)	3.0m	3.0m	Yes
Minimum Width of Landscape, Other (IL)	None	Varies.	Yes
Minimum Required Parking Spaces Heavy Equipment Servicing, N41, Area C 0.75 spaces per 100m ² GFA	20	20	Yes
Minimum Required Loading Spaces Other Non-Residential, 2000-4999 m ²	1	1	Yes
Minimum Required Bicycle Parking Heavy Equipment Servicing 1 per 1000m ² GFA	3	3	Yes

#	Revision	Date
0	REVIEW/COORDINATION	OCTOBER 2022
1	FIRST SUBMISSION SPC	DECEMBER 19 2022

SITE PLAN LEGEND

- Existing Building(s)
- Proposed Building(s)
- Property Lines
- Setback Lines
- Fence
- Proposed Concrete Curb
- Slope at 3:1 Unless Specified
- Existing Exterior Door (O/H indicates Overhead Door)
- Proposed Exterior Door (O/H indicates Overhead Door)
- Retaining Wall
- Fire Hydrant
- Light Standard Base
- Catch Basin Man Hole
- Catch Basin
- Landscape Catch Basin
- Bike Rack Anchor to Concrete

BELOW GRADE SERVICES REFER TO CIVIL/CUP

- WTR U/G Water Service
- SAN U/G Sanitary Service
- GAS U/G Gas Service
- OHW O/H Hydro Service

BBS
 BUILDING A REPUTATION ON EXCELLENCE

BBS CONSTRUCTION (ONTARIO) LTD.
 1805 WOODWARD DRIVE,
 OTTAWA, ON K2C 0P9 CANADA
 TEL.613-226-8830 FAX:613-226-7709

Design Builder
 Annis O'Sullivan Vollebakk Ltd.
 14 Concourse Gate # 500 Nepean K2E 7S8
 613 727 0850

Surveyor
 McIntosh Perry Consulting
 115 Walgreen Rd, Carp, ON K0A 1L0
 613 836 2184

Civil Engineer
 McIntosh Perry Consulting
 115 Walgreen Rd, Carp, ON K0A 1L0
 613 836 2184

Planner

1120952 Ontario Inc.
 2628 Edinburgh Place Ottawa K1B 5M1
 613 748 9000

Property Owner

Gino J. Aiello | landscape architect GJALA.com
 GJA Inc. Gino@GJALA.com (613) 286 5130
 110 Denbary Road Unit #1 (Ottawa Ontario) K2T 0Z2

Project
 OEH Service Garage Expansion
 2628 EDINBURGH PLACE

SITE PLAN
SP1
 Scale: 1:250