

OWNER:
TRIM WORKS DEVELOPMENT LTD.
110 Place d'Orleans Drive
Orleans, ON K1C 2L9

PLANNING CONSULTANT:
Q9 PLANNING + DESIGN
C-43 Eccles Street
OTTAWA, ON K1R 6S3

CIVIL ENGINEER:
LRL ENGINEERING
5430 Canotek Road
Ottawa, ON K1J 9G2

LANDSCAPE ARCHITECTS:
RUHLAND & ASSOCIATES LTD.
200-1750 Courtwood Crescent
Ottawa, ON K2C 2B5

TRAFFIC ENGINEERING
J.L.RICHARDS & ASSOCIATES LTD.
1000-343 Preston Street
Ottawa, ON K1J 1N4



03 LOCATION PLAN
SCALE: NTS

SITE INFORMATION

SITE AREA: 5,620sm

BUILDING DATA:

AREA CALCULATIONS:

| | GA | GFA |
|-------------|-----------|-----------|
| Building 1: | 204.7sm | 194.4sm |
| Building 2: | 668.3sm | 635.9sm |
| Building 3: | 680.3sm | 646.1sm |
| TOTAL | 1,553.3sm | 1,476.4sm |
| | 16,720sf | 15,892sf |

ZONING

DESIGNATION:

IL H(21) Light Industrial Zone (Section 203 and 204)

PERMITTED USES:

- Day care
- Drive-through facility
- Medical facility
- Office
- Personal brewing facility
- Place of assembly
- Post office
- Production studio
- Service and repair shop
- Training centre
- Warehouse

PERMITTED USES LESS THAN 300sm PER USE TO A MAXIMUM CUMULATIVE OF 2,999sm:

- Automotive service station
- Bar
- Convenience store
- Personal service business
- Recreational and athletic facility (no area limitation)
- Restaurant

MAXIMUM FSI (Table 203):

2 times coverage
Permitted: 11,754sm
Proposed: 1,553.3sm (.28 times coverage)

SETBACKS (Table 203):

| | Required | Proposed |
|---------------------------|----------|------------------------------|
| Front & corner side yard: | 7.5m | 7.5m |
| Interior side yard: | 7.5m | 3.0m (north) 6.0m (south) |
| Rear yard: | 15.0m | 9.5m (west) |

MAXIMUM BUILDING HEIGHT (Table 203):

Permitted: 18m maximum
Proposed: 7m

MAXIMUM LOT COVERAGE (Table 203):

Permitted: 65% = 3,653sm
Proposed: 28% = 1,553sm

PARKING (Table 101):

Restaurant: 10.0 cars per 100 sm of GFA = 32
Pers. Serv.: 3.4 cars per 100sm of GFA = 18
Auto Serv.: 2.0 per service bay = 14

Required: 64 cars
Provided: 68 cars

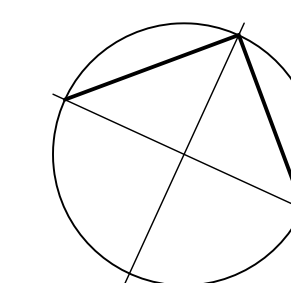
PROVISIONS FOR DRIVE-THROUGH (Table 112):

7 before/at order board and a minimum total of 11

BICYCLE PARKING (Section 111):

Required: 6
Provided: 6

North



Revisions

| No. | By | Description | Date |
|-----|-----|------------------------|------------|
| 06 | JAS | ISSUED FOR PRE-CONSULT | 2023-03-02 |
| 07 | JAS | ISSUED FOR REVIEW | 2023-03-30 |
| 08 | JAS | REVISED FOR REVIEW | 2023-08-02 |
| 10 | JAS | ISSUED FOR COORD. | 2023-08-21 |
| 12 | JAS | REVISED FOR COORD. | 2023-09-14 |
| 13 | JAS | ISSUED FOR SPA | 2023-10-26 |
| 14 | JAS | REVISED FOR COORD. | 2024-01-18 |
| 15 | JAS | REVISED FOR SPA | 2024-01-29 |
| 16 | JAS | REVISED FOR REVIEW | 2024-05-17 |
| 17 | JAS | REVISED FOR SPA | 2024-06-25 |
| 18 | KE | REVISED FOR SPA | 2024-07-02 |

Project

PLAZA TRIM WORKS DEVELOPMENT

1280 TRIM ROAD, ORLEANS, ON

Drawing

SITE PLAN

LEGAL DESCRIPTION:
PART OF LOT 30 CONCESSION 1
TOWNSHIP OF CUMBERLAND

Scale Stamp

AS SHOWN

Drawn

Checked AK

Checked JS

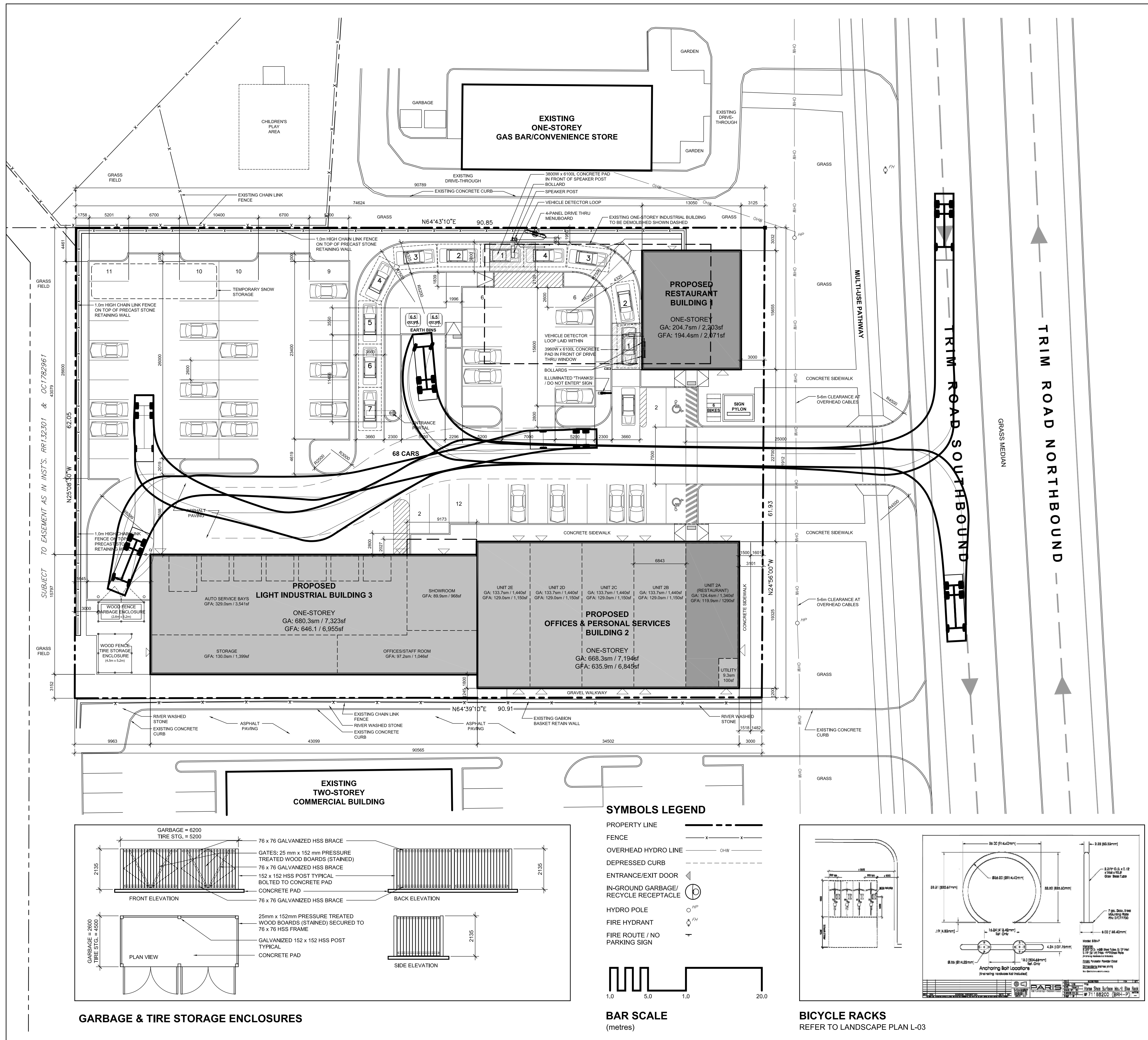
Project No. Drawing No.

22-168

Date

07 JUNE 2022

SP-A01



02 SITE PLAN
SCALE: 1:250

01 SITE, BUILDING and ZONING DATA
SCALE: NTS