



03 LOCATION PLAN SP-A01 SCALE: NTS

SITE AREA: 5,620sm

NOTE THAT PROPERTY BOUNDARY INFORMATION HAS BEEN TAKEN FROM McINTOSH PERRY SURVEY DATED 7th MAY 2021 (PROJECT REF. NO. 22-0136)

BUILDING DATA:

	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

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

Post office Drive-through facility Production studio Service and repair shop Medical facility Training centre

Personal brewing facility Place of assembly

PERMITTED USES LESS THAN 300sm PER USE TO A

Warehouse

MAXIMUM CUMULATIVE OF 2,999sm:

Automotive service station

Convenience store Personal service business

Recreational and athletic facility (no area limitation)

MAXIMUM FSI (Table 203):

2 times coverage

Permitted: 11,754sm

Required Proposed Front & corner side yard: 7.5m 3.0m (east) 3.0m (north) Interior side yard: 1.2m (south)

15.0m

9.9m (west)

MAXIMUM BUILDING HEIGHT (Table 203):

18m maximum

MAXIMUM LOT COVERAGE (Table 203): 65% = 3,653sm

28% = 1,553sm

PARKING (Table 101):

Restaurant: 10.0 cars per 100 sm of GFA = 31 Pers. Serv.: 3.4 cars per 100sm of GFA = 18 Auto Serv.: 2.0 per service bay = 14

Required: 63 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):

01 SITE, BUILDING and ZONING DATA



OWNER:

TRIM WORKS DEVELOPMENT LTD. 110 Place d'Orleans Drive

Orleans, ON K1C 2L9

SURVEYOR:

PERTH, ON K7H 3C9

MCINTOSH PERRY 3240 Drummond Street

PLANNING CONSULTANT:

Q9 PLANNING + DESIGN C-43 Eccles Street

OTTAWA, ON K1R 6S3

CIVIL ENGINEER: LRL ENGINEERING

5430 Canotek Road

Ottawa, ON K1J 9G2

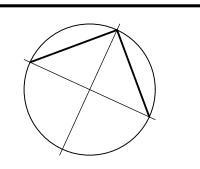
LANDSCAPE ARCHITECTS: RUHLAND & ASSOCIATES LTD. 200-1750 Courtwood Crescent

Ottawa, ON K2C 2B5

TRAFFIC ENGINEERING J.L.RICHARDS & ASSOCIATES LTD. 1000-343 Preston Street

North

Ottawa, ON K13 1N4



Revisions

Ву	Description	Date
JAS	ISSUED FOR SPA	2023-10-26
JAS	REVISED FOR SPA	2024-01-29
JAS	REVISED FOR SPA	2024-06-25
JAS	REVISED FOR SPA	2024-07-26
JAS	REVISED FOR SPA	2024-10-10
RVS	ISSUED FOR PERMIT	2024-10-02
RVS	REVISED FOR PERMIT RESPONSE 01	2024-10-18
JAS	FINAL FOR SPA	2024-12-13
RVS	REVISED FOR PERMIT RESPONSE 02	2024-12-20
JAS	REV. FOR FINAL FOR SPA	2025-01-15
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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

Date



Project No. Drawing No.

22-168

SP-A01

07 JUNE 2022