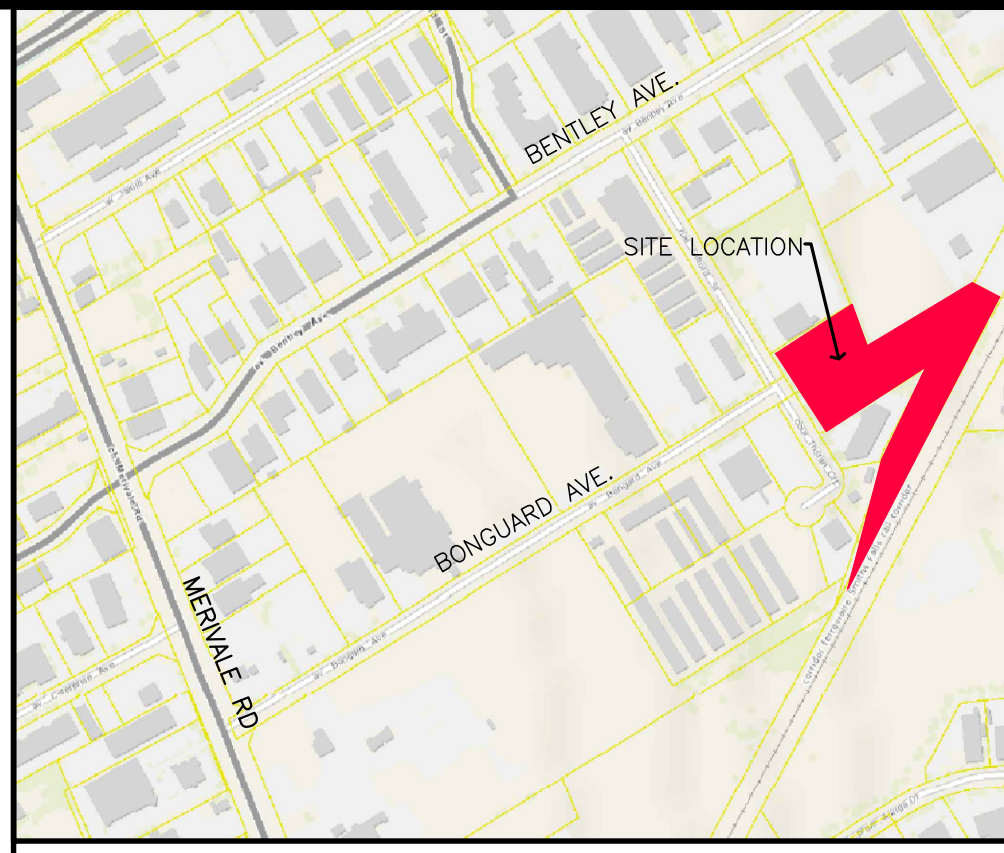


Legal Description:
**LOT 6
 REGISTERED PLAN 4M-615
 AND PART OF LOT 27
 CONCESSION "A" (RIDEAU FRONT)**

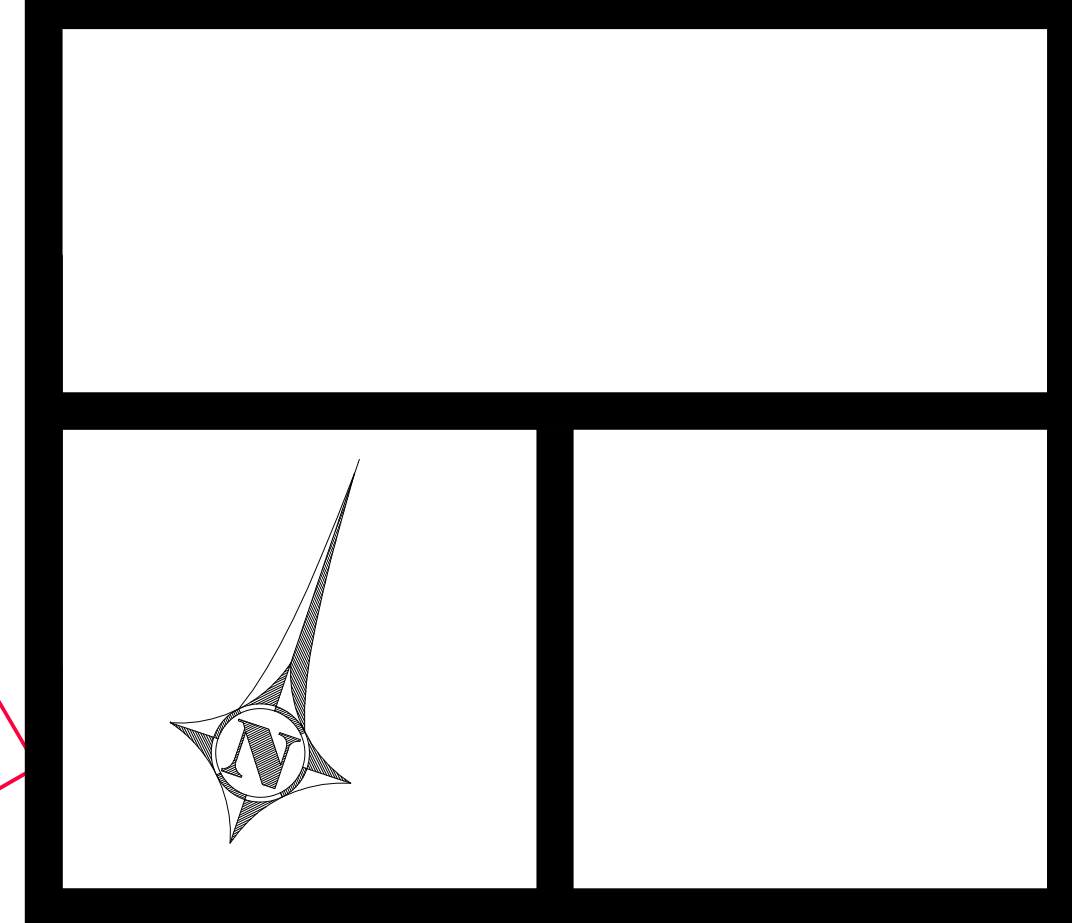
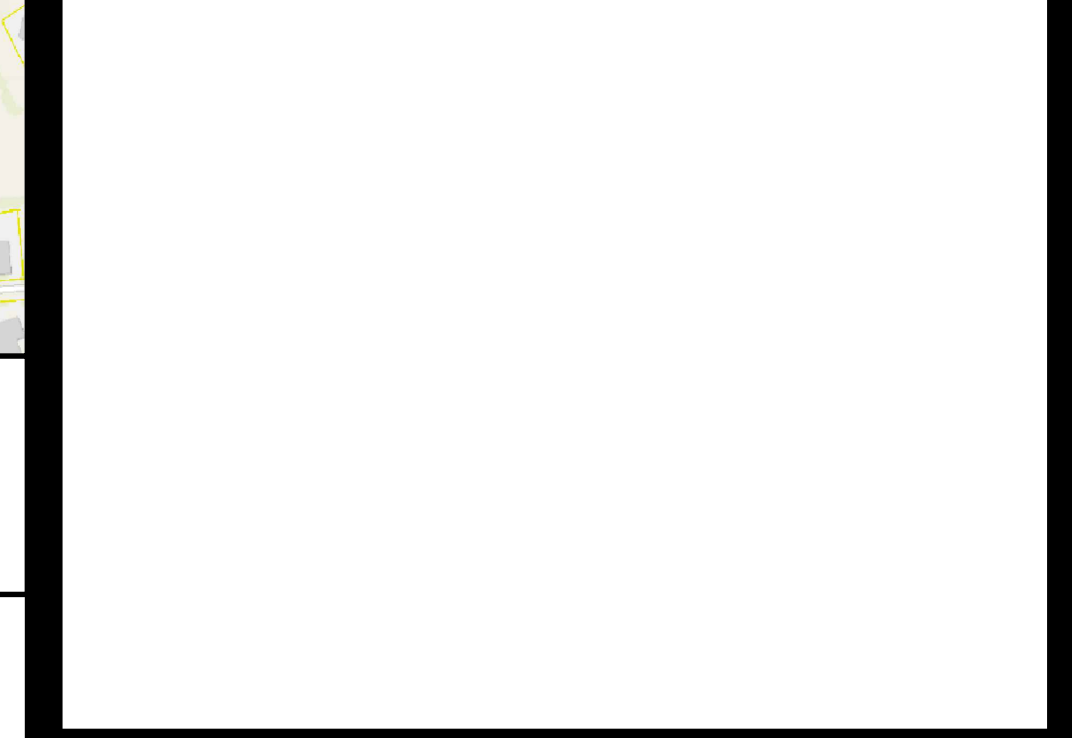
GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA

Survey Prepared by:
 Farley, Smith & Denis Surveying Ltd.
 July 25, 2012



2 SITE KEY MAP
 SP1 SCALE: NTS

NO.	DATE	REVISION
1	JAN.21.2020	ISSUED FOR SPA
2	MAY.14.2020	Response to Planning Comments
3		
4		
5		



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

OWNER:
MORIN BROS. INC.

 Building Supplies

PROJECT:
7 TRISTAN CRT. WAREHOUSE PROJECT

DRAWING TITLE:
SITE PLAN

PROJECT N°:	480	DRAWING NO.	
SCALE:	AS NOTED		
DRAWN BY:	MK / AK		
DATE:	1/21/2020		

1 SITE PLAN
 SP1 SCALE: 1:300



ZONING PROVISIONS:
 ZONE: IHT - HEAVY INDUSTRIAL ZONE - 1

EXISTING BUILDINGS:
 1,248m² - WAREHOUSE
 1,852m² - WAREHOUSE
 -675m² - OFFICE
 -3,778m² GFA TOTAL

NEW BUILDINGS:
 1,259 m² WAREHOUSE
 -35 m² WAREHOUSE ADDITION
 -229 m² 1-STOREY OFFICE ADDITION

NEW TOTAL GFA: 5,300m²

MECHANISM	REQUIRED	PROPOSED
MIN LOT AREA	4000m ²	18,928m ²
MIN LOT WIDTH	18.0 MBL	20.0m
MIN. FRONT SETBACK	7.5m	8.21m (EX.)
MIN. CORNER YARD	n/a	n/a
INT. YARD SETBACK	3.0m	3.0m
MIN. REAR YARD SETBACK	3.0m	3.0m
MAX. BUILDING HEIGHT	22m	9,14m
MAX FLOOR SPACE INDEX	2	2
MIN. LANDSCAPE WIDTH	3.0m	3.0m

PARKING:
 MIN REQUIRED SPACES WAREHOUSE (0.8/100m²) (2.4/100m²)
 OFFICE (2.4/100m²)
 TOTAL PARKING 3.6m x 5.2m 57 66
 TOTAL BARRIER FREE SPACES 3.7m x 5.2m 2 2
 LOADING SPACES 9m x 3.5m 1 1

SEE PARKING WAREHOUSE (1 / 2000m²) OFFICE (1 / 250m²)
 TOTAL REQ'D 0.6m x 1.8m 6 6

NOTES & LEGEND

TOF	TOP OF FOUNDATION	
TOS	TOP OF SLAB	
USF	UNDERSE OF FOOTING	
		EXTENT OF AREA OF WORK
MAN	MAIN ENTRANCE	
LOC	LOCATION OF OVERHEAD DOOR	
LOC	LOCATION OF DOOR	
LOC	EXIT LOCATIONS	
OB	BOLLARD	
CC	DEPRESSED CURB	
	PROPERTY LINE	
	LINE OF SETBACKS	
	FIRE HYDRANT	
	CATCH BASIN MAN HOLE	
	CATCH BASIN	
	LANDSCAPE CATCH BASIN	
	EXTERIOR LIGHT FIXTURE	
	GAS METER	

PROPERTY OF APPROX. VARIANCES GRANTED:

(A) TO PERMIT REDUCED NORTHERLY, EASTERN AND SOUTHERLY INTERIOR SIDE YARD SETBACKS OF 3m FOR THE EXISTING BUILDINGS AND THE PROPOSED ADDITION, WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 7.5m.

(B) TO PERMIT REDUCED NORTHERLY AND SOUTHERLY INTERIOR SIDE YARD SETBACK OF 3m FOR THE NEW WAREHOUSE, WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 7.5m.

(C) TO PERMIT REDUCED REAR YARD SETBACK OF 3m FOR THE NEW WAREHOUSE, WHEREAS THE BY-LAW REQUIRES A MINIMUM REAR YARD SETBACK OF 7.5m.

D07-12-17-0063