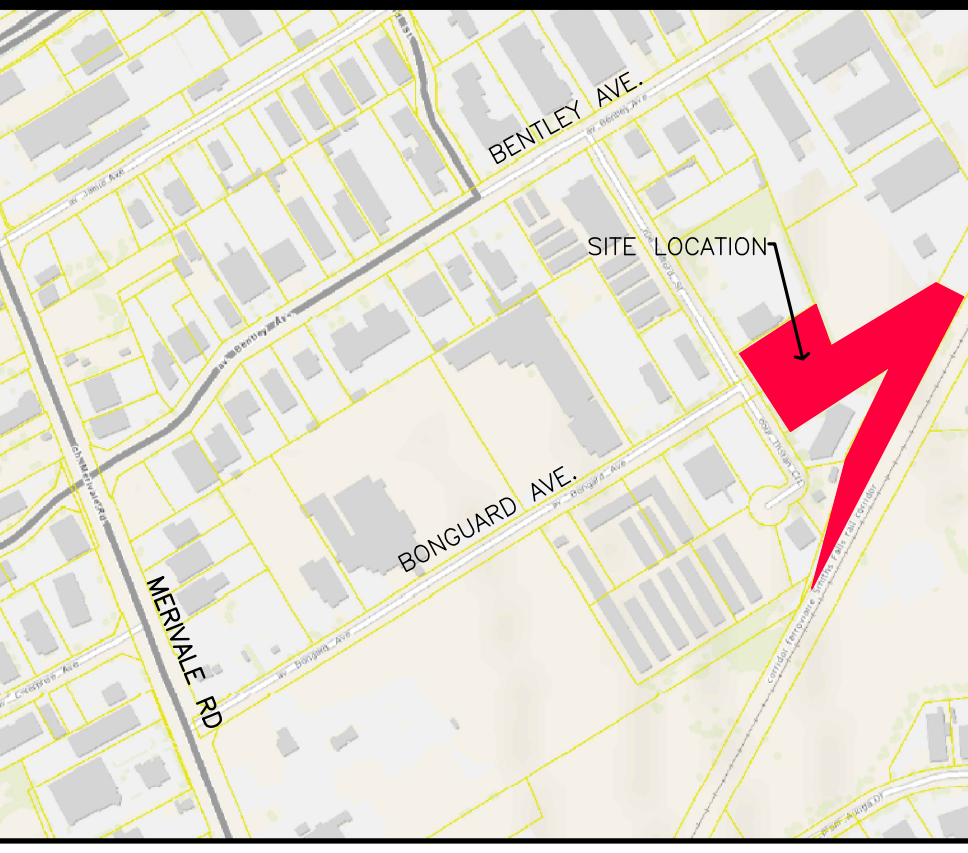
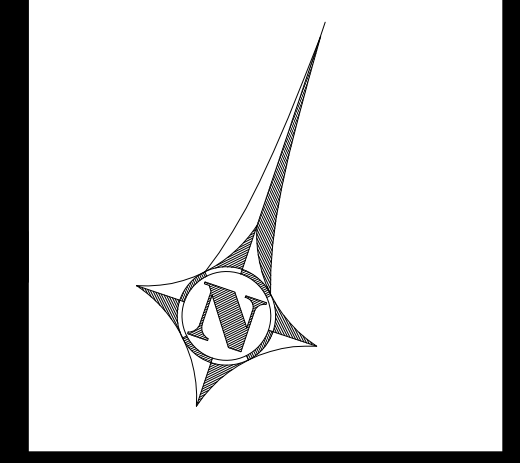


Legal Description:
LOT 6
REGISTERED PLAN 4M-615
AND PART OF LOT 27
CONCESSION "A" (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

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



NO.	DATE	REVISION
1	JAN.21.2020	ISSUED FOR SPA
2	MAY.14.2020	Response to Planning Comments
3	JUN.23.2020	Response to Planning Comments
4	AUG.11.2020	Response to Planning Comments
5		



BBS
BUILDING A REPUTATION ON EXCELLENCE
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.

PROJECT:
7 TRISTAN CRT. WAREHOUSE PROJECT

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-STORY OFFICE ADDITION

NEW TOTAL GFA: 5,300m²

MECHANISM	REQUIRED	PROPOSED
MIN LOT AREA	4000m ²	18,928m ²
MIN LOT WIDTH	18.0m	20.0m
MIN. FRONT SETBACK	7.5m	8.21m (EX.)
MIN. CORNER YARD	7.5m	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)
TOTAL PARKING 3.6m x 5.2m 57
TOTAL BARRIER FREE SPACES 3.7m x 5.2m 2
LOADING SPACES 9m x 3.5m 1

SEE PARKING WAREHOUSE:
MIN. REQUIRED SPACES OFFICE (1 / 2000m²)
TOTAL REQ'D 0.6m x 1.8m 6

- NOTES & LEGEND**
- TOP OF FOUNDATION
 - TOP OF FINISH
 - UNDERSE OF FOOTING
 - EXTENT OF AREA OF WORK
 - MAIN ENTRANCE
 - LOCATION OF OVERHEAD DOOR
 - EXIT LOCATIONS
 - BOLLARD
 - DEPRESSED CURB
 - PROPERTY LINE
 - LINE OF SETBACKS
 - FIRE HYDRANT
 - CATCH BASIN MAN HOLE
 - CATCH BASIN
 - LANDSCAPE CATCH BASIN
 - EXTERIOR LIGHT FIXTURE
 - GAS METER
- PERMIT VARIANCES GRANTED:** (file No. D08-02-19A-0025)
- (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.

DRAWING TITLE:
SITE PLAN

PROJECT N°: 480 **DRAWING NO.:** SP1

SCALE: AS NOTED

DRAWN BY: MK / AK

DATE: 1/21/2020