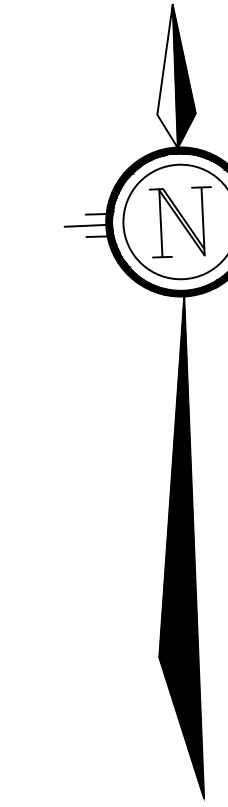


LEGEND

- Property Line
- - - Zoning Setback Line
- Proposed Curb
- DC — Proposed Depressed Curb
- x - x - Proposed Security Fence
- Proposed Gate
- ▼ Proposed Building Entrance
- - - Proposed Building Canopy
- ⊙ Proposed Well
- Proposed Utility Guy Pole (By Others)
- B· Proposed Bollard
- ⊕ Existing Utility Pole c/w Guy Wire
- LS Existing Streetlight



KEYPLAN
NOT TO SCALE

SITE PLAN 1

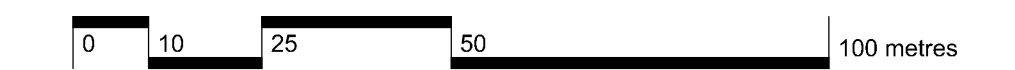
OVERALL SITE

300 SOMME STREET

BLOCK 6, RPLAN 4M-1388
CITY OF OTTAWA



14185 Dallas Parkway
Suite 300
Dallas, Texas 75254



SCALE 1:1000

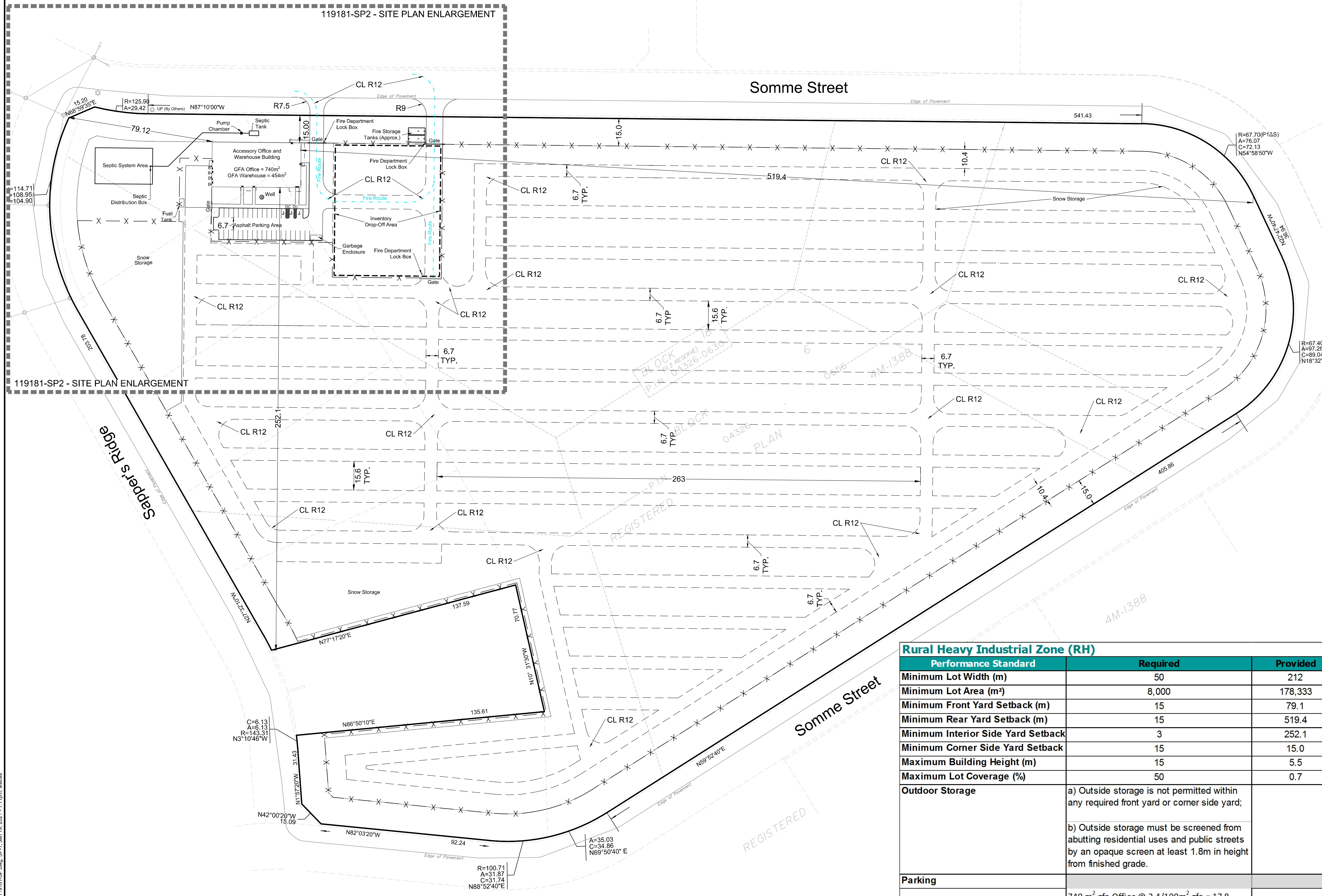
No.	REVISION	DATE	BY
5	REVISED PER CITY COMMENTS	JAN 19/21	RP
4	REVISED PER CITY COMMENTS	NOV 10/20	RP
3	ISSUED TO CLIENT	SEPT 1, 20	AR
2	ISSUED FOR SITE PLAN CONTROL APPLICATION	MAY 28, 20	RP
1	ISSUED TO CLIENT FOR REVIEW	MAY 07, 20	RP



Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED	
JANUARY, 2021	
PROJECT No.	119181
DRAWING No.	119181-SP1



Rural Heavy Industrial Zone (RH)		
Performance Standard	Required	Provided
Minimum Lot Width (m)	50	212
Minimum Lot Area (m ²)	8,000	178,333
Minimum Front Yard Setback (m)	15	79.1
Minimum Rear Yard Setback (m)	15	519.4
Minimum Interior Side Yard Setback	3	252.1
Minimum Corner Side Yard Setback	15	15.0
Maximum Building Height (m)	15	5.5
Maximum Lot Coverage (%)	50	0.7
Outdoor Storage	a) Outside storage is not permitted within any required front yard or corner side yard; b) Outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8m in height from finished grade.	
Parking	740 m ² gfa Office @ 2.4/100m ² gfa = 17.8 454 m ² gfa Warehouse @ 0.8/100m ² gfa = 3.6 Total = 21	35
Parking Spaces	2 (1 Type A & 1 Type B)	3 (1 Type A, 2 Type B)
Accessible Parking Spaces	740 m ² gfa Office = 0 454 m ² gfa Warehouse = 0 Total = 0	0
Loading Spaces		

NOTE:
THIS PLAN HAS BEEN COMPILED USING LEGAL INFORMATION OBTAINED FROM
H. A. KEN SHIPMAN SURVEYING LTD., ONTARIO LAND SURVEYORS
PLAN OF SURVEY; DATED JANUARY 24, 2020.
REF No. GL-513, FILE No. 20-12056

M:\2019\119181\119181-SP1\119181-SP1.dwg, SPC-1, Jan 19, 2021, 11:11am, wshs

D07-12-20-0067