



03 LOCATION PLAN
SP-A01 NTS

SITE INFORMATION

SITE AREA: 13,999 m²

BUILDING DATA:

AREA CALCULATIONS:

Gross Floor Area:
Building A: 3,540sm (38,100sf)
Building B: 3,070sm (33,050sf)
Total: 6,610sm (71,150sf)

ZONING

DESIGNATION: IG - GENERAL INDUSTRIAL ZONE

PERMITTED NON RESIDENTIAL USES SECTION 199:

- Light Industrial Uses
- Medical Facility
- Office
- Parking Garage
- Parking Lot
- Research and Development Centre
- Service and Repair Shop
- Storage Yard
- Technology Industry
- Training Centre
- Warehouse

NOTE: Accessory display and sales areas within the same building must not exceed 25% of the gross floor area.

Uses Permitted up to 300sm each without exceeding 2,999sm total:

- Animal care establishment
- Automotive dealership or rental establishment
- Automotive service station gas bar or car wash
- Bank or bank machine
- Bar
- Convenience store
- Instructional facility
- Payday loan establishment
- Personal services business
- Post office
- Recreational and athletic facility
- Restaurant

FSI - TABLE 199:

Maximum Permitted: 2.0 (28,226sm / 303,820sf)
Provided: 0.5 (6,610sm / 71,150sf)

SETBACKS - TABLE 199:

Front & Corner Yard: 3.0m
Interior Side Yard: 3.0m
Rear Side Yard: 3.0m

BUILDING HEIGHT - TABLE 199:

Maximum Permitted: 22.0m
Provided: 9.6m

MINIMUM WIDTH OF LANDSCAPED AREA TABLE 199:

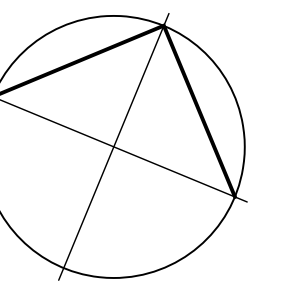
Abutting a Street: 3.0m
Abutting a Residential Zone: 3.0m
All Other Cases: No minimum

PARKING Section 101

MINIMUM REQUIRED: 53
(WAREHOUSE .8/100sm OF GFA)
PROVIDED: 87 (INCL. 4 BARR-FREE)



North



Revisions

No.	By	Description	Date
01	NH	ISSUED FOR COORDINATION	2022/09/09
02	NH	REV. FOR COORDINATION	2022/10/06
03	NH	REV. FOR COORDINATION	2022/12/08
04	NH	REV. FOR COORDINATION	2023/01/27
05	NH	ISSUED FOR SPA	2023/02/15

Project

MERIVALE ROAD INDUSTRIAL DEVELOPMENT

1881/1883 MERIVALE RD., Ottawa

Drawing

SITE PLAN

Scale AS NOTED Stamp

Drawn JAS

Checked



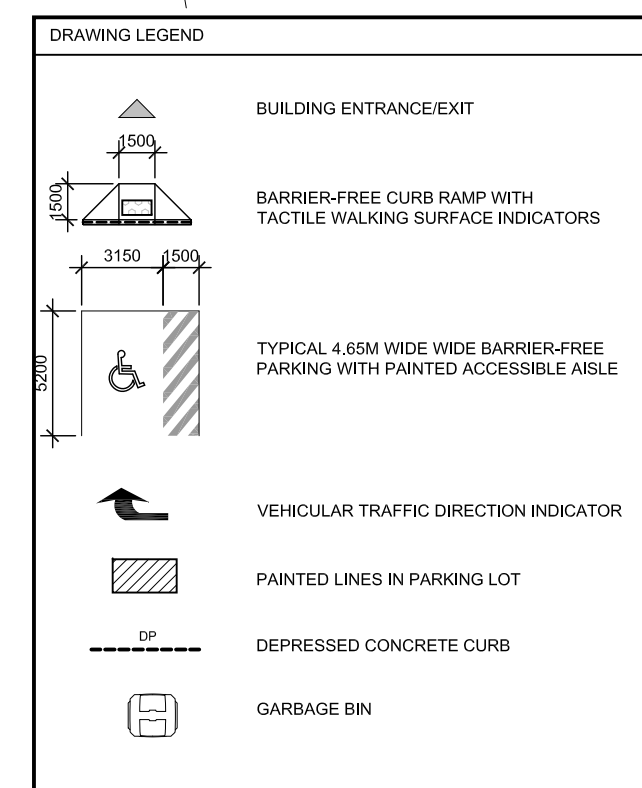
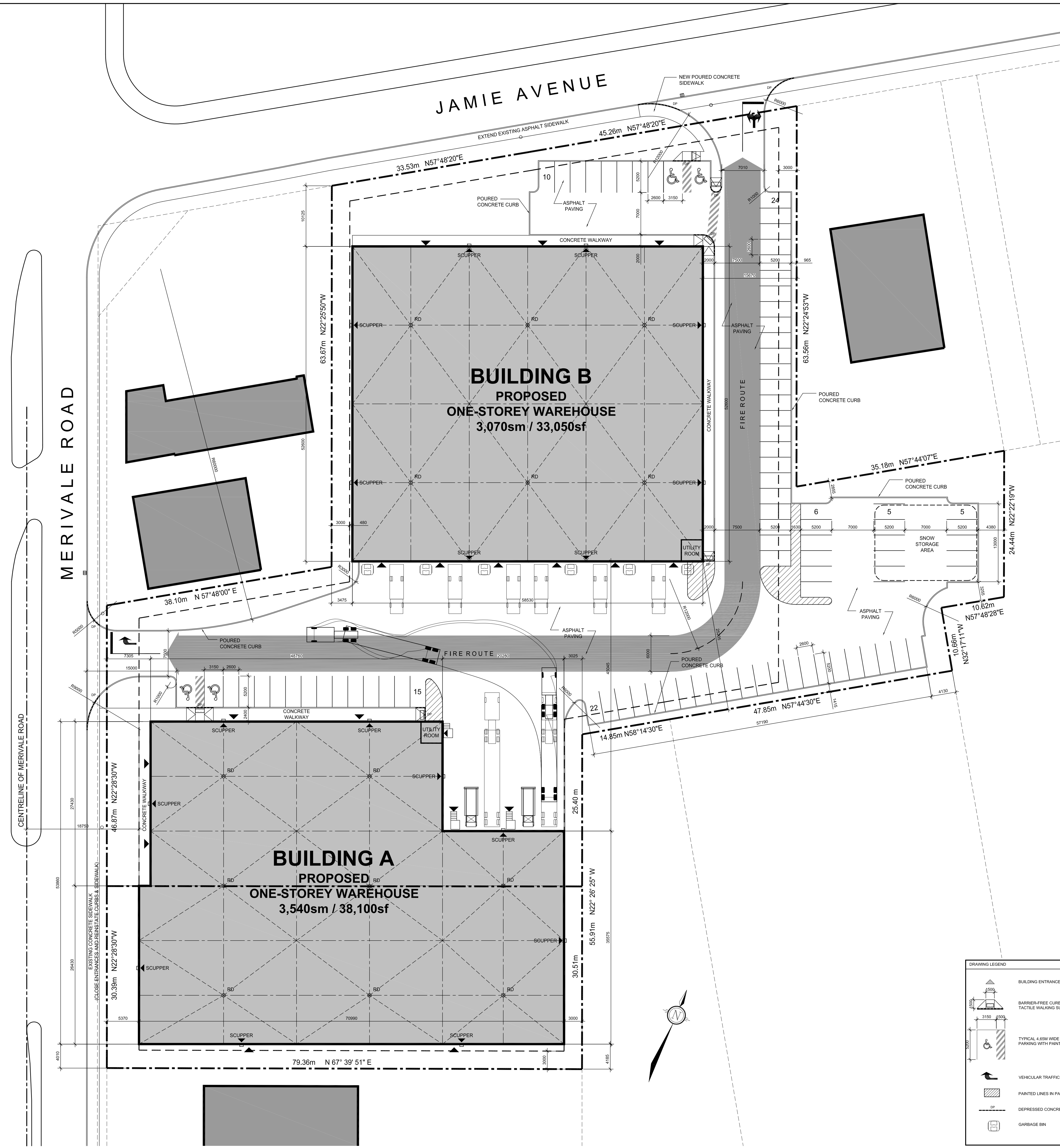
Project No. 19-120

Date

Drawing No.

SP-A01

SEPT. 2022



01 SITE PLAN
SP-A01 1:300

02 SITE INFORMATION/BLDG. DATA/ZONING
SP-A01 NTS