

**ZONING INFORMATION**

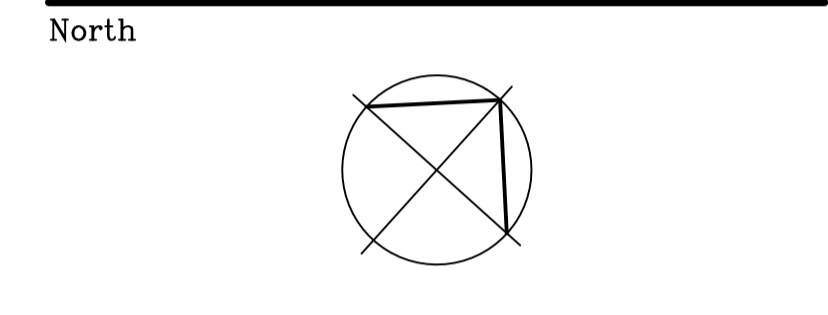
**1.0 GENERAL INFORMATION:**  
 LEGAL DESCRIPTION: PART OF BLOCK 5 REGISTERED PLAN 4M-300, THE CITY OF OTTAWA  
 BUILDING AREA (B.A.): 1,627.51m<sup>2</sup>  
 GROSS FLOOR AREA (G.F.A.): 1,815.71m<sup>2</sup>  
 PROPOSED USE: HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING

**2.0 ZONING PROVISIONS:**  
 DESIGNATION: RURAL GENERAL INDUSTRIAL ZONE (RG4)  
 LOT AREA: 1,800.00m<sup>2</sup> (MIN.)  
 REQUIRED: 1,800.00m<sup>2</sup>  
 PROPOSED: 23,696.64m<sup>2</sup>  
 LOT FRONTAGE: 30.00m  
 REQUIRED: 179.56m  
 PROPOSED: 30.00m  
 SETBACKS:  
 FRONT YARD: 12.00m (MIN.)  
 REQUIRED: 24.91m  
 PROPOSED: 24.91m  
 CORNER SIDE YARD: 12.00m (MIN.)  
 REQUIRED: N/A  
 PROPOSED: N/A  
 INTERIOR SIDE YARD: 4.50m (MIN.)  
 REQUIRED: 16.62m  
 PROPOSED: 16.62m  
 REAR YARD: 7.50m (MIN.)  
 REQUIRED: 29.99m  
 PROPOSED: 29.99m  
 LOT COVERAGE: 50% (MAX.)  
 REQUIRED: 7%  
 PROPOSED: 7%  
 BUILDING HEIGHT: 15.00m (MAX.)  
 REQUIRED: 7.46m  
 PROPOSED: 7.46m

**3.0 PARKING (PER SECTIONS 3.30 & 3.41):**  
 STANDARD SPACES: HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING  
 PROVISION: 0.75 SPACE PER 100m<sup>2</sup> G.F.A. OFFICE  
 2.4 SPACE PER 100m<sup>2</sup> G.F.A.  
 REQUIRED: = (11342m<sup>2</sup> x 0.75/100m<sup>2</sup>) + (7134m<sup>2</sup> x 2.4/100m<sup>2</sup>) = 427 SPACES  
 PROVIDED: 132 STANDARD SPACES  
 BARRIER-FREE SPACES: 1-19 STANDARD = 1 SPACE  
 PROVISION: 2 SPACE  
 PROVIDED: 2 SPACE  
 LOADING SPACES: 1000m<sup>2</sup>-1,999m<sup>2</sup> G.F.A. = 1 SPACE  
 PROVISION: 1 SPACE  
 REQUIRED: 1 SPACE  
 PROVIDED: 1 SPACE  
 BICYCLE SPACES: LIGHT INDUSTRIAL USE  
 PROVISION: 1 PER 1000m<sup>2</sup> G.F.A. = 2 SPACE  
 REQUIRED: 2 SPACE  
 PROVIDED: 2 SPACE

**SYMBOL LEGEND**

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- ROAD CENTRELINE
- FIRE ROUTE LINE
- NEW CHAIN LINK FENCE
- MUNICIPAL ROAD BOUNDARY
- SNOW STORAGE AREA BOUNDARY
- TRUCK AISLE OUTLINE
- DIRECTION OF TRAVEL
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING HEAVY DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- EXISTING GRAVEL
- EXISTING INTERLOCK
- PROPOSED CONCRETE SIDEWALK AREA
- LANDSCAPED AREA
- NEW CULVERT
- EXISTING UTILITY POLE
- PRIMARY BUILDING ENTRANCE OR BARRIER-FREE ENTRANCE
- SECONDARY ENTRANCES / EXITS OR BARRIER-FREE ENTRANCE / EXITS
- OVERHEAD DOOR
- BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS
- FIRE HYDRANT (EXISTING)
- EXISTING WELL
- EXISTING MANHOLE
- EXISTING HYDRO POLE
- EXISTING GAS METER
- EXISTING BOLLARD
- NEW BOLLARD



**Revisions**

No.	By	Description	Date
07	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	25 FEB 2025
06	W.P.	ISSUED FOR COORDINATION	19 FEB 2025
05	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	20 DEC 2024
04	W.P.	ISSUED FOR COORDINATION	11 DEC 2024
03	T.D.	ISSUED FOR COORDINATION	02 DEC 2024
02	T.D.	ISSUED FOR COORDINATION	13 NOV 2024
01	T.D.	ISSUED FOR COORDINATION	08 NOV 2024

**Project**  
**EGIS**  
**SITE PLAN DEVELOPMENT**

145 WALGREEN RD, OTTAWA, ON

**Drawing**  
**PROPOSED**  
**SITE PLAN**

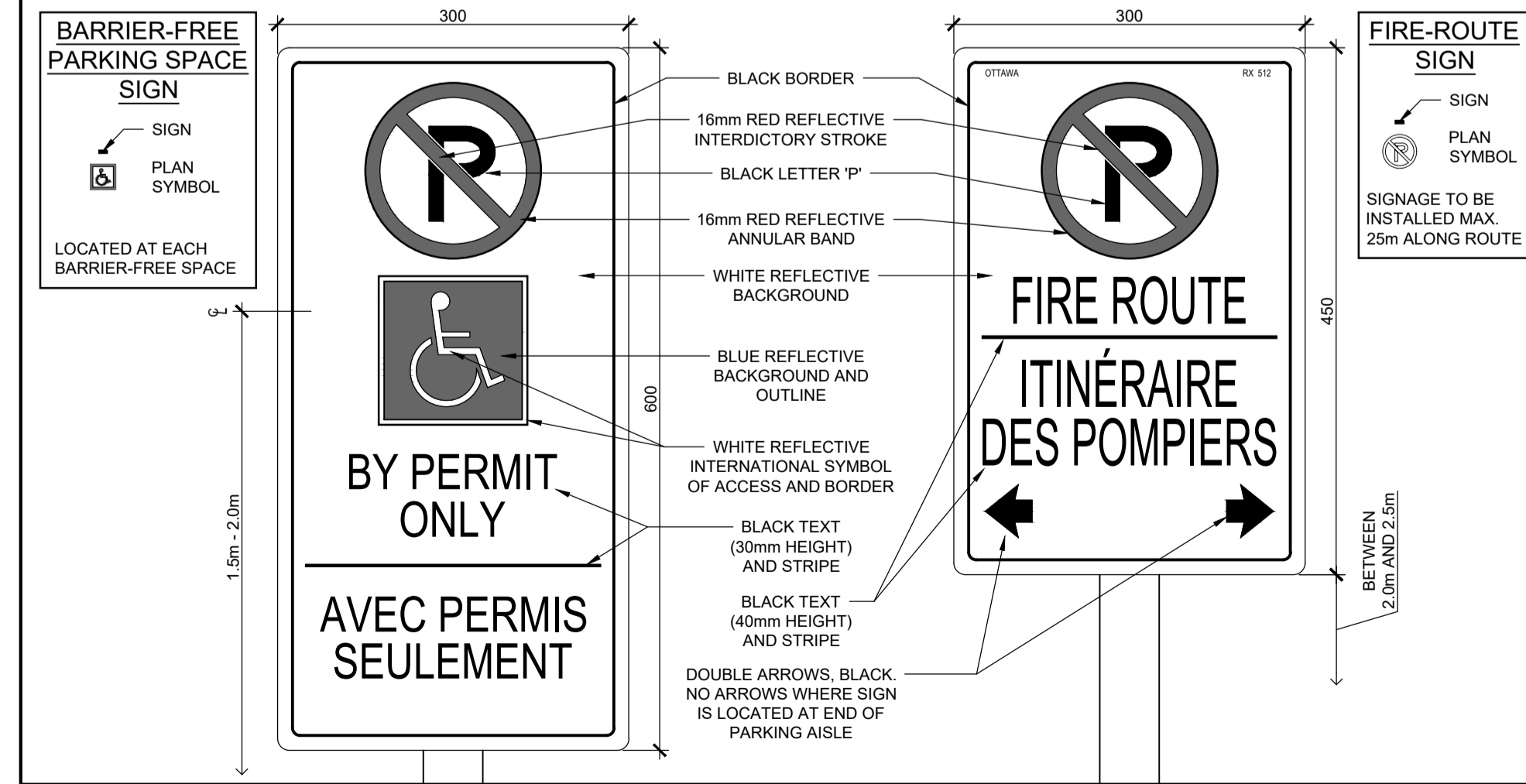
Scale: AS NOTED  
 Drawn: T.D.  
 Checked: W.P.



Project No. 24-138  
 Drawing No. SP-A01

Date: SEPTEMBER, 2024

**VERTICAL PARKING LOT SIGNAGE (POST OR WALL MOUNTED)**



**WASTE ENCLOSURE DETAILS**

