

THIS SITE PLAN AND THE PROPERTY BOUNDARY INFORMATION HAVE BEEN BASED ON THE SURVEYOR'S PLAN OF SURVEY PREPARED BY J.D. BARNES INC., DATED APRIL 1st, 2024.

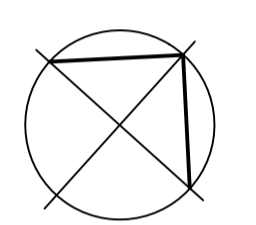
ZONING INFORMATION

1.0 GENERAL INFORMATION:
LEGAL DESCRIPTION: PART OF BLOCK 5 REGISTERED PLAN 4M-300, THE CITY OF OTTAWA
BUILDING AREA (B.A.): 1,627.51m²
GROSS FLOOR AREA (G.F.A.): 1,815.71m²
PROPOSED USE: HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING

2.0 ZONING PROVISIONS:
DESIGNATION: RURAL GENERAL INDUSTRIAL ZONE (RG4)
LOT AREA: 1,800.00m² (MIN.)
PROPOSED: 23,696.64m²
LOT FRONTAGE: 30.00m
PROPOSED: 179.56m
SETBACKS: FRONT YARD: 12.00m (MIN.)
PROPOSED: 24.91m
CORNER SIDE YARD: 12.00m (MIN.)
PROPOSED: 12.00m (MIN.)
INTERIOR SIDE YARD: 4.50m (MIN.)
PROPOSED: 16.62m
REAR YARD: 7.50m (MIN.)
PROPOSED: 29.99m
LOT COVERAGE: 50% (MAX.)
PROPOSED: 7%
BUILDING HEIGHT: 15.00m (MAX.)
PROPOSED: 7.46m

3.0 PARKING (PER SECTIONS 3.30 & 3.41):
STANDARD SPACES: HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING 0.75 SPACE PER 100m² G.F.A. OFFICE 2.4 SPACE PER 100m² G.F.A.
REQUIRED: = (±1,134m² / 100m²) x 0.75 = (±719m² / 100m² x 2.4) = 26 SPACES
PROVIDED: 128 STANDARD SPACES
BARRIER-FREE SPACES: 101-133 STANDARD SPACES = 5 SPACES (2 - TYPE A, 3 - TYPE B) 5 SPACES (2 - TYPE A, 3 - TYPE B)
LOADING SPACES: HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING 1000m²-1,999m² G.F.A. = 1 SPACE
REQUIRED: 1 SPACE
PROVIDED: 2 SPACE
BICYCLE SPACES: 0 SPACE
REQUIRED: 0 SPACE
PROVIDED: 2 SPACE

CONSULTANT TEAM:
ARCHITECT: DEIMLING ARCHITECTURE & INTERIOR DESIGN 1010 POLYTEK STREET, UNIT 16, OTTAWA, ON K1H 9H9 (613) 697-6113
PLANNING AND CIVIL: EGIS CANADA LTD. 750 PALLADIUM DRIVE, SUITE 310, OTTAWA, ON K2V 1C7 (613) 714-4621
LANDSCAPE ARCHITECT: GJA INC. 110 DODSBURY ROAD, UNIT 9, OTTAWA, ON K2T 0C2 (613) 286-5130
GEOTECHNICAL AND ENVIRONMENTAL: EGIS CANADA LTD. 750 PALLADIUM DRIVE, SUITE 310, OTTAWA, ON K2V 1C7 (613) 714-4621
SURVEYOR: J.D. BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 (613) 731-7244
ENVIRONMENTAL PLANNING: MUNCASTER ENVIRONMENTAL PLANNING INC. 491 BUCHANAN CRESCENT, OTTAWA, ON K1J 7V2 (613) 748-3753
URBAN FORESTRY: IFS ASSOCIATES P.O. BOX 13593, STN. KANATA, OTTAWA, ON K2K 1X6 (613) 850-2475



Revisions

No.	By	Description	Date
08	T.D.	ISSUED FOR SITE PLAN CONTROL APPLICATION	23 APR 2025
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

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

