

**03 LOCATION PLAN**  
SP-A01 SCALE: NTS

**SITE INFORMATION**

SITE AREA: 5,620sm  
NOTE THAT PROPERTY BOUNDARY INFORMATION HAS BEEN TAKEN FROM McINTOSH PERRY SURVEY DATED 7th MAY 2021 (PROJECT REF. NO. 22-0136)

**BUILDING DATA:**

AREA CALCULATIONS:	GA	GFA
Building 1:	204.7sm	194.4sm
Building 2:	668.3sm	635.9sm
Building 3:	680.3sm	646.1sm
<b>TOTAL</b>	<b>1,553.3sm</b>	<b>1,476.4sm</b>
	16,720sf	15,892sf

**ZONING**

**DESIGNATION:**  
IL H(21) Light Industrial Zone (Section 203 and 204)

- PERMITTED USES:**
- Day care
  - Drive-through facility
  - Medical facility
  - Office
  - Personal brewing facility
  - Place of assembly
  - Post office
  - Production studio
  - Service and repair shop
  - Training centre
  - Warehouse

- PERMITTED USES LESS THAN 300sm PER USE TO A MAXIMUM CUMULATIVE OF 2,999sm:**
- Automotive service station
  - Bar
  - Convenience store
  - Personal service business
  - Recreational and athletic facility (no area limitation)
  - Restaurant

**MAXIMUM FSI (Table 203):**  
2 times coverage  
Permitted: 11,754sm  
Proposed: 1,553.3sm (.28 times coverage)

**SETBACKS (Table 203):**

	Required	Proposed
Front & corner side yard:	7.5m	3.0m
Interior side yard:	7.5m	3.0m (north) 1.2m (south)
Rear yard:	15.0m	9.9m (west)

**MAXIMUM BUILDING HEIGHT (Table 203):**  
Permitted: 18m maximum  
Proposed: 7m

**MAXIMUM LOT COVERAGE (Table 203):**  
Permitted: 65% = 3,653sm  
Proposed: 28% = 1,553sm

**PARKING (Table 101):**  
Restaurant: 10.0 cars per 100 sm of GFA = 31  
Pers. Serv.: 3.4 cars per 100sm of GFA = 18  
Auto Serv.: 2.0 per service bay = 14  
Required: 63 cars  
Provided: 68 cars

**PROVISIONS FOR DRIVE-THROUGH (Table 112):**  
7 before/at order board and a minimum total of 11

**BICYCLE PARKING (Section 111):**  
Required: 6  
Provided: 6

**01 SITE, BUILDING and ZONING DATA**  
SP-A01 SCALE: NTS

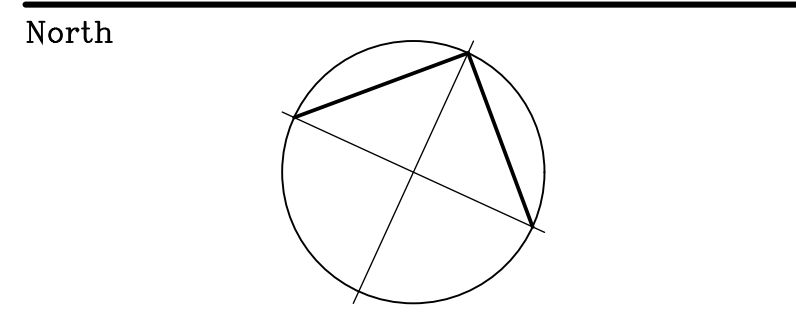
**OWNER:**  
TRIM WORKS DEVELOPMENT LTD.  
110 Place d'Orleans Drive  
Orleans, ON K1C 2L9

**PLANNING CONSULTANT:**  
Q9 PLANNING + DESIGN  
C-43 Eccles Street  
OTTAWA, ON K1R 6S3

**CIVIL ENGINEER:**  
LRL ENGINEERING  
5430 Canotek Road  
Ottawa, ON K1J 9G2

**LANDSCAPE ARCHITECTS:**  
RUHLAND & ASSOCIATES LTD.  
200-1750 Courtwood Crescent  
Ottawa, ON K2C 2B5

**TRAFFIC ENGINEERING**  
J.L.RICHARDS & ASSOCIATES LTD.  
1000-343 Preston Street  
Ottawa, ON K1J 1N4



**Revisions**

No.	By	Description	Date
07	JAS	ISSUED FOR REVIEW	2023-03-30
08	JAS	REVISED FOR REVIEW	2023-08-02
10	JAS	ISSUED FOR COORD.	2023-08-21
12	JAS	REVISED FOR COORD.	2023-09-14
13	JAS	ISSUED FOR SPA	2023-10-26
14	JAS	REVISED FOR COORD.	2024-01-18
15	JAS	REVISED FOR SPA	2024-01-29
16	JAS	REVISED FOR REVIEW	2024-05-17
17	JAS	REVISED FOR SPA	2024-06-25
18	JAS	REVISED FOR SPA	2024-07-26
19	ERM	REVISED FOR SPA	2024-08-01

Project

**PLAZA TRIM WORKS DEVELOPMENT**

1280 TRIM ROAD, ORLEANS, ON

Drawing  
**SITE PLAN**

**LEGAL DESCRIPTION:**  
PART OF LOT 30 CONCESSION 1  
TOWNSHIP OF CUMBERLAND

Scale AS SHOWN

Drawn	AK
Checked	JS

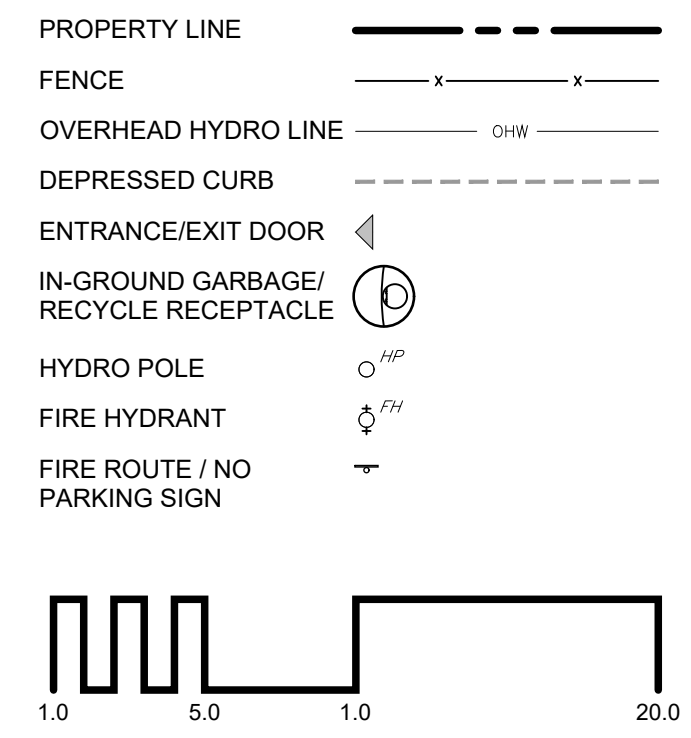


Project No. Drawing No.

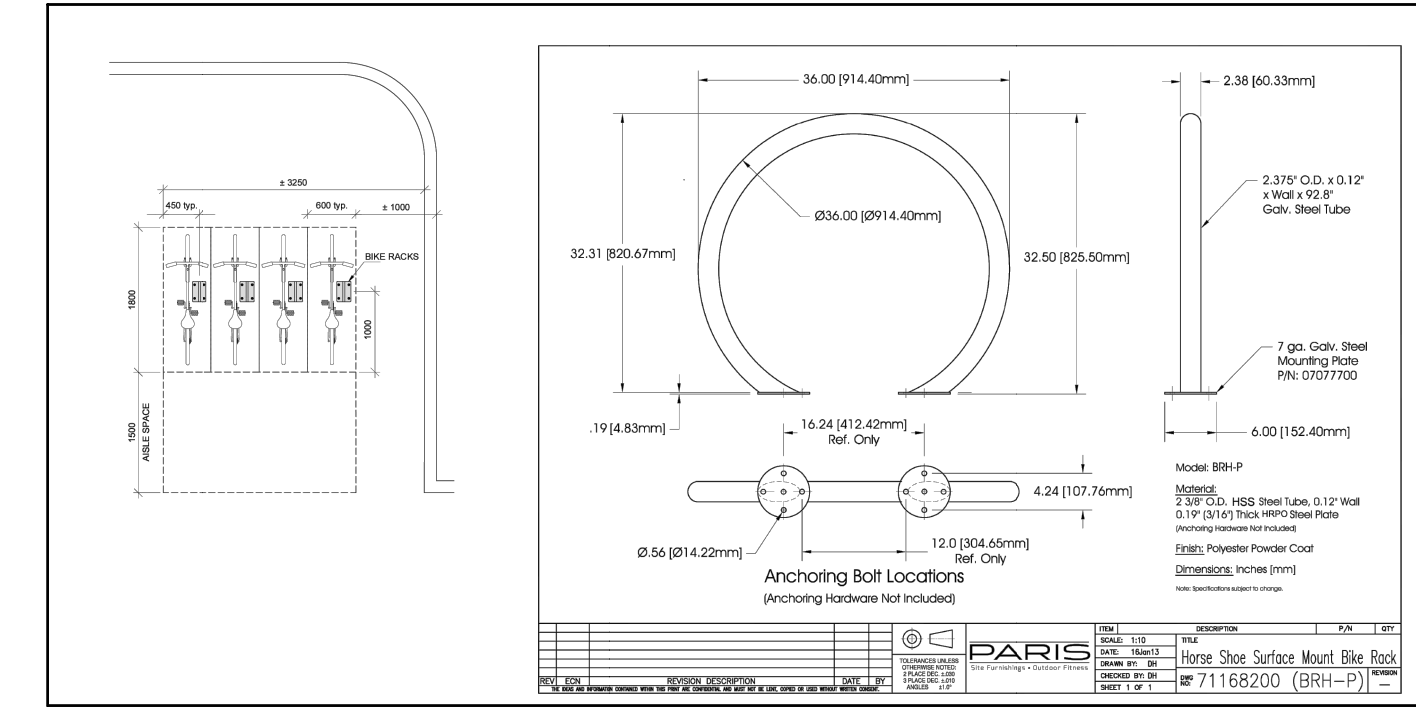
Date 22-168  
SP-A01  
07 JUNE 2022

**02 SITE PLAN**  
SP-A01 SCALE: 1:250

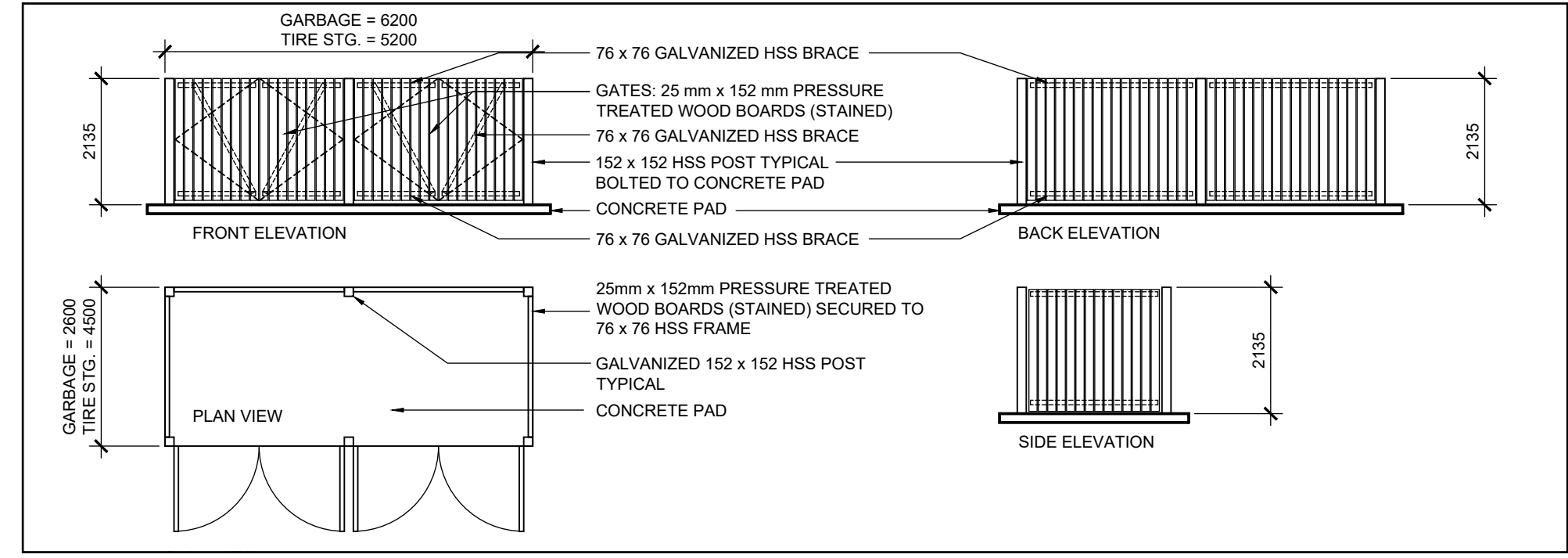
**SYMBOLS LEGEND**



**BAR SCALE**  
(metres)



**BICYCLE RACKS**  
REFER TO LANDSCAPE PLAN L-03



**GARBAGE & TIRE STORAGE ENCLOSURES**