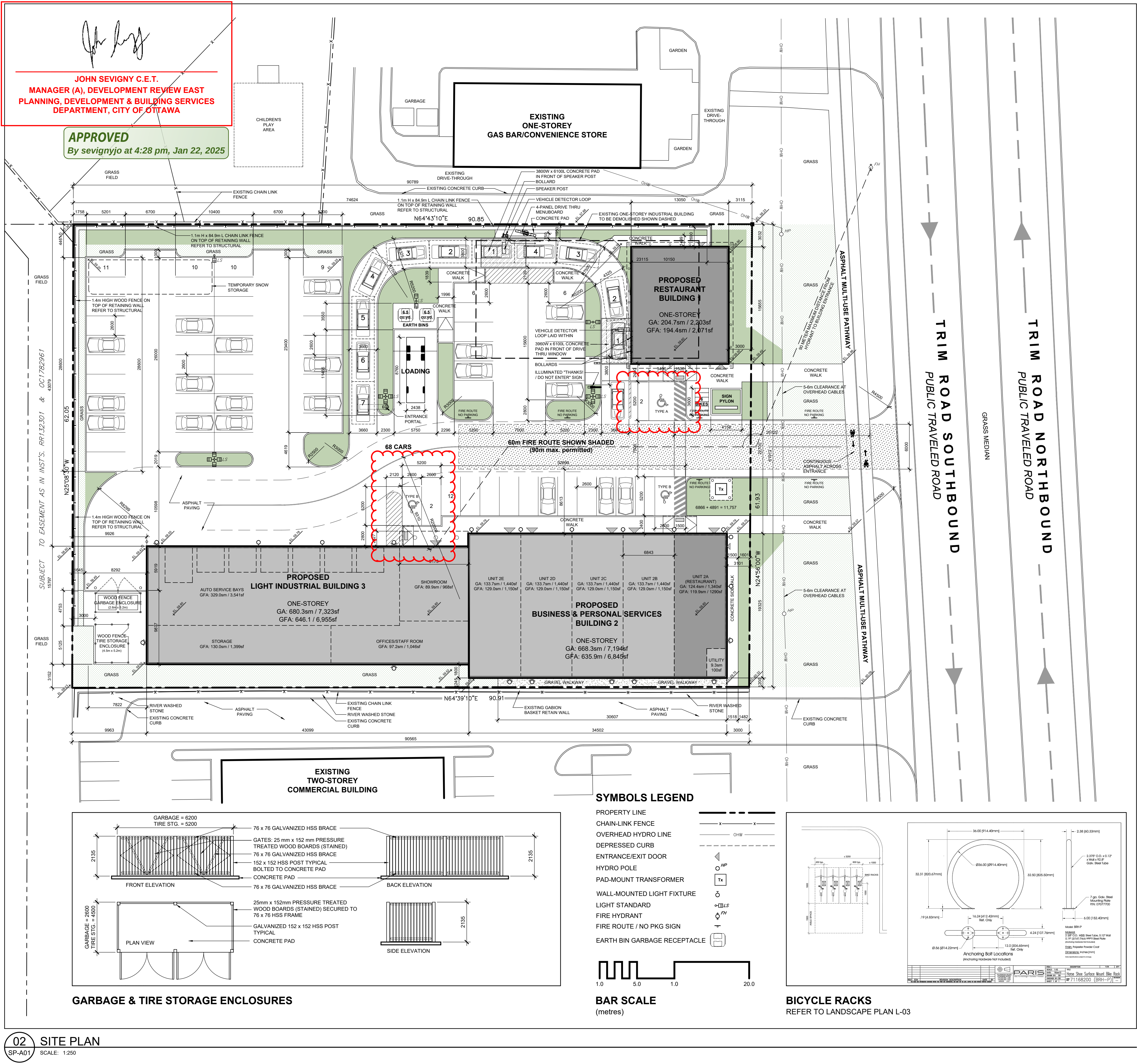




03 LOCATION PLAN
SP-A01 SCALE: NTS

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
TOTAL	1,553.3sm	1,476.4sm
	16,720sf	15,892sf

ZONING

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

PERMITTED USES:

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

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 (east)
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

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

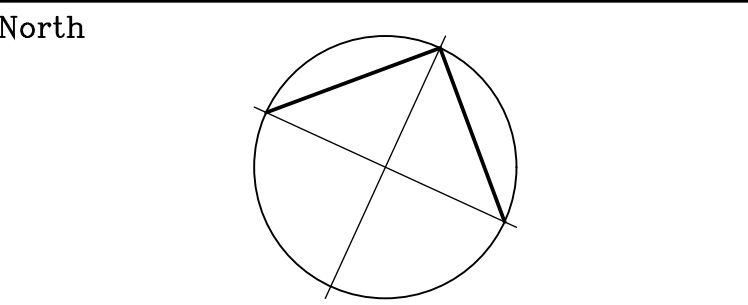
SURVEYOR:
MCINTOSH PERRY
3240 Drummond Street
PERTH, ON K7H 3C9

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 K1S 1N4



Revisions

No.	By	Description	Date
13	JAS	ISSUED FOR SPA	2023-10-26
15	JAS	REVISED FOR SPA	2024-01-29
17	JAS	REVISED FOR SPA	2024-06-25
18	JAS	REVISED FOR SPA	2024-07-26
19	JAS	REVISED FOR SPA	2024-10-10
20	RVS	ISSUED FOR PERMIT	2024-10-02
21	RVS	REVISED FOR PERMIT RESPONSE 01	2024-10-18
22	JAS	FINAL FOR SPA	2024-12-13
23	RVS	REVISED FOR PERMIT RESPONSE 02	2024-12-20
24	JAS	REV. FOR FINAL FOR SPA	2025-01-15

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 Stamp

AS SHOWN

Drawn AK

Checked JS

Project No. Drawing No.

Date 22-168

07 JUNE 2022

PLAN NO. 19188

D07-12-24-0089