

1
A0
Location Plan
Scale = 1:400

LEGAL DESCRIPTION: LOT 27 & LOT 28 PIN14557-0136

PROPERTY:

PROPERTY AREA: 9115.9 sq.m
FRONTAGE: 48.77 m
DEPTH: 172.86 m
PROPOSED BUILDING FOOT PRINT: 336 sq.m
EXISTING BUILDING FOOT PRINT: 94.84 sq.m
PROPOSED LOT COVERAGE: 4.7%

SITE BOUNDARY INFORMATION DERIVED FROM SURVEY OF PROPERTY, PART OF LOTS 27 & 28 CONCESSIONS 6 AND CONCESSION 7 (CLOSED BY INST. No. RR83392), GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, SURVEYED BY FARLEY, SMITH & DENIS SURVEYING LTD., MAY 17, 2024.
PLAN 50R-5729

ZONING:

MINIMUM LOT WIDTH: 30 m
MINIMUM LOT AREA: 4000 sq.m
MINIMUM FRONT YARD SETBACK: 10 m
MINIMUM REAR YARD SETBACK: 10 m
MINIMUM INTERIOR SIDE YARD SETBACK: ABUTTING RESIDENTIAL 4.5 m ALL OTHER 3 m
MINIMUM CORNER YARD SETBACK: 6 m
MAXIMUM BUILDING HEIGHT: 11 m
MAXIMUM LOT COVERAGE: 25%

PARKING REQUIREMENTS:

USE	RATE	AREA	SPACES REQUIRED	SPACES PROVIDED
FAST FOOD	10 PER 100 SQ.M	80 SQ.M	8	8
RETAIL STORE	3.4 PER 100 SQ.M	256.6 SQ.M	9	9
CAR DEALERSHIP	.75 PER 100 SQ.M	38.16 SQ.M	1	1 EMPLOYEE 14 DISPLAY
GAS BAR	N/A	N/A	N/A	N/A
DRIVE THROUGH (WITH ORDER BOARD)	7 BEFORE/AT ORDER BOARD MINIMUM 11	N/A	7 BEFORE/AT ORDER BOARD MINIMUM 11	7 BEFORE/AT ORDER BOARD 4 BEFORE/AT PICK UP WINDOW
TOTAL:			32	32

BARRIER FREE SPACES PROVIDED: 1
BICYCLE PARKING SPACES PROVIDED: 2

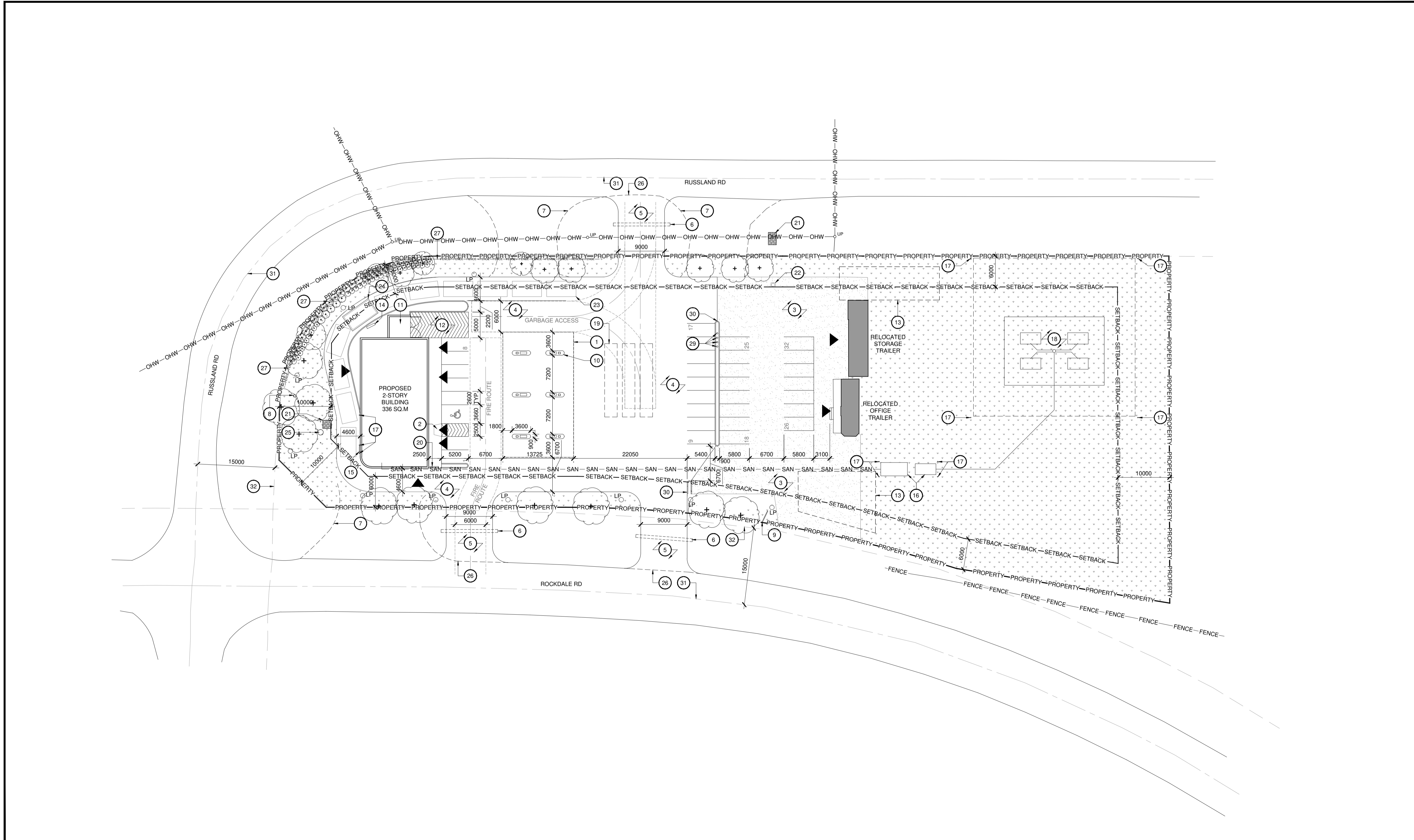
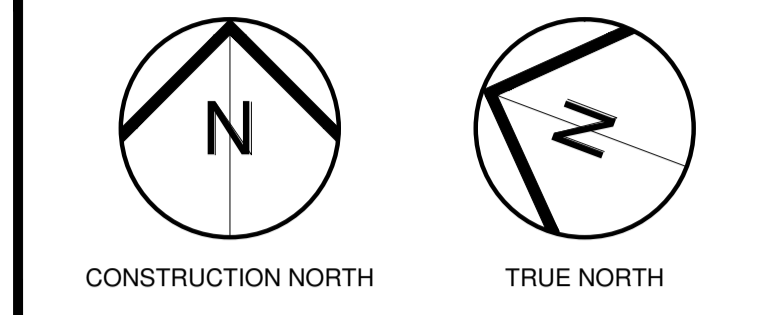
GENERAL NOTES FOR DRAWING A0:

- A. REFER TO ___ FOR PLANTING SCHEDULE.
- NOTES FOR DRAWING A0:
- CANOPY ABOVE: CONCRETE PAD AT GRADE.
 - DEPRESSED CURB
 - GRAVEL TO REMAIN, REGRADE AS REQUIRED. REFER TO CIVIL.
 - ASPHALT.
 - PAVED ENTRY.
 - CULVERT.
 - EXISTING ENTRY TO BE REMOVED.
 - EXISTING WELL TO BE DECOMMISSIONED.
 - EXISTING SIGN TO REMAIN.
 - TYPICAL GAS PUMP STATION ON CONCRETE CURB.
 - GARBAGE STORAGE.
 - LOADING SPACE.
 - SNOW STORAGE.
 - ORDER BOARD.
 - PICK-UP WINDOW.
 - SEPTIC TANKS.
 - BOLLARD.
 - SEPTIC FIELD.
 - UNDERGROUND GAS TANKS.
 - BICYCLE RACK.
 - DRAINAGE RIP RAP.
 - STORM DRAIN, REFER TO CIVIL.
 - TYPICAL QUEUE SPACE 3000 x 5700.
 - CONCRETE PAD VEHICLE SENSOR.
 - PROPOSED LOCATION OF NEW WELL, FOUR BOLLARDS TO BE PLACED EQUALLY AROUND.
 - EXISTING EXTENT OF PAVEMENT, TO BE MODIFIED TO SUIT NEW LAYOUT.
 - WOODEN FENCE, REFER TO LANDSCAPING PLAN FOR DETAIL.

- RESERVED.
- GAS TANK VENTS.
- RAISED CONCRETE CURB.
- APPROXIMATE CENTER LINE OF ROAD.
- PROTECTED RIGHT-OF-WAY.

LEGEND FOR DRAWING A0:

- (X) DRAWING NOTE ANNOTATION.
- NEW DOOR
- BUILDING ENTRANCE
- LP LIGHT POST
- UP UTILITY POST
- SOD
- GRAVEL
- PLANTINGS
- PROPERTY - PROPERTY LINE
- SETBACK - SET BACK
- OHW - OVERHEAD WIRE
- FENCE - FENCE
- SAN - SANITARY



2
A0
Site Plan
Scale = 1:400

2	Issued for Site Plan Control	24.06.24
1	Issued for Coordination	03.06.24
No	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY



PROJECT NAME / NOM DU PROJET
6175 Rockdale Rd

6175 Rockdale Rd. Vars ON. K0A 3H0

DRAWING TITLE / TITRE DU DESSIN
Site Plan

JOB No 810-24	N° DE PROJET	DATE May 2024	DATE
SCALE As Noted	ECHELLE	PRINTING SCALE/ ÉCHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY KS	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTEZ VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR	ARCHITECT'S STAMP	DRAWING No / DESSIN N°
SCEAU D'ARCHITECTE		REVISION No / RÉVISION N° 2	

