

**LEGEND**

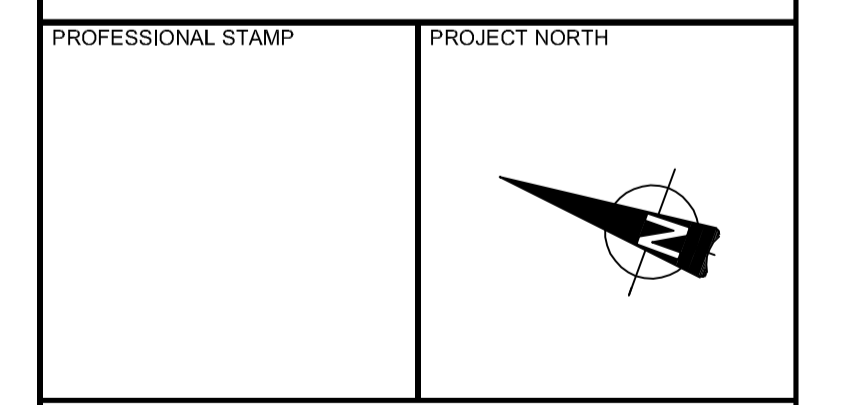
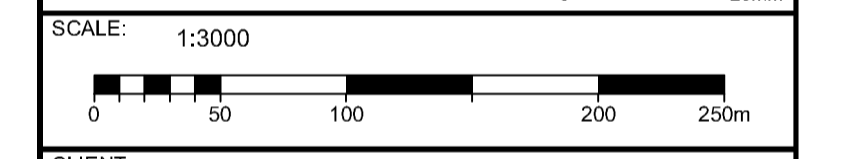
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
JUNE 2018

No.	ISSUE / REVISION	DD/MM/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.



PROJECT:

**CAPITAL REGION RESOURCE RECOVERY CENTRE**

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

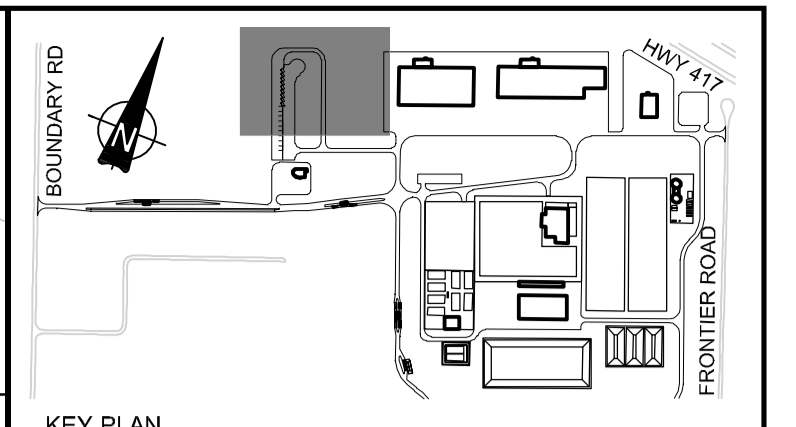
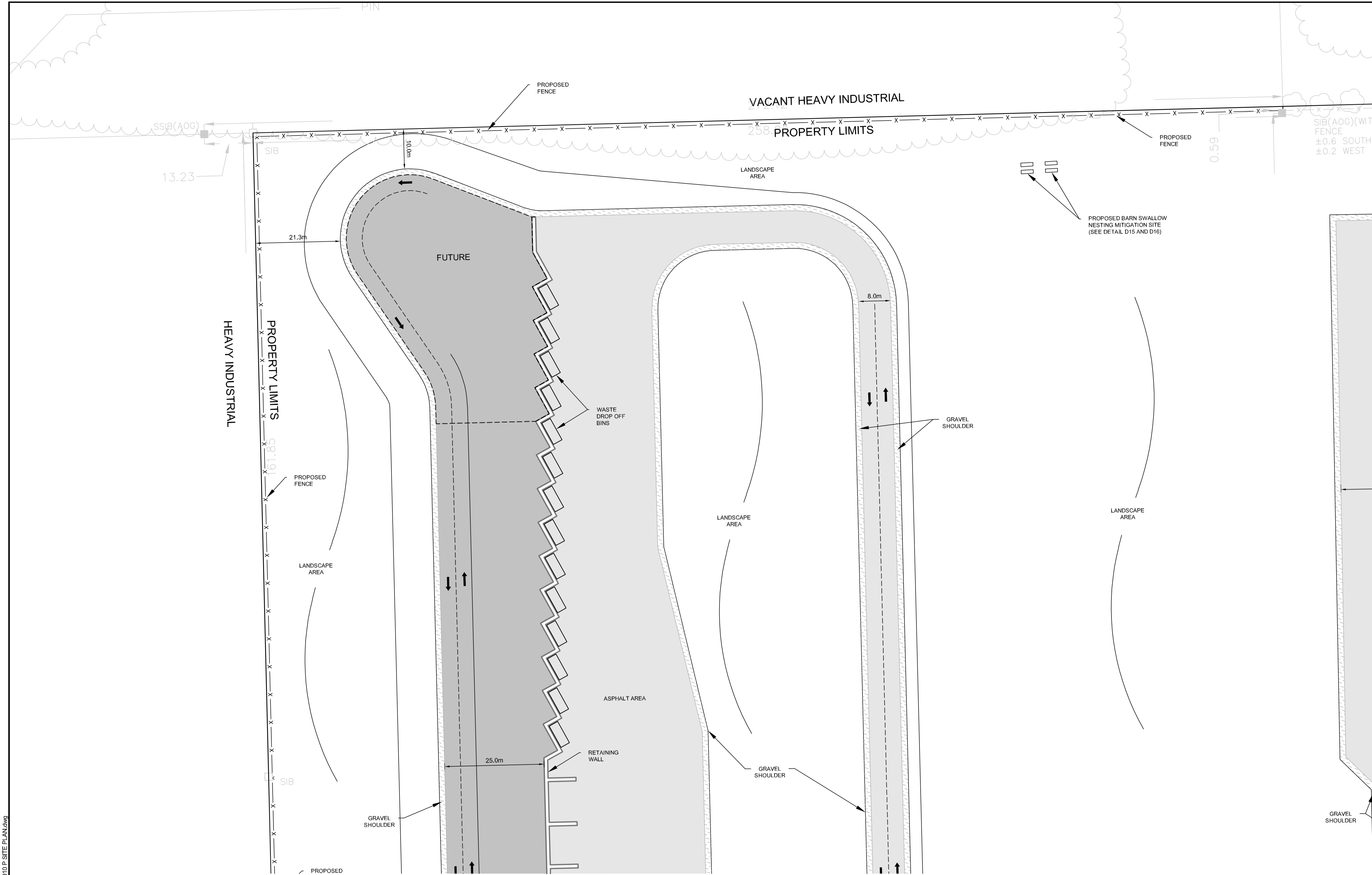
DRAWING:

**PLANNING**

**SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #:  
**SP**



**LEGEND**

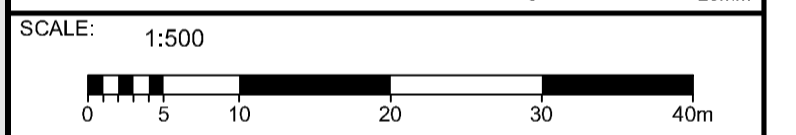
- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

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JUNE 2018

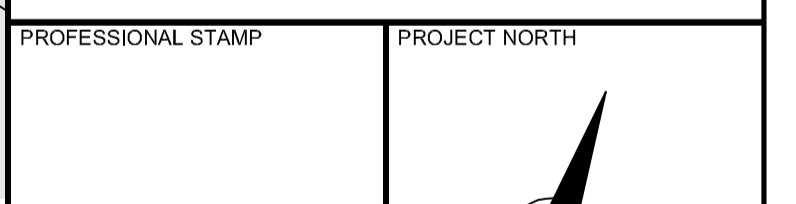
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CONSULTANT: www.jrichards.ca



PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING  
SITE PLAN

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011  
DRAWING #: SP1  
PLOT DATE: December 16, 2018 2:18:18 PM

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5610 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11976; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2006-250 (R1990) H1B1 - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D; C & D = GROUP F; DIVISION 2; MRF = GROUP F; DIVISION 2; MAINTENANCE GARAGE = GROUP F; DIVISION 2; LEACHATE TREATMENT = GROUP F; DIVISION 2; GREENHOUSE = GROUP F; DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F; DIVISION 2; SECONDARY DIGESTER = GROUP F; DIVISION 2; PHC = GROUP F; DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ABUTTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE.

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
(B) OTHER CASES	0	4.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	95.79
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE	0	4.14
(F) NOT ABUTTING A RESIDENTIAL ZONE	0	N/A
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	N/A
5. MAXIMUM BUILDING HEIGHT (M)	N/A	N/A
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M
MAXIMUM WIDTH	7.5M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107 - MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

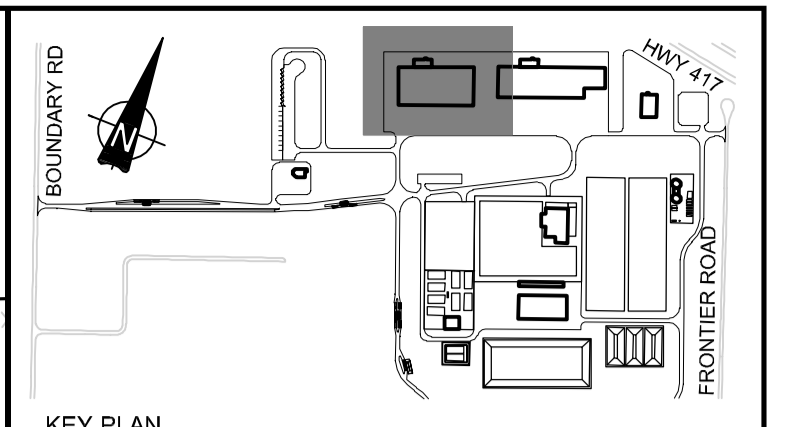
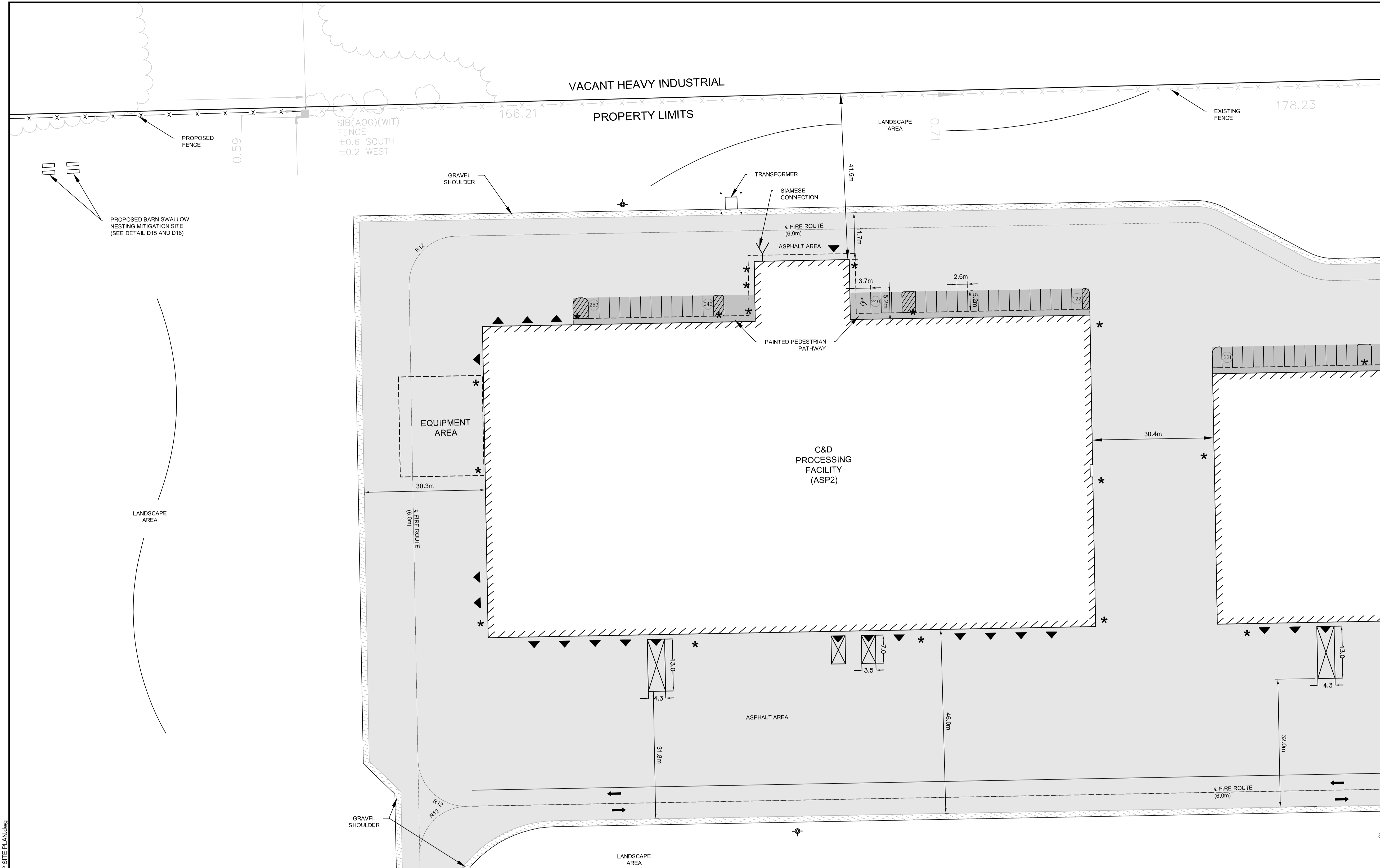
**TABLE 108 - MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA**

I LAND USE	II LESS THAN 2500M <sup>2</sup>	III 2501-10000M <sup>2</sup>	IV 10001-20000M <sup>2</sup>	V 20001-50000M <sup>2</sup>	VI 50001-100000M <sup>2</sup>	VII 100001-250000M <sup>2</sup>	VIII 250001-500000M <sup>2</sup>	IX 500000M <sup>2</sup> AND OVER	PROVIDED
(A) HEAVY INDUSTRIAL USE	0	1	2	3	4	5	6	7	12
(B) OFFICE	0	1	2	3	4	5	6	7	12

ADMIN (2100M<sup>2</sup>) = 1  
CAD (1,111M<sup>2</sup>) = 2 + 1 OVERSIZED  
CAD ADMIN (350M<sup>2</sup>) = 1  
MRF (12,742 M<sup>2</sup>) = 2 + 1 OVERSIZED  
MRF ADMIN (350M<sup>2</sup>) = 1  
NIGHTSTORAGE (1,565M<sup>2</sup>) = 1  
ORGANICS (2,361M<sup>2</sup>) = 1  
LEACHATE (5,107M<sup>2</sup>) = 1  
GREENHOUSE (843M<sup>2</sup>) = 1  
SOL. STORAGE (510 M<sup>2</sup>) = 1

**TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	III PROVIDED STANDARD SIZE SPACE	IV PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(iii) 6.0' TO 30'	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(ii) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2	4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		



**LEGEND**

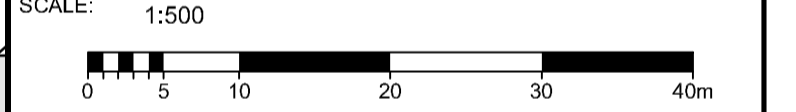
- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

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JUNE 2018

No.	ISSUE / REVISION	DD/MM/YY
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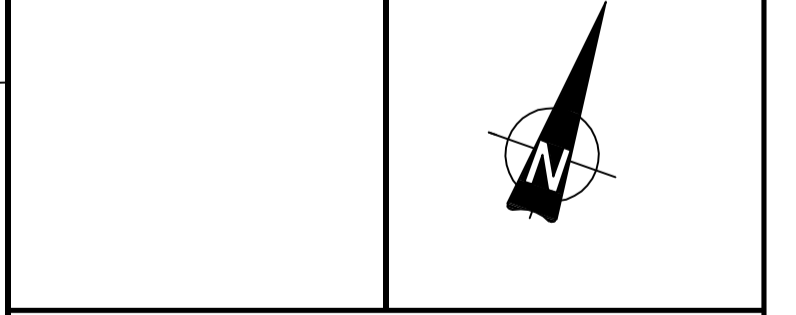
CLIENT:  
**TAGGART**  
GROUP OF COMPANIES

CLIENT:  
**THE MILLER GROUP**

CONSULTANT: www.jrichards.ca

**JLR J.L. Richards**  
ENGINEERS - ARCHITECTS - PLANNERS

PROFESSIONAL STAMP PROJECT NORTH



PROJECT:  
**CAPITAL REGION RESOURCE  
RECOVERY CENTRE**  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING:  
**PLANNING  
SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011  
DRAWING #: **SP2**

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5512 FRONTIER ROAD, AND 5505 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11916; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2006-250 (R1990) H1B1 - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE - GROUP D; C & D - GROUP F; DIVISION 2; MRP - GROUP F; DIVISION 2; MAINTENANCE GARAGE - GROUP F; DIVISION 2; LEACHATE TREATMENT - GROUP F; DIVISION 2; GREENHOUSE - GROUP F; DIVISION 2; SCALE HOUSES - GROUP D; ORGANICS - GROUP F; DIVISION 2; SECONDARY DIGESTER - GROUP F; DIVISION 2; PWC - GROUP F; DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ABUTTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE.

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
(B) OTHER CASES	0	4.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	95.79
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	4.14
5. MAXIMUM BUILDING HEIGHT (M)	N/A	N/A
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
7. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

	REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M	2.6 M
MAXIMUM WIDTH	7.5M (TO BE LINE PAINTED)	5.2M
MINIMUM LENGTH	5.2M	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(A) 71-90	6.7	6.7

**TABLE 108: MINIMUM REQUIRED VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA**

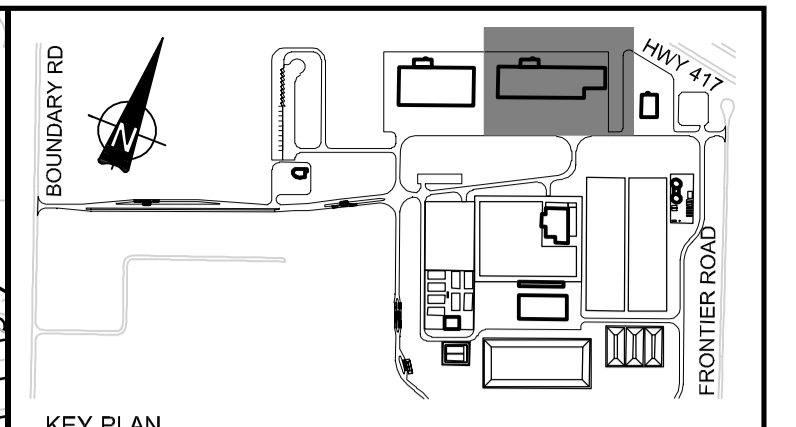
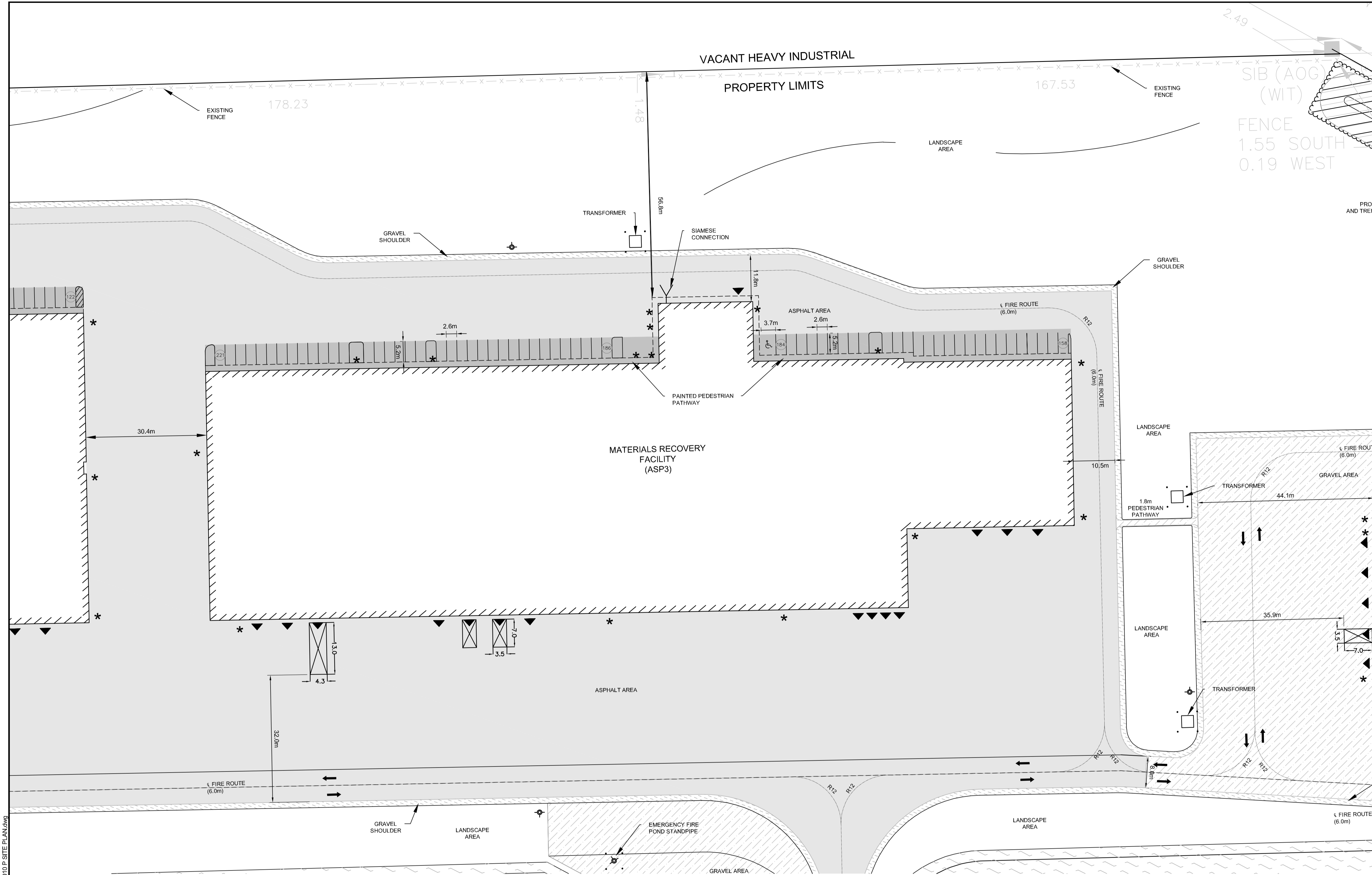
I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	ADMN (216M <sup>2</sup> ) = 1 CAD (1,111M <sup>2</sup> ) = 2 + 1 OVERSIZED
(B) OFFICE	12	MRP (12,742 M <sup>2</sup> ) = 2 + 1 OVERSIZED
		MRP (12,742 M <sup>2</sup> ) = 1 MAINTENANCE (1,565M <sup>2</sup> ) = 1 LEACHATE (5,107M <sup>2</sup> ) = 1 GREENHOUSE (843M <sup>2</sup> ) = 1 SOL. STORAGE (510 M <sup>2</sup> ) = 1

**TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	III PROVIDED STANDARD SIZE SPACE	IV PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(i) 60' TO 90'	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(i) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2	4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

File Location: P:\24230-0011 - CRRC - Facility Design\3 - JLR DNG\1-Civil\24230-0010 P-SITE PLAN.dwg

PLOT DATE: December 16, 2018 2:05:39 PM



**LEGEND**

- Denotes number of parking spaces
- Garage door
- Pedestrian entrance
- Bollard (see detail 007)
- Fire hydrant
- Property limits
- Page wire fence
- Chain link security fence (see detail 009)
- Traffic control line painting
- Asphalt line painting
- Regular loading space
- Oversized loading space
- Pond
- Asphalt
- Light duty asphalt
- Heavy duty asphalt
- Concrete
- Gravel
- Berm
- Tree screening

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SCALE: 1:500

CLIENT: TAGGART GROUP OF COMPANIES

CONSULTANT: J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
7. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

ANGLE OF PARKING (DEGREES)	MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 110: MINIMUM REQUIRED AISLE WIDTH**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**TABLE 113A: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

LAND USE	MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRE OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	12
(B) OFFICE	1	1

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(iii) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	(i) 3.5 (ii) 4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(i) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2	4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE		

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**TABLE 110: MINIMUM REQUIRED AISLE WIDTH**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

CLIENT: TAGGART GROUP OF COMPANIES

CONSULTANT: J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS

PROFESSIONAL STAMP: PROJECT NORTH

PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING SITE PLAN

DESIGN: KM

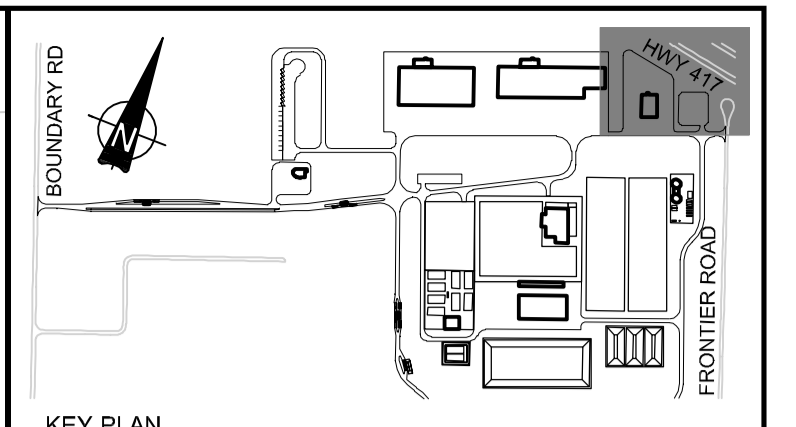
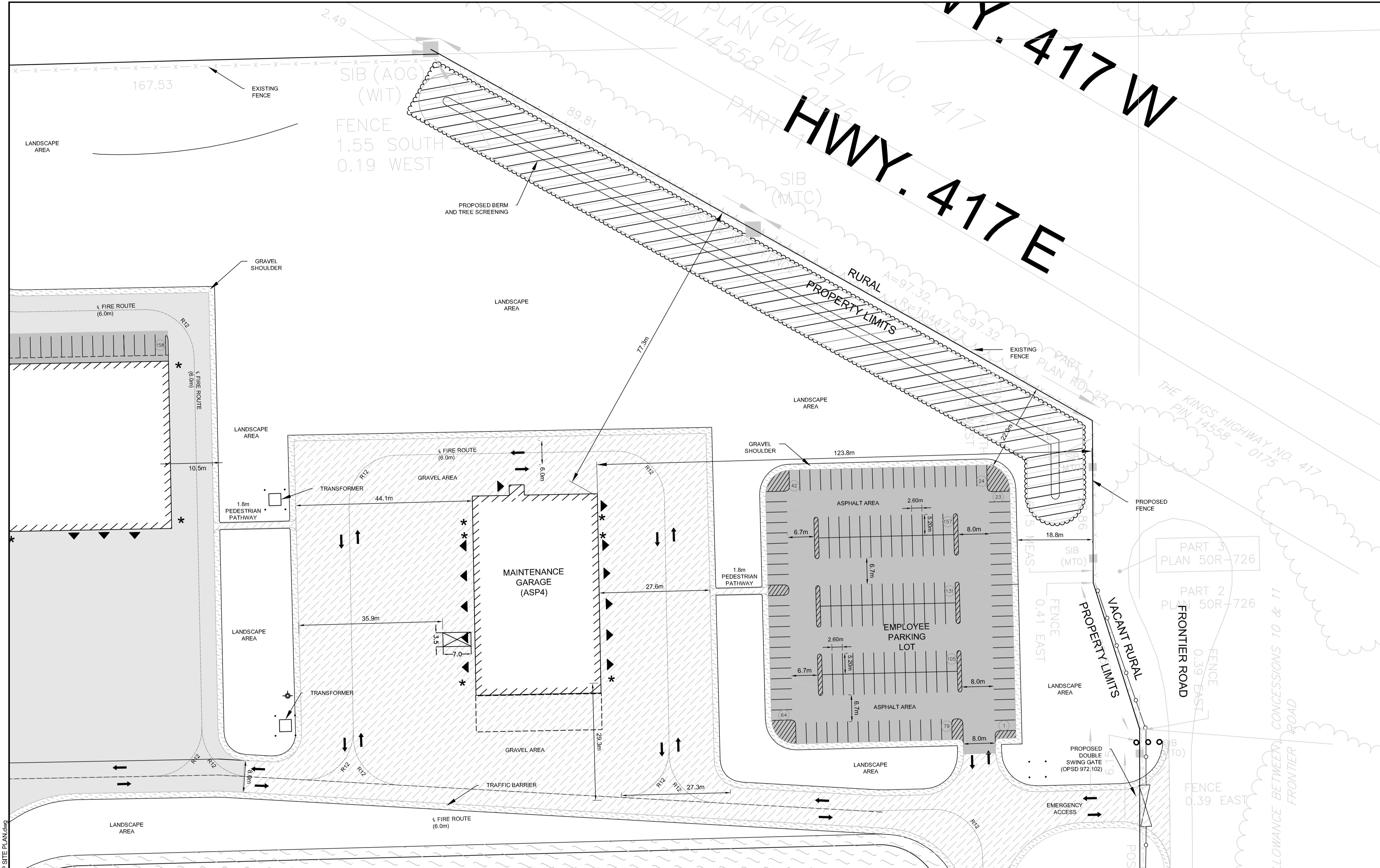
DRAWN: KTK

CHECKED: TC

JLR #: 24230-0011

DRAWING #: SP3

DATE: December 16, 2018 2:30:05 PM



**LEGEND**

- 298 DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

**PRELIMINARY NOT FOR CONSTRUCTION**  
JUNE 2018

No.	ISSUE / REVISION	DD/M/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:500

CLIENT:  
**TAGGART GROUP OF COMPANIES**

CONSULTANT:  
**JR J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

PROFESSIONAL STAMP  
**JR J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

PROJECT:  
**CAPITAL REGION RESOURCE RECOVERY CENTRE**  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING:  
**PLANNING SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #: **SP4**

DATE: December 16, 2018 2:33:33 PM

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5370 FRONTIER ROAD, 5410 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11976; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2006-250 (R1990) (H1B) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D; C & D = GROUP F; DIVISION 2; MRP = GROUP F; DIVISION 2; MAINTENANCE GARAGE = GROUP F; DIVISION 2; LEACHATE TREATMENT = GROUP F; DIVISION 2; GREENHOUSE = GROUP F; DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F; DIVISION 2; SECONDARY DIGESTER = GROUP F; DIVISION 2; PWC = GROUP F; DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ADJUTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)		58.6
(B) OTHER CASES		
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)		4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE		
(H) NOT ABUTTING A RESIDENTIAL ZONE:		
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT		95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M
MAXIMUM WIDTH	7.75M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107 - MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**5. LOADING SPACE RATES AND PROVISIONS (SEC. 113)**

**TABLE 113A - MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	12
(B) OFFICE	1	1

**TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	(iii) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE		3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(ii) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

**TABLE 107 - MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

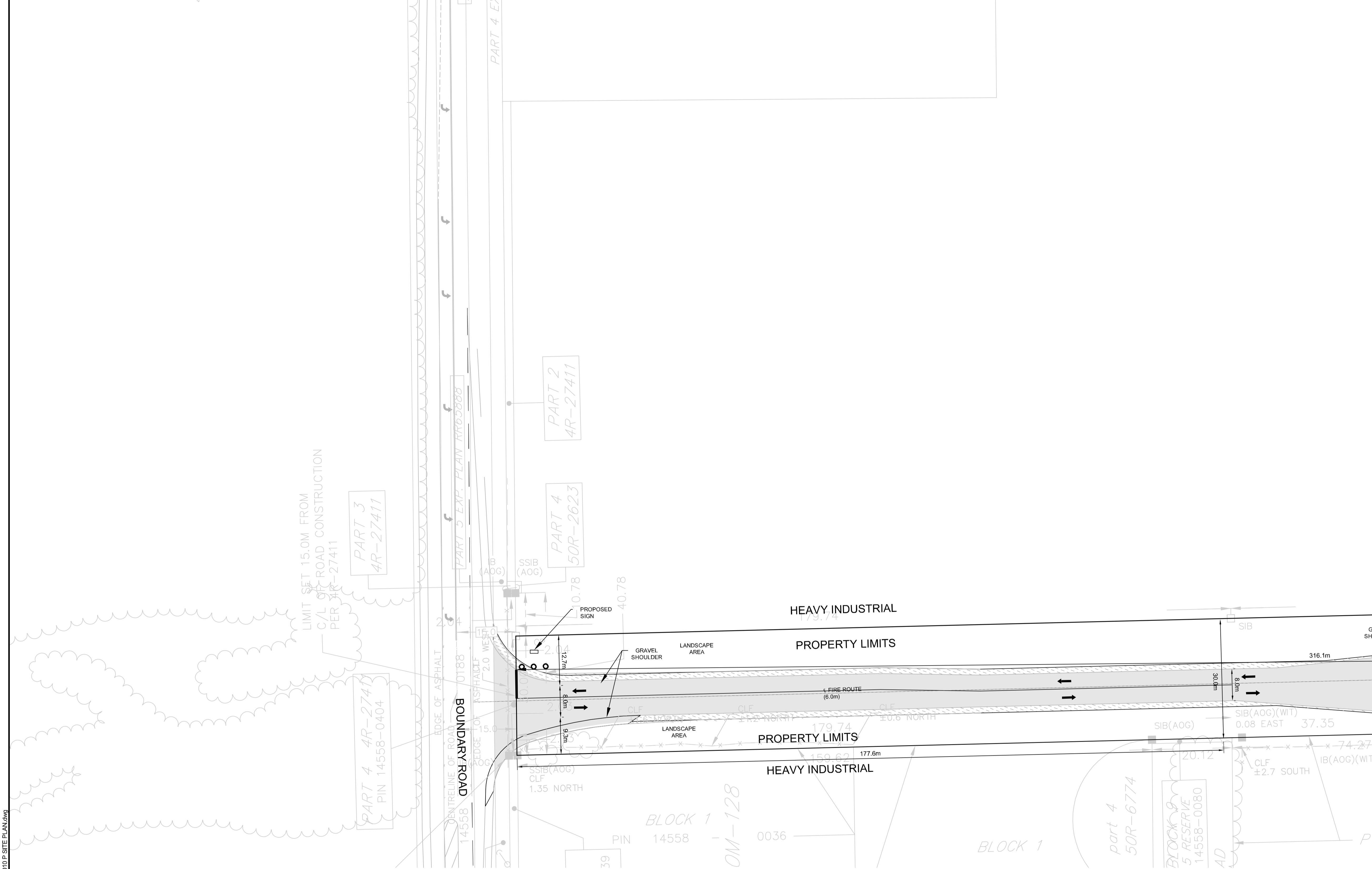
**5. LOADING SPACE RATES AND PROVISIONS (SEC. 113)**

**TABLE 113A - MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	12
(B) OFFICE	1	1

**TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
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(C) MINIMUM WIDTH IN METRES OF LOADING SPACE		3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(ii) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		



ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5594 FRONTIER ROAD, 5508 FRONTIER ROAD, 5378 FRONTIER ROAD, 5410 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11976; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2006-250 (MAY 2006) H116) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

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1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

TABLE 221 - RH ZONE PROVISIONS

ZONING MECHANISMS	ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
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1. OUTDOOR STORAGE

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2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)

TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES

ZONING MECHANISMS	ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
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2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)		58.6
(B) OTHER CASES		
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)		4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE		
(F) NOT ABUTTING A RESIDENTIAL ZONE		
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

3. PARKING REQUIRED (RURAL EXCEPTION 860)

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)

	REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M	
MAXIMUM WIDTH	7.5M (TO BE LINE PAINTED)	2.6 M
MINIMUM LENGTH	5.2M	5.2M

5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

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(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES, AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

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(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

TABLE 107: MINIMUM REQUIRED AISLE WIDTH

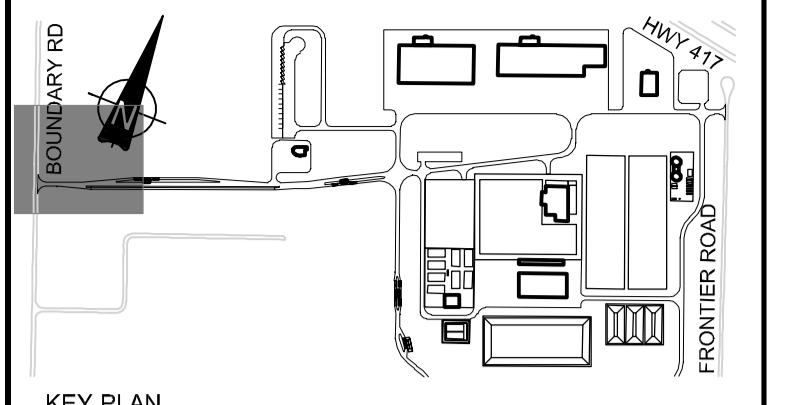
I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

TABLE 108: MINIMUM REQUIRED VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA

I LAND USE	II MINIMUM REQUIRED NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	
(B) OFFICE	1	

TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES

ZONING MECHANISM	REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(iii) 60° TO 90°	9	17
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(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		



LEGEND

- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
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PRELIMINARY NOT FOR CONSTRUCTION JUNE 2018

No.	ISSUE / REVISION	DD/MM/YY
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SCALE: 1:500

CLIENT: TAGGART GROUP OF COMPANIES

CONSULTANT: J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS

CLIENT: TAGGART GROUP OF COMPANIES

CONSULTANT: J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS

PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING SITE PLAN

DESIGN: KM

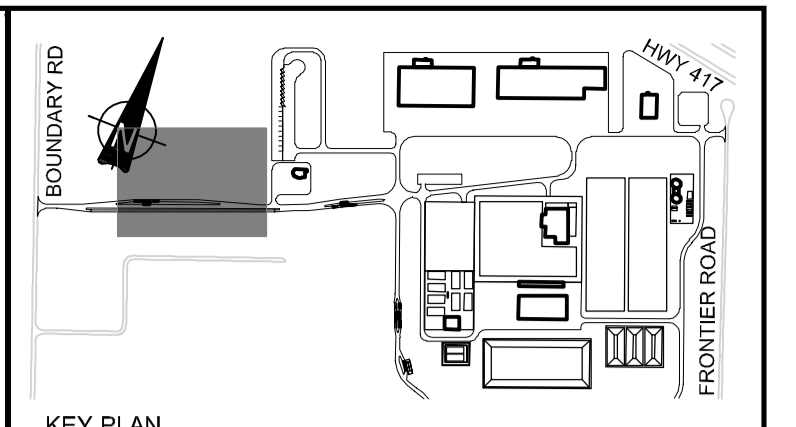
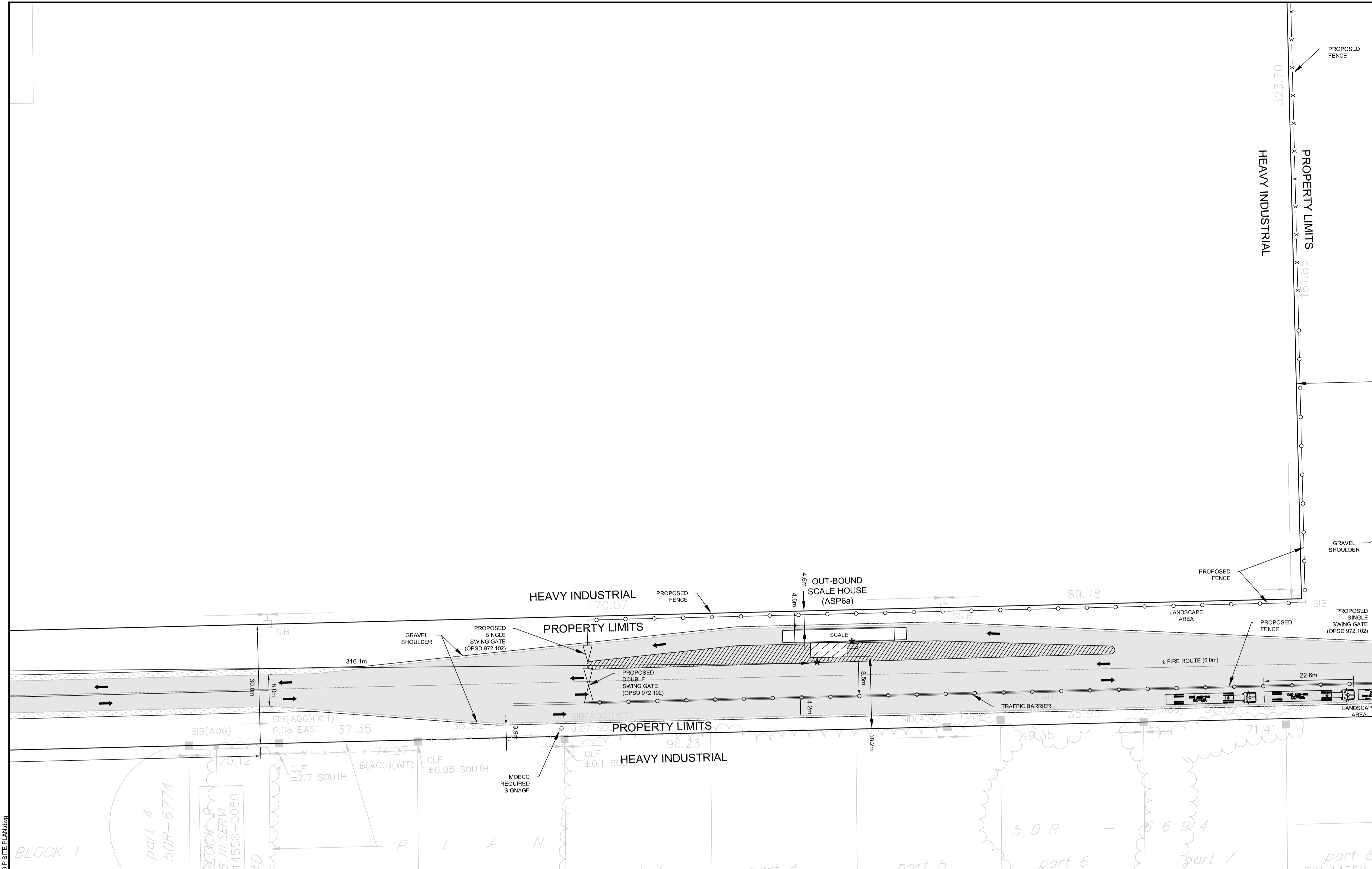
DRAWN: KTK

CHECKED: TC

JLR #: 24230-0011

DRAWING #: SP5

DATE: December 16, 2018 2:15:56 PM



**LEGEND**

- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
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- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

**PRELIMINARY NOT FOR CONSTRUCTION**  
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CONSULTANT: **JR J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

PROFESSIONAL STAMP: **JR J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

PROJECT NORTH

PROJECT: **CAPITAL REGION RESOURCE RECOVERY CENTRE**

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: **PLANNING SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #: **SP6**

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5578 FRONTIER ROAD, 5610 FRONTIER ROAD, AND 5505 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11976; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2008-250 (M9905) H1B) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

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PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
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2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 195)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M
MAXIMUM WIDTH	7.5M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107 - MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 113A - MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

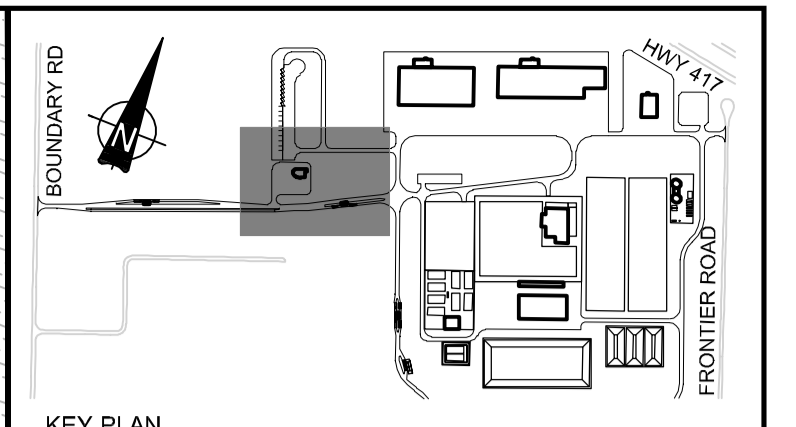
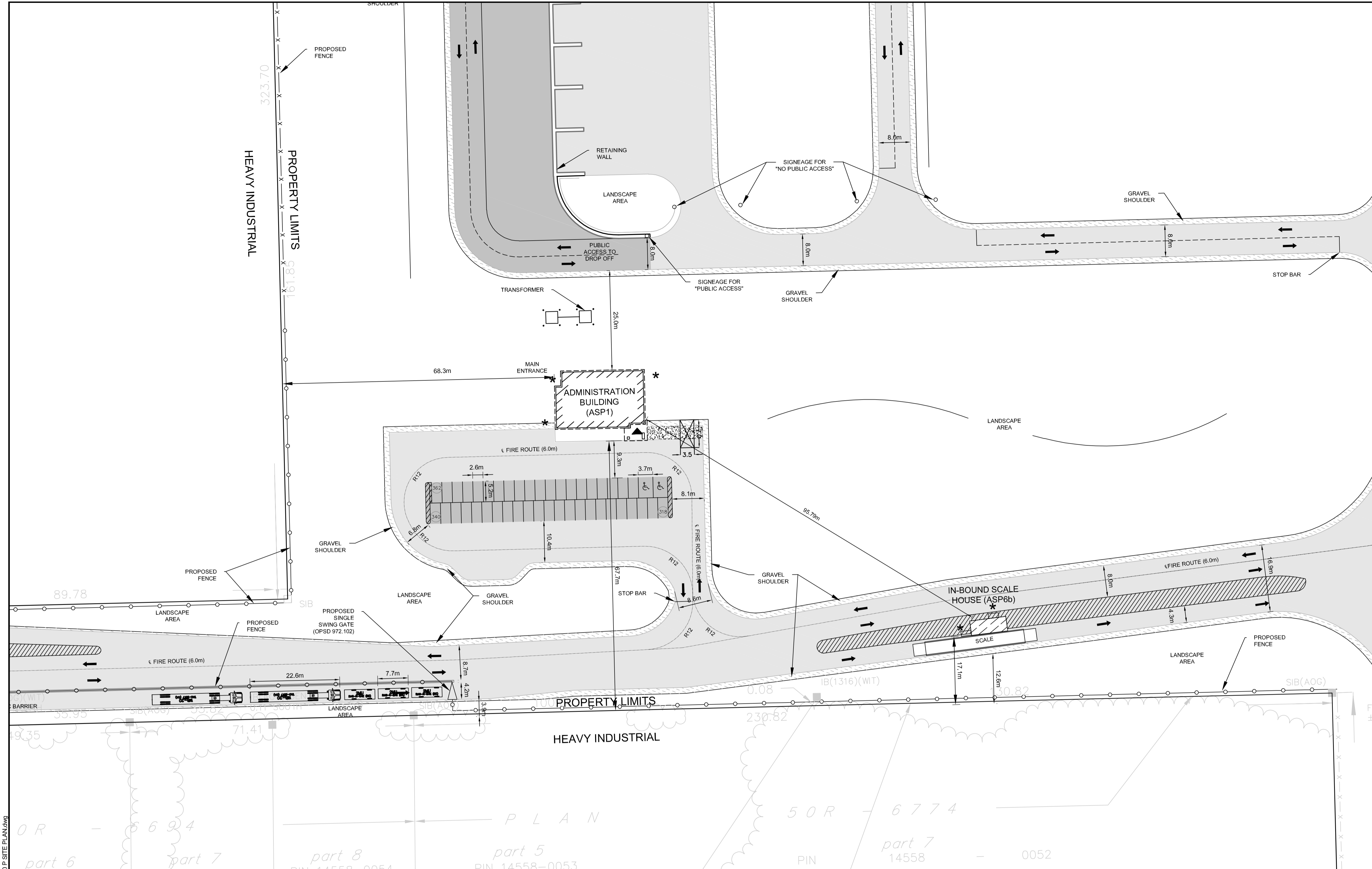
I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	12
(B) OFFICE	12	12

**TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	PROVIDED STANDARD SIZE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(i) 9 (ii) 6' TO 30'	7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(i) 7 (ii) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2	4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

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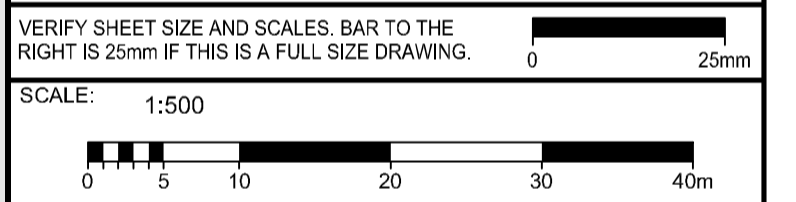
**LEGEND**

- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

**PRELIMINARY NOT FOR CONSTRUCTION**  
JUNE 2018

No.	ISSUE / REVISION	DD/MM/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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PROFESSIONAL STAMP PROJECT NORTH

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5578 FRONTIER ROAD, 5610 FRONTIER ROAD, AND 5505 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11916; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2008-250 (R1890) (H18) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D; C & D = GROUP F; DIVISION 2; MRP = GROUP F; DIVISION 2; MAINTENANCE GARAGE = GROUP F; DIVISION 2; LEACHATE TREATMENT = GROUP F; DIVISION 2; GREENHOUSE = GROUP F; DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F; DIVISION 2; SECONDARY DIGESTER = GROUP F; DIVISION 2; PWC = GROUP F; DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
7. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

USE	REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M	2.6 M
MAXIMUM WIDTH	7.75M (TO BE LINE PAINTED)	2.6 M
MINIMUM LENGTH	5.2M	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 108: MINIMUM REQUIRED VEHICLE LOADING SPACES REQUIRED PER SQUARE METRE OF GROSS FLOOR AREA**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRE OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	12
(B) OFFICE	1	1

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	PROVIDED STANDARD SIZE OF LOADING SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(iii) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	(i) 3.5 (ii) ALL OTHER CASES	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2	4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

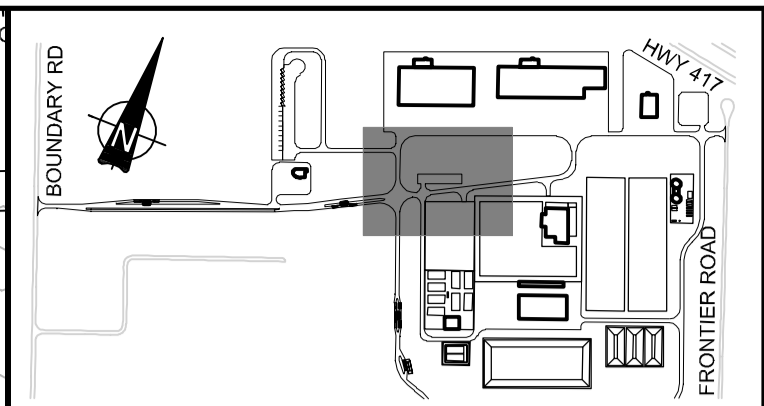
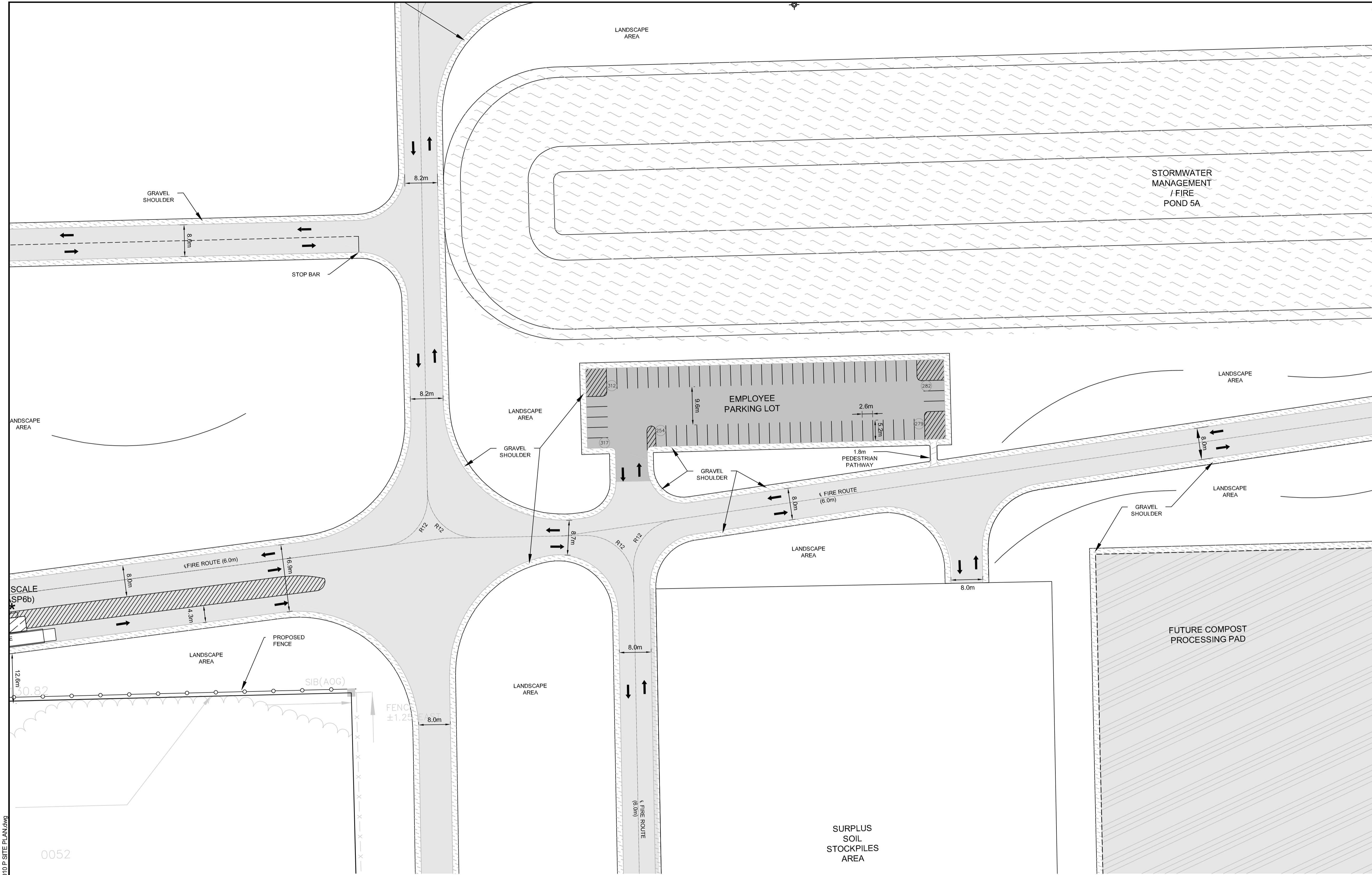
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SITE PLAN

DESIGN: KM  
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DRAWING #: SP7

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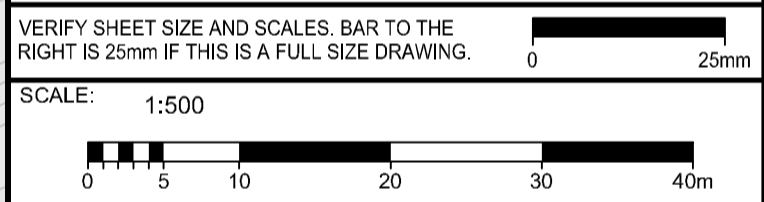
**LEGEND**

- 298 DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
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- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

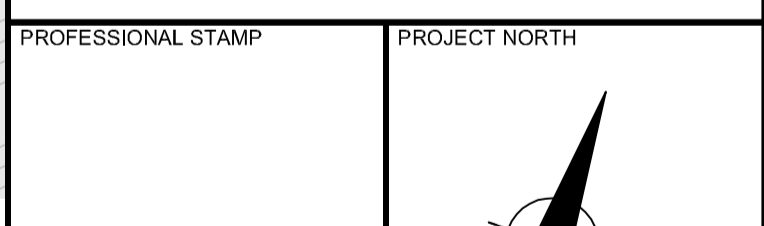
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JUNE 2018

No.	ISSUE / REVISION	DDMMYY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11916; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2006-250 (M990) H1(16) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D; C & D = GROUP F; DIVISION 2; MRP = GROUP F; DIVISION 2; MAINTENANCE GARAGE = GROUP F; DIVISION 2; LEACHATE TREATMENT = GROUP F; DIVISION 2; GREENHOUSE = GROUP F; DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F; DIVISION 2; SECONDARY DIGESTER = GROUP F; DIVISION 2; PWC = GROUP F; DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 195)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M
MAXIMUM WIDTH	7.75M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**5. LOADING SPACE RATES AND PROVISIONS (SEC. 113)**

**TABLE 113A: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA						PROVIDED
	III LESS THAN 250M <sup>2</sup>	IV 250-1000M <sup>2</sup>	V 1000-2000M <sup>2</sup>	VI 2000-4000M <sup>2</sup>	VII 4000-10000M <sup>2</sup>	VIII 10000M <sup>2</sup> AND OVER	
(A) HEAVY INDUSTRIAL USE	0	1	2	3	3	3	12
(B) OFFICE	0	1	2	3	3	3	12

ADMM (216M<sup>2</sup>) = 1  
CAD (1181M<sup>2</sup>) = 2 + 1 OVERSIZED  
CAD ADMM (352M<sup>2</sup>) = 1  
MRP (1274M<sup>2</sup>) = 2 + 1 OVERSIZED  
MRP ADMM (352M<sup>2</sup>) = 1  
NIGHTMARE (1265M<sup>2</sup>) = 1  
ORGANICS (2361M<sup>2</sup>) = 1  
LEACHATE (1078M<sup>2</sup>) = 1  
GREENHOUSE (838M<sup>2</sup>) = 1  
SOIL STORAGE (150M<sup>2</sup>) = 1

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS		PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
	STANDARD SIZE SPACE	OVERSIZED SPACE		
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6		11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	(iii) 60° TO 90°		7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	13	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.			

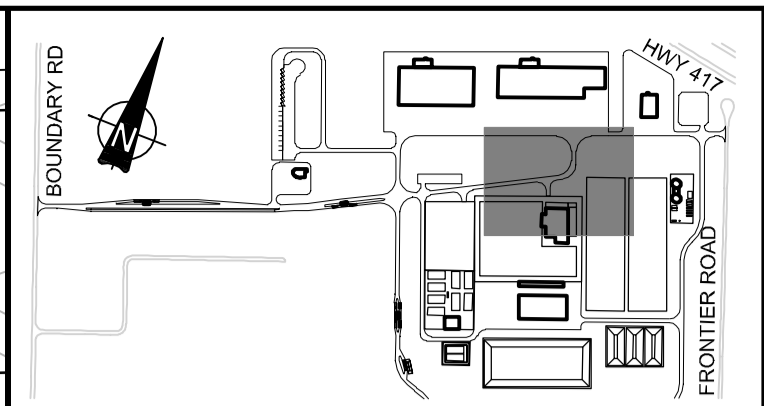
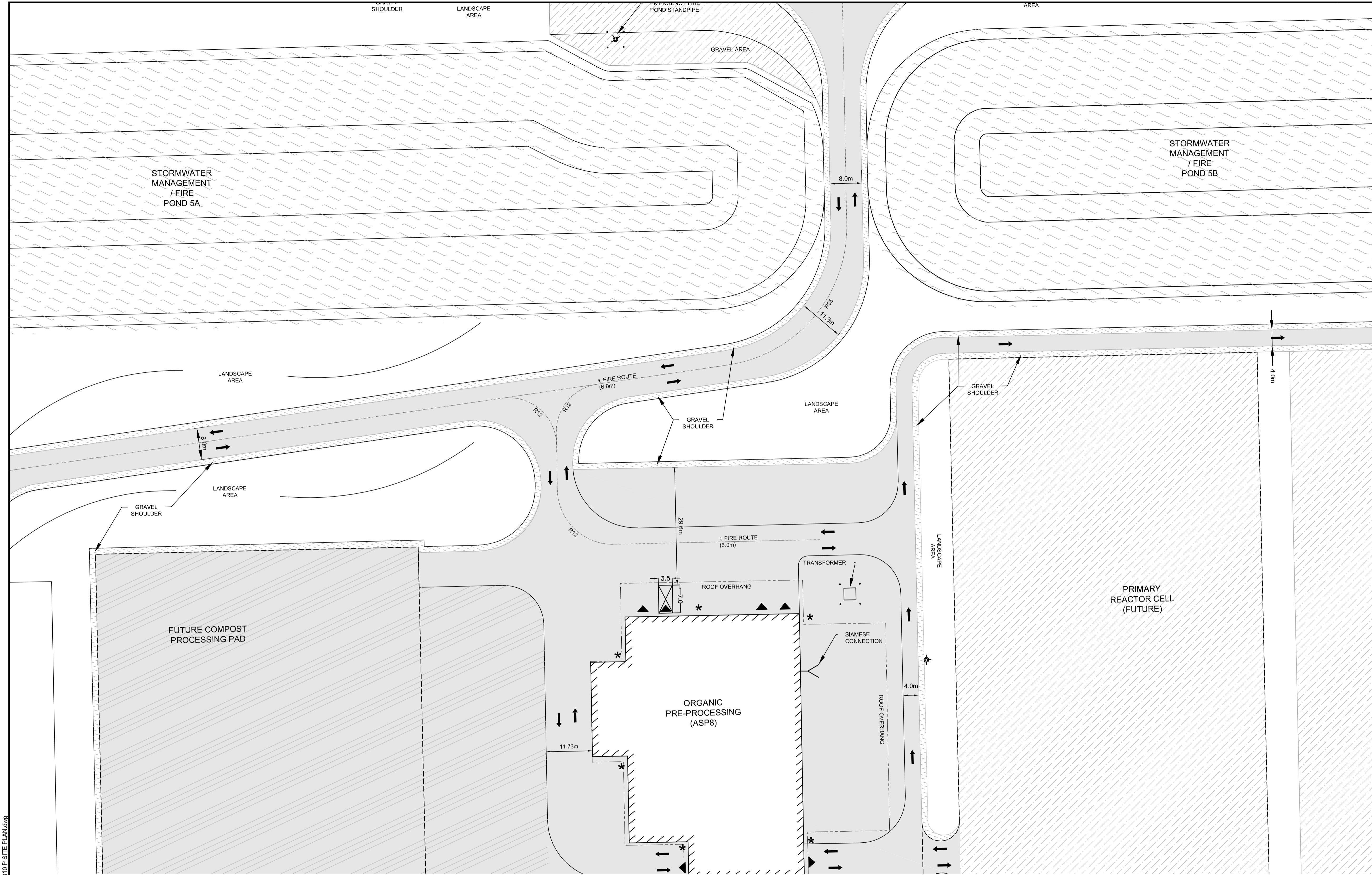
PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING SITE PLAN

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #: SP8

DATE: December 16, 2018 2:10:05 PM



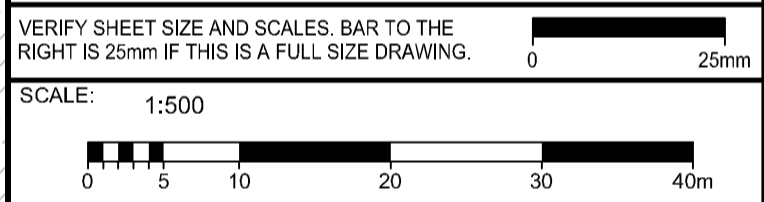
**LEGEND**

- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- (SEE DETAIL D07) FIRE HYDRANT
- PROPERTY LIMITS
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
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- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

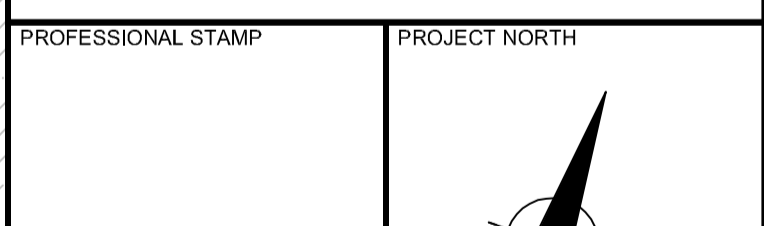
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JUNE 2018

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LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11916; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2008-250 (R1990) H1B1 - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D; C & D = GROUP F; DIVISION 2; MRP = GROUP F; DIVISION 2; MAINTENANCE GARAGE = GROUP F; DIVISION 2; LEACHATE TREATMENT = GROUP F; DIVISION 2; GREENHOUSE = GROUP F; DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F; DIVISION 2; SECONDARY DIGESTER = GROUP F; DIVISION 2; PWC = GROUP F; DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
7. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 195)**

USE	REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M	2.6 M
MAXIMUM WIDTH	7.75M (TO BE LINE PAINTED)	2.6 M
MINIMUM LENGTH	5.2M	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(A) 71-90	6.7	6.7

**TABLE 110A: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRE OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	ADMN (216M <sup>2</sup> ) = 1 CAD (11,611M <sup>2</sup> ) = 2 + 1 OVERSIZED
(B) OFFICE	MRP (12,742M <sup>2</sup> ) = 2 + 1 OVERSIZED	MRP (12,742M <sup>2</sup> ) = 1 MAINTENANCE (1,565M <sup>2</sup> ) = 1 ORGANICS (2,361M <sup>2</sup> ) = 1 LEACHATE (5,107M <sup>2</sup> ) = 1 GREENHOUSE (8,345M <sup>2</sup> ) = 1 SOL. STORAGE (510 M <sup>2</sup> ) = 1

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	(iii) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(ii) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2	4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

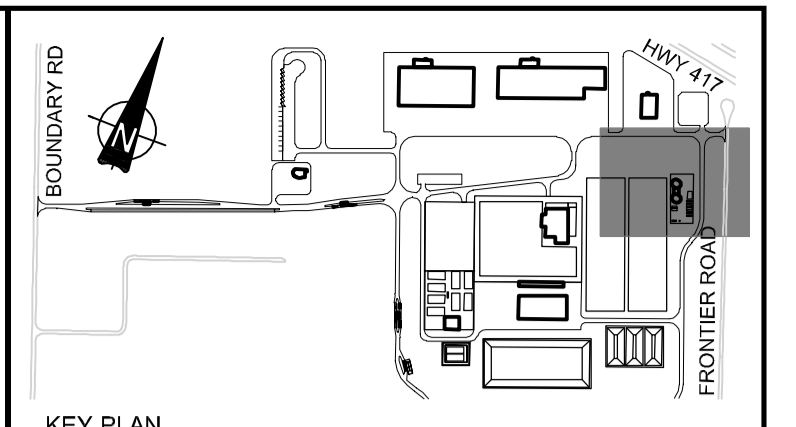
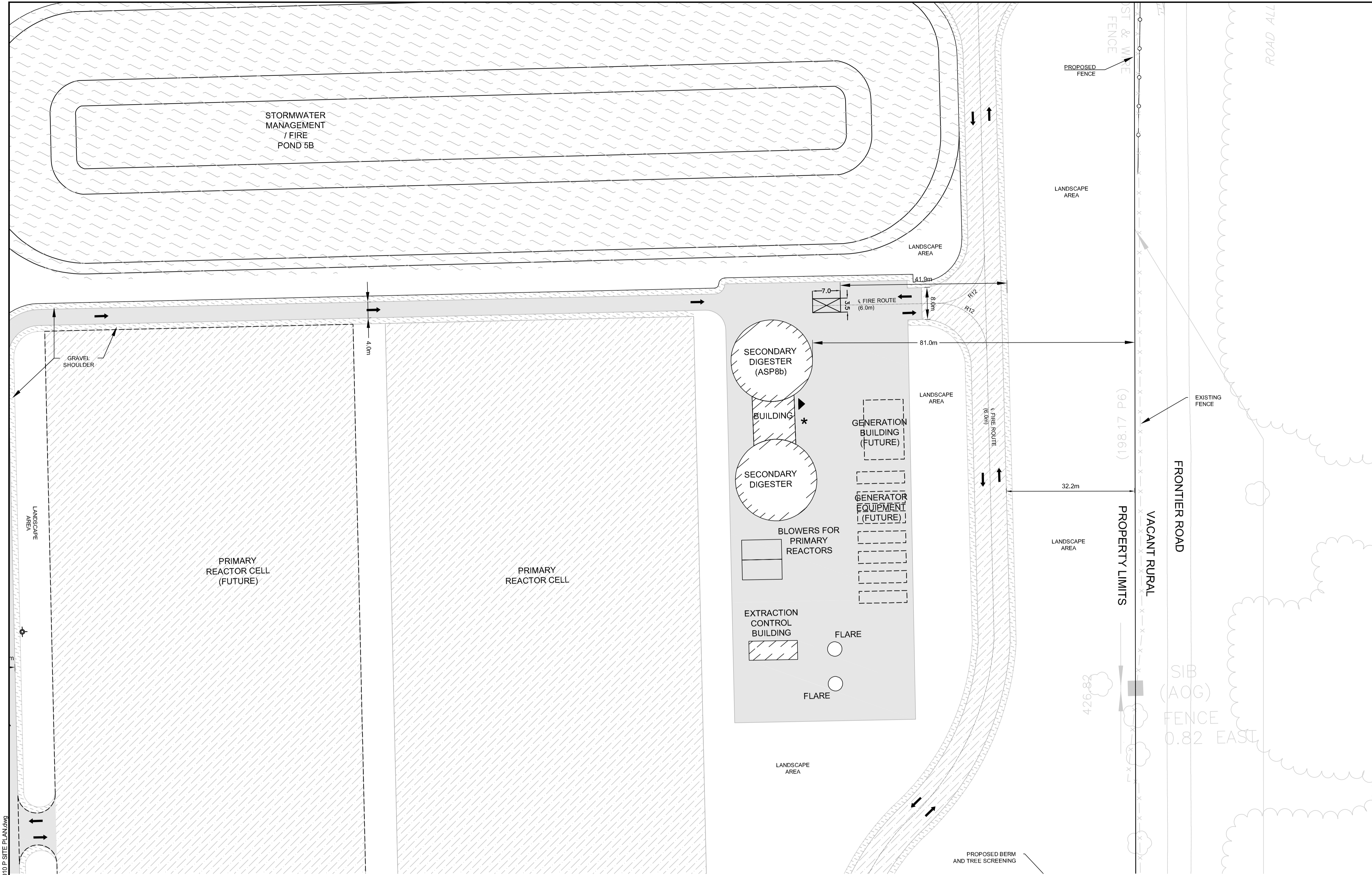
PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING  
SITE PLAN

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #: SP9

DATE: December 16, 2018 2:21:30 PM



**LEGEND**

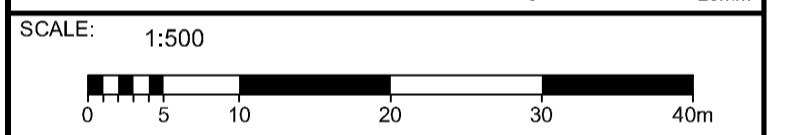
- DENOTES NUMBER OF PARKING SPACES
- ⬇ CARTRIDGE DOOR
- ⬆ PEDESTRIAN ENTRANCE
- ⬆ BOLLARD (SEE DETAIL D07)
- ⬆ FIRE HYDRANT
- ⬆ PROPERTY LIMITS
- ⬆ PAGE WIRE FENCE
- ⬆ CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- ⬆ TRAFFIC CONTROL LINE PAINTING
- ⬆ ASPHALT LINE PAINTING
- ⬆ REGULAR LOADING SPACE
- ⬆ OVERSIZED LOADING SPACE
- ⬆ POND
- ⬆ ASPHALT
- ⬆ LIGHT DUTY ASPHALT
- ⬆ HEAVY DUTY ASPHALT
- ⬆ CONCRETE
- ⬆ GRAVEL
- ⬆ BERM
- ⬆ TREE SCREENING

**PRELIMINARY NOT FOR CONSTRUCTION**  
JUNE 2018

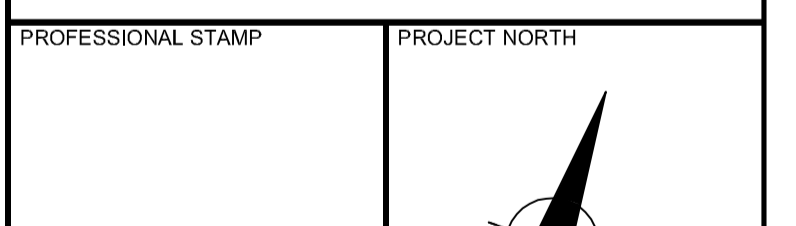
No.	ISSUE / REVISION	DD/MM/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING SITE PLAN

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011  
DRAWING #: SP10

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5613 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5570 FRONTIER ROAD, 5510 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22; CON 11 E PT LOT 23; CON 11 PT LOT 24; PART 1 OF 4R-11916; CON 11 PT LOT 24; CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2006-250 (R1990) H1(R) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-222) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D; C & D = GROUP F; DIVISION 2; MRF = GROUP F; DIVISION 2; MAINTENANCE GARAGE = GROUP F; DIVISION 2; LEACHATE TREATMENT = GROUP F; DIVISION 2; GREENHOUSE = GROUP F; DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F; DIVISION 2; SECONDARY DIGESTER = GROUP F; DIVISION 2; PWC = GROUP F; DIVISION 2

1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

TABLE 221 - RH ZONE PROVISIONS

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,706
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

1. OUTDOOR STORAGE

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ABUTTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE.

2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)

TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES

ZONING MECHANISMS	III ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
(B) OTHER CASES	0	58.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE	0	4.6
(F) NOT ABUTTING A RESIDENTIAL ZONE	0	95.79
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	95.79
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
7. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

3. PARKING REQUIRED (RURAL EXCEPTION 860)

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)

REQUIRED	PROVIDED
MINIMUM WIDTH	2.5M
MAXIMUM WIDTH	7.5M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

- (i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND
- (ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

- (i) FOR A PARKING LOT - TWO METRES; AND
- (ii) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

- (A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

TABLE 107 - MINIMUM REQUIRED AISLE WIDTH

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

6. LOADING SPACE RATES AND PROVISIONS (SEC. 113)

TABLE 113A - MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED

I LAND USE	II LESS THAN 2000M <sup>2</sup>	III 2000-10000M <sup>2</sup>	IV 10000-20000M <sup>2</sup>	V 20000-50000M <sup>2</sup>	VI 50000-100000M <sup>2</sup>	VII 100000-250000M <sup>2</sup>	VIII 250000M <sup>2</sup> AND OVER	PROVIDED
(A) HEAVY INDUSTRIAL USE	0	1	2	3	4	5	6	12
(B) OFFICE	0	1	2	3	4	5	6	12

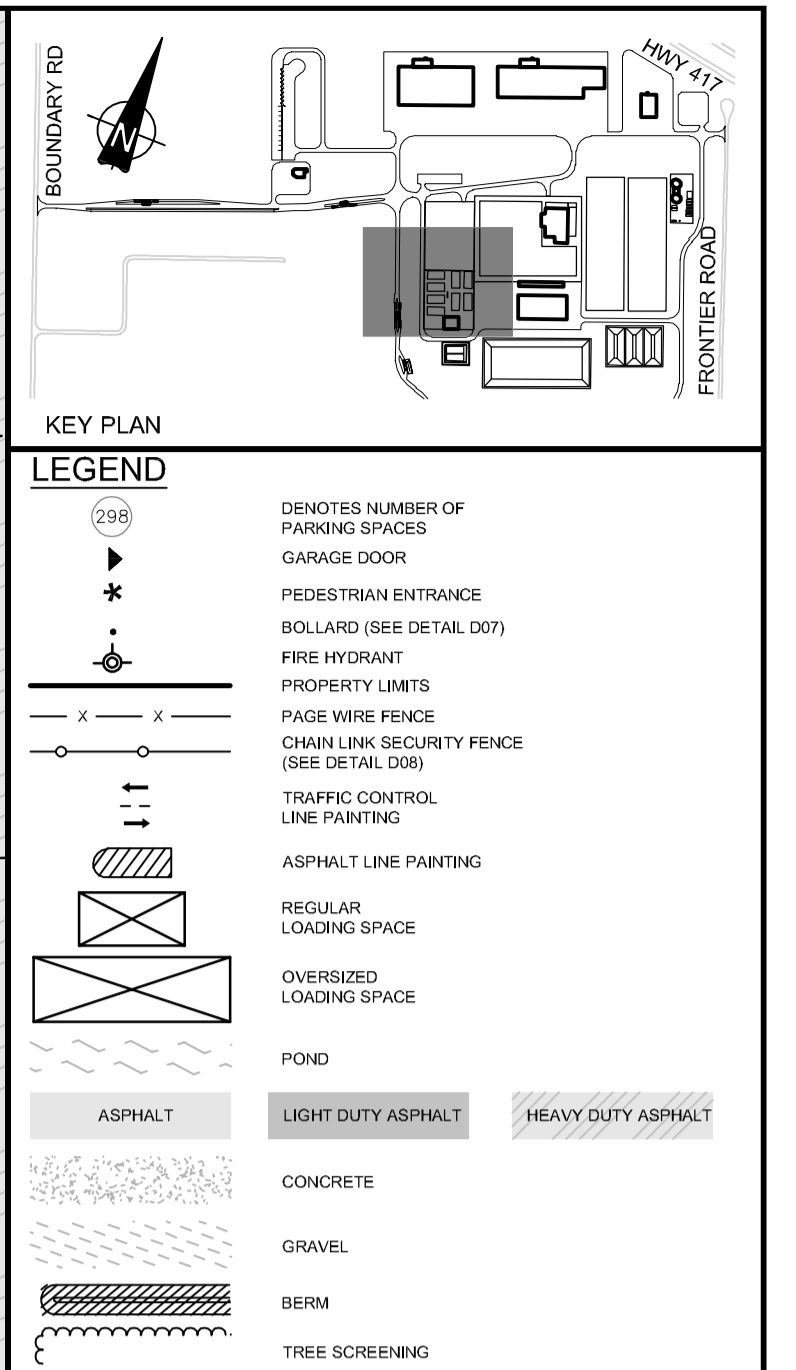
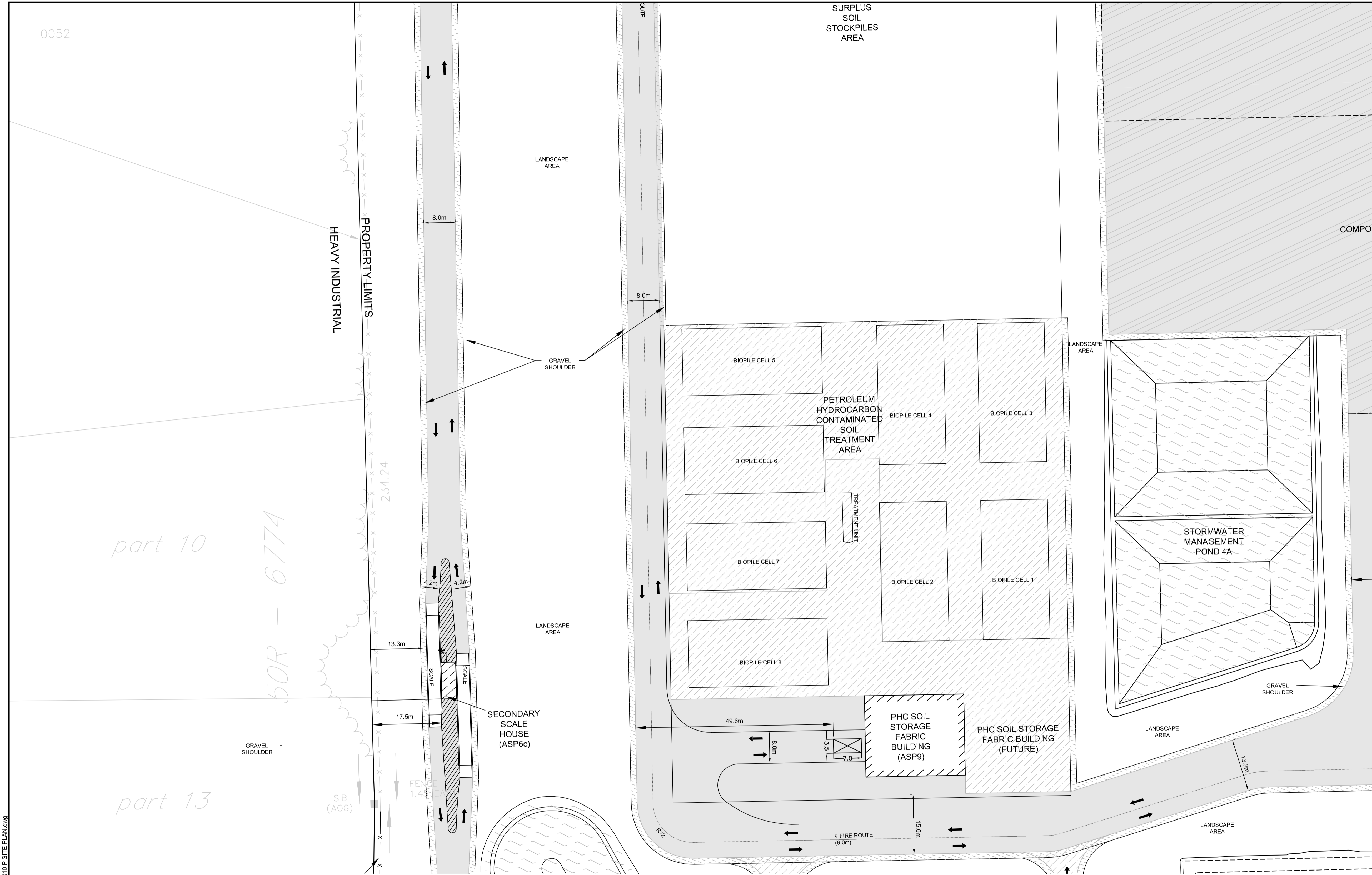
ADMM (216M<sup>2</sup>) = 1  
CAD (1181M<sup>2</sup>) = 2 + 1 OVERSIZED  
CAD ADMIN (350M<sup>2</sup>) = 1  
MRF (1274M<sup>2</sup>) = 2 + 1 OVERSIZED  
MRF ADMIN (350M<sup>2</sup>) = 1  
NIGHT STORAGE (1265M<sup>2</sup>) = 1  
ORGANICS (2361M<sup>2</sup>) = 1  
LEACHATE (5107M<sup>2</sup>) = 1  
GREENHOUSE (843M<sup>2</sup>) = 1  
SOL. STORAGE (510 M<sup>2</sup>) = 1

TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES

ZONING MECHANISM	REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(iii) 6.0' TO 30'	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE		3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(ii) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

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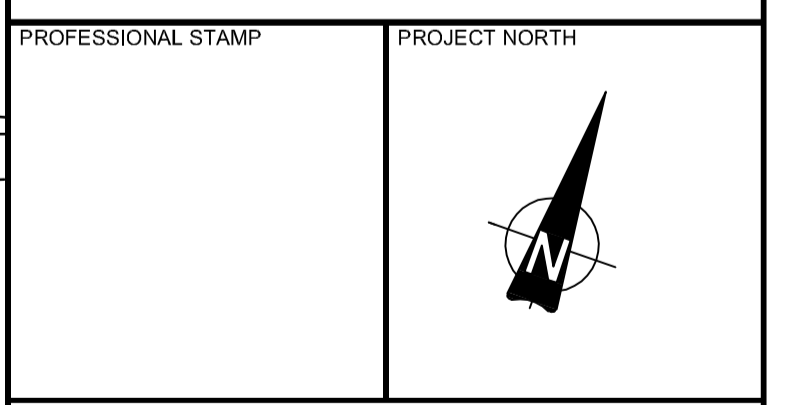
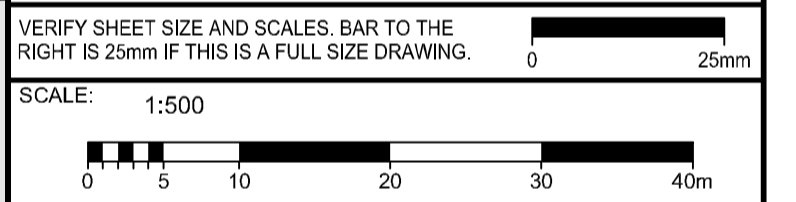
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**PRELIMINARY  
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JUNE 2018

No.	ISSUE / REVISION	DD/MM/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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PROJECT:  
**CAPITAL REGION RESOURCE  
RECOVERY CENTRE**  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING:  
**PLANNING  
SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #:  
**SP11**

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5513 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5610 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250 (R99(0)) H1B9-R - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D, C & D = GROUP F, DIVISION 2; MRF = GROUP F, DIVISION 2; MAINTENANCE GARAGE = GROUP F, DIVISION 2; LEACHATE TREATMENT = GROUP F, DIVISION 2; GREENHOUSE = GROUP F, DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F, DIVISION 2; SECONDARY DIGESTER = GROUP F, DIVISION 2; PHC = GROUP F, DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ADJUTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. STREET SETBACK (M)		58.6
(B) OTHER CASES	0	
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)		4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE	0	
(F) NOT ABUTTING A RESIDENTIAL ZONE	0	95.79
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT		
5. MAXIMUM BUILDING HEIGHT (M)	6	4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

USE	REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M	
MAXIMUM WIDTH	2.70M (TO BE LINE PAINTED)	2.6 M
MINIMUM LENGTH	5.2M	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 108: MINIMUM REQUIRED DRIVEWAY WIDTH**

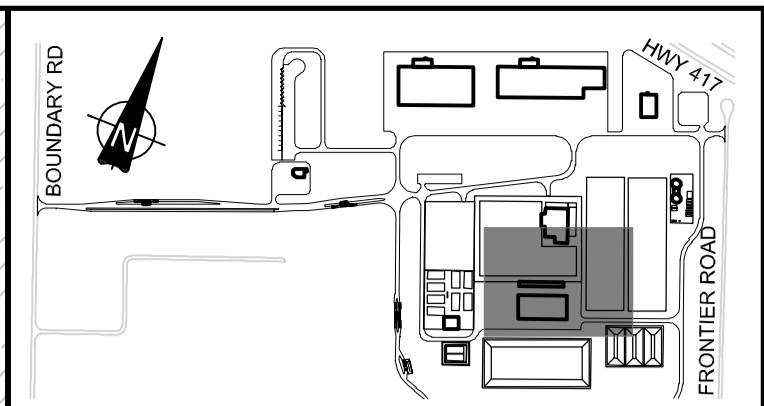
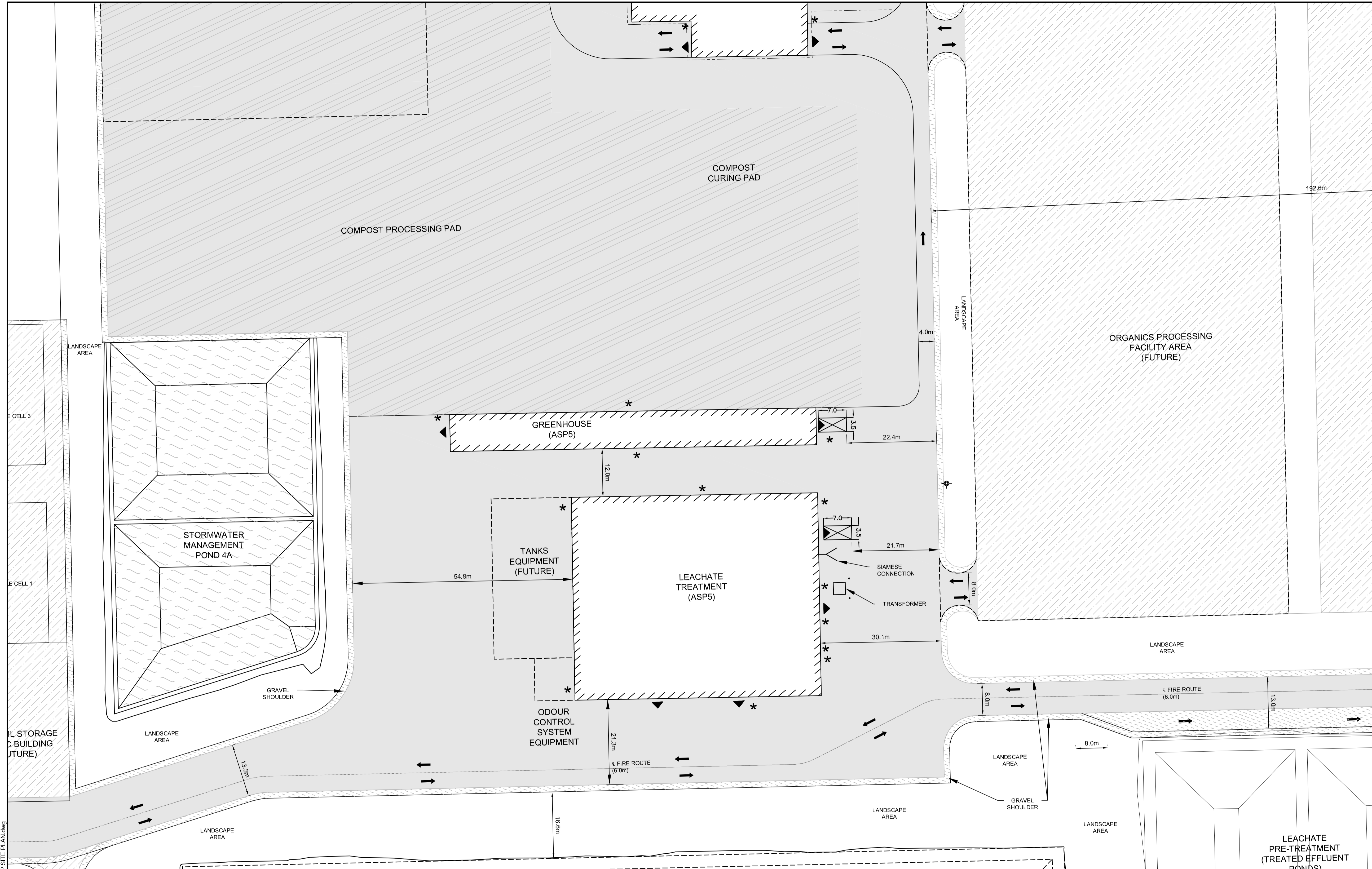
I LAND USE	II MINIMUM REQUIRED DRIVEWAY WIDTH (M)	PROVIDED
(A) HEAVY INDUSTRIAL USE	0	12
(B) OFFICE	0	ADMN (200M <sup>2</sup> ) = 1 CAD (11,811M <sup>2</sup> ) = 2 + 1 OVERSIZED CAD ADMN (500M <sup>2</sup> ) = 1 MRF (1,742 M <sup>2</sup> ) = 2 + 1 OVERSIZED MRF ADMN (500M <sup>2</sup> ) = 1 MRF TRANSFER (1,560M <sup>2</sup> ) = 1 LEACHATE (2,161M <sup>2</sup> ) = 1 GREENHOUSE (800M <sup>2</sup> ) = 1 SOIL STORAGE (510 M <sup>2</sup> ) = 1

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II REGULATIONS	III PROVIDED STANDARD SIZE SPACE	IV PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(i) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE		3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(i) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

File Location: P:\24000\24230-0011 - CRRC - Facility Design\JLR\DWG\24230-0010 P SITE PLAN.dwg

PLOT DATE: December 16, 2018 2:23:33 PM



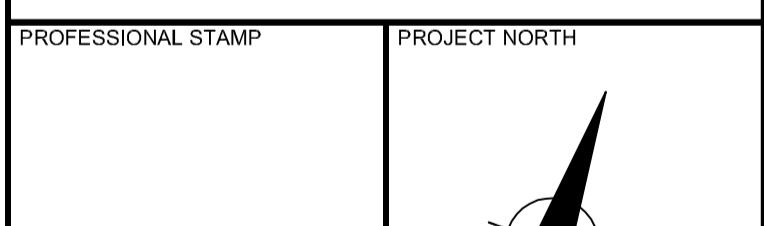
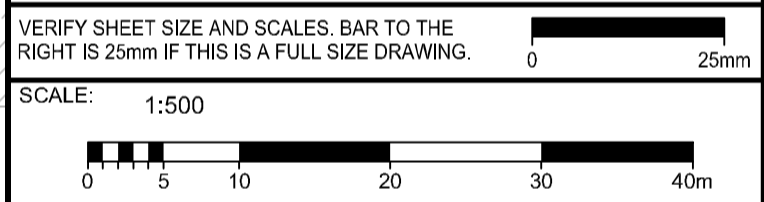
**LEGEND**

- 298 DENOTES NUMBER OF PARKING SPACES
- CHARGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARDS (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

**PRELIMINARY NOT FOR CONSTRUCTION**  
JUNE 2018

No.	ISSUE / REVISION	DD/MM/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5513 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5510 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250 (R1980) H1B19-R - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D, C & D = GROUP F, DIVISION 2; MRB = GROUP F, DIVISION 2; MAINTENANCE GARAGE = GROUP F, DIVISION 2; LEACHATE TREATMENT = GROUP F, DIVISION 2; GREENHOUSE = GROUP F, DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F, DIVISION 2; SECONDARY DIGESTER = GROUP F, DIVISION 2; PWC = GROUP F, DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-272 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

ZONING MECHANISMS	ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
(B) OTHER CASES	0	
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE	0	
(F) NOT ABUTTING A RESIDENTIAL ZONE	0	95.79
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	6	4.14
5. MAXIMUM BUILDING HEIGHT (M)	N/A	N/A
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 196)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

- (i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND
- (ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

- (i) FOR A PARKING LOT - TWO METRES; AND
- (C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

- (A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

ANGLE OF PARKING (DEGREES)	MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 108: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA**

LAND USE	II LESS THAN 2500 M <sup>2</sup>	III 2500-10000 M <sup>2</sup>	IV 10000-20000 M <sup>2</sup>	V 20000-50000 M <sup>2</sup>	VI 50000-100000 M <sup>2</sup>	VII 100000-250000 M <sup>2</sup>	VIII 250000 M <sup>2</sup> AND OVER	PROVIDED
(A) HEAVY INDUSTRIAL USE	0	1	2	3				12
(B) OFFICE	0	1	2	3				12

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	REGULATIONS		PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
	I STANDARD SIZE SPACE	II OVERSIZED SPACE		
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5	(ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	9	17	7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	13	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.			

PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING SITE PLAN

DESIGN: KM

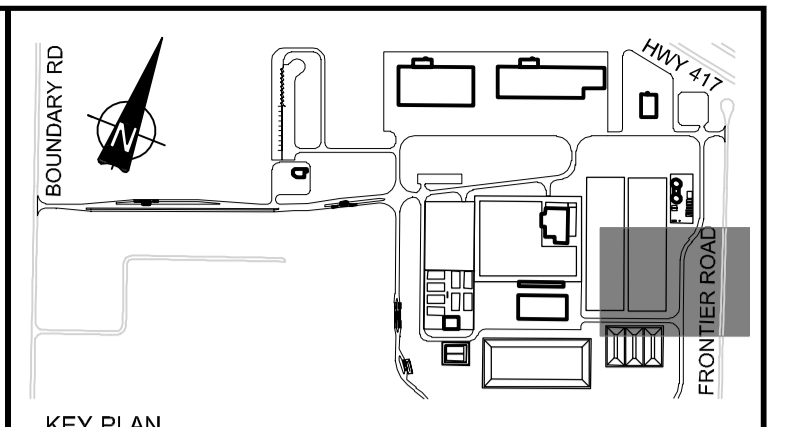
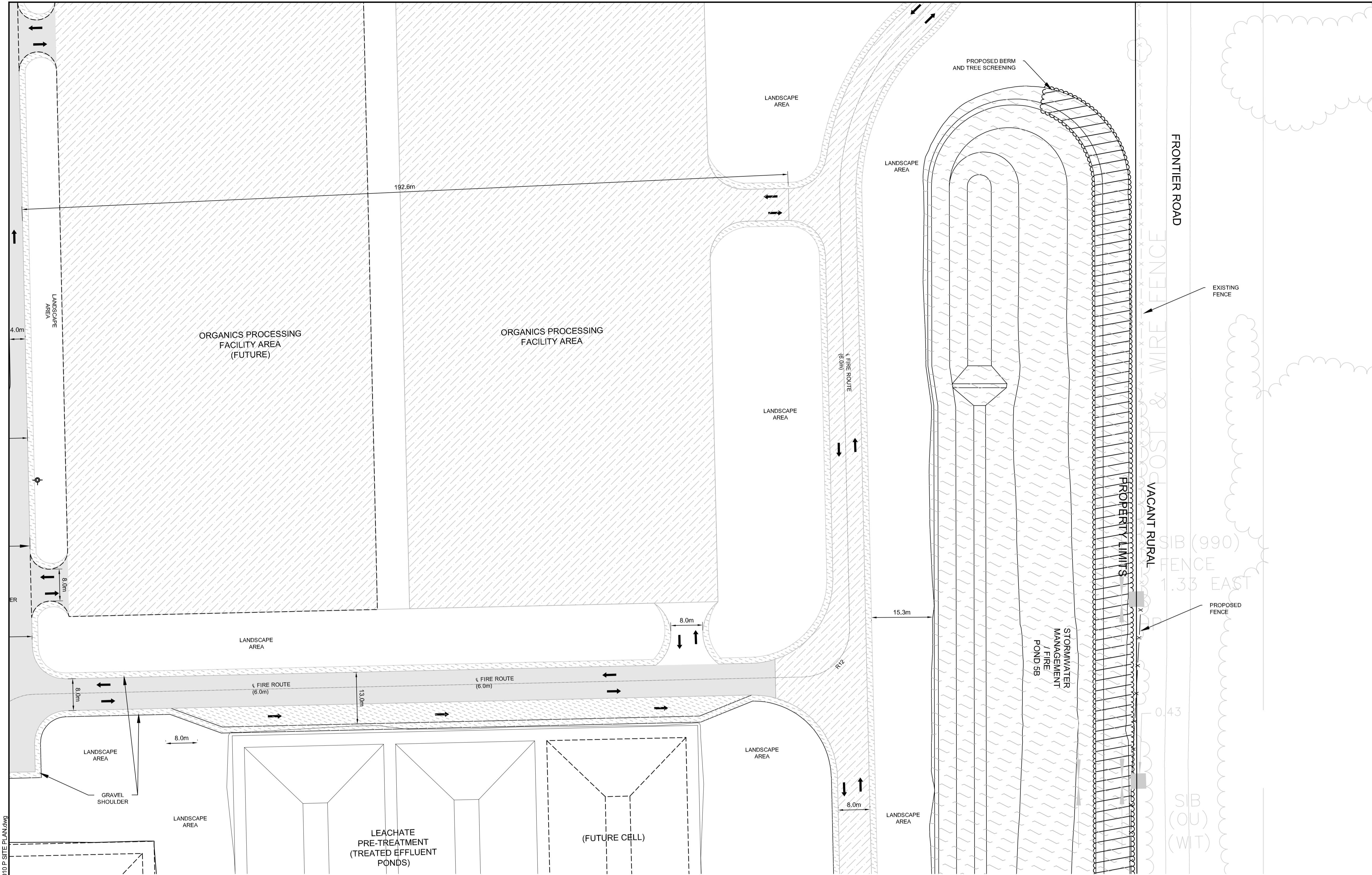
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DATE: December 16, 2018 2:25:51 PM



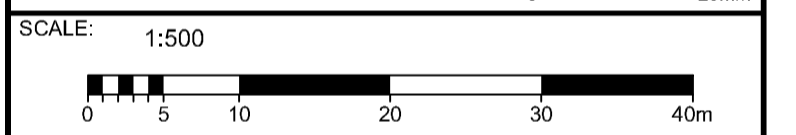
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- DENOTES NUMBER OF PARKING SPACES
- ⊙ CARRIAGE DOOR
- ⊙ PEDESTRIAN ENTRANCE
- ⊙ BOLLARD (SEE DETAIL D07)
- ⊙ FIRE HYDRANT
- ⊙ PROPERTY LIMITS
- ⊙ PAGE WIRE FENCE (SEE DETAIL D09)
- ⊙ CHAIN LINK SECURITY FENCE (SEE DETAIL D09)
- ⊙ TRAFFIC CONTROL LINE PAINTING
- ⊙ ASPHALT LINE PAINTING
- ⊙ REGULAR LOADING SPACE
- ⊙ OVERSIZED LOADING SPACE
- ⊙ POND
- ⊙ ASPHALT
- ⊙ LIGHT DUTY ASPHALT
- ⊙ HEAVY DUTY ASPHALT
- ⊙ CONCRETE
- ⊙ GRAVEL
- ⊙ BERM
- ⊙ TREE SCREENING

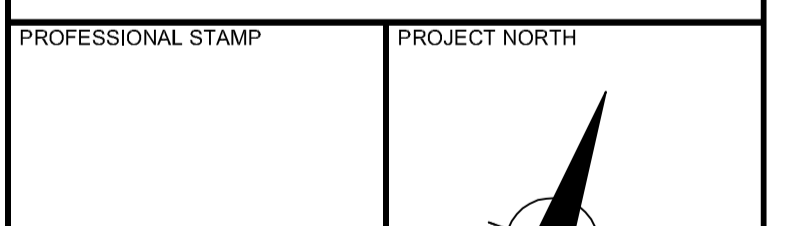
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JUNE 2018

No.	ISSUE / REVISION	DDMMYY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5513 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5519 FRONTIER ROAD, 5410 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250 (R1990) H1B19 - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D, C & D = GROUP F, DIVISION 2; MRF = GROUP F, DIVISION 2; MAINTENANCE GARAGE = GROUP F, DIVISION 2; LEACHATE TREATMENT = GROUP F, DIVISION 2; GREENHOUSE = GROUP F, DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F, DIVISION 2; SECONDARY DIGESTER = GROUP F, DIVISION 2; PHC = GROUP F, DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

ZONING MECHANISMS	ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)		58.6
(B) OTHER CASES		
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)		4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE		
(F) NOT ABUTTING A RESIDENTIAL ZONE		
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT		95.79
5. MAXIMUM BUILDING HEIGHT (M)		4.14
6. MAXIMUM BUILDING HEIGHT (M)	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 196)**

USE	REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M	
MINIMUM WIDTH	2.75M (TO BE LINE PAINTED)	2.6 M
MINIMUM LENGTH	5.2M	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(I) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(II) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(I) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107 - MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 110A - MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
(A) HEAVY INDUSTRIAL USE	12	12
(B) OFFICE	ADMN (2500M <sup>2</sup> ) = 1 CAD (11,811M <sup>2</sup> ) = 2 + 1 MRF (1,569M <sup>2</sup> ) = 1 MNTN (742M <sup>2</sup> ) = 2 + 1 CREAN (2,361M <sup>2</sup> ) = 1 LEACHATE (1,078M <sup>2</sup> ) = 1 GREENHOUSE (8,348M <sup>2</sup> ) = 1 SOL. STORAGE (510M <sup>2</sup> ) = 1	

**TABLE 113B - REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(I) SINGLE TRAFFIC LANE - 3.5 (II) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	(I) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE		3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(I) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

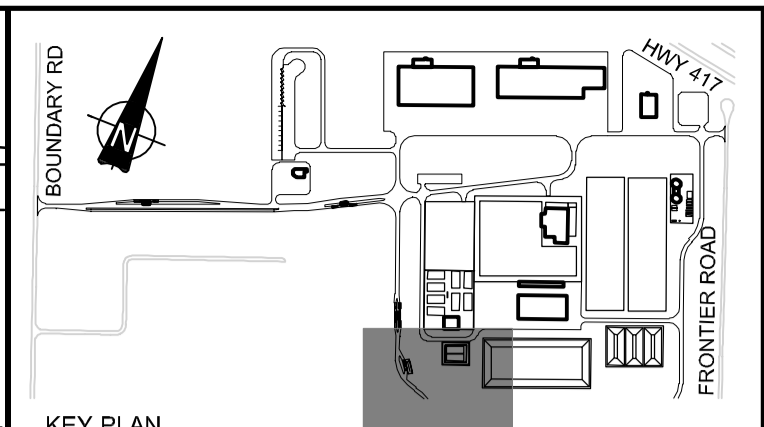
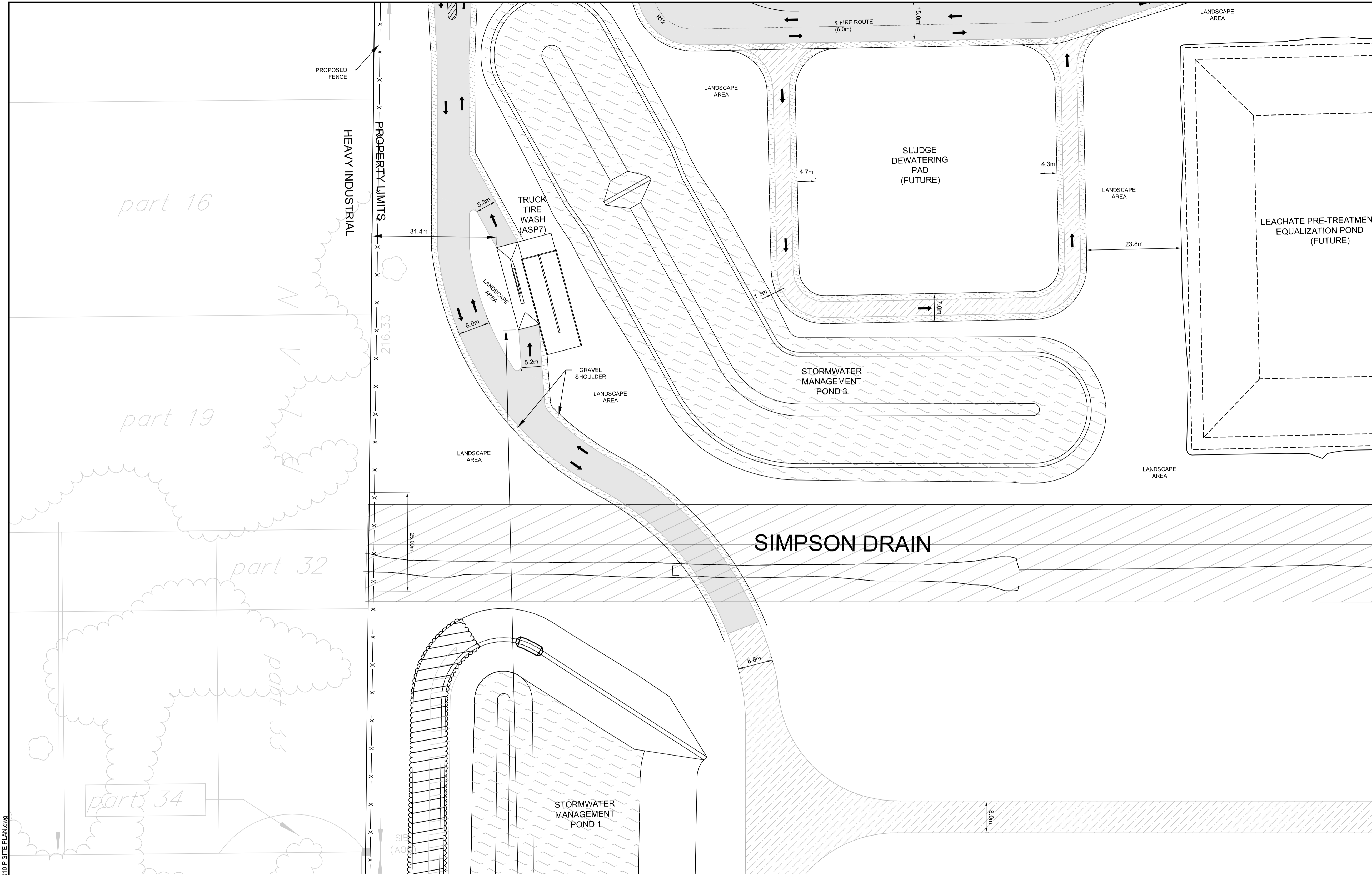
PROJECT: CAPITAL REGION RESOURCE RECOVERY CENTRE  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING: PLANNING  
SITE PLAN

DESIGN: KM  
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JLR #: 24230-0011

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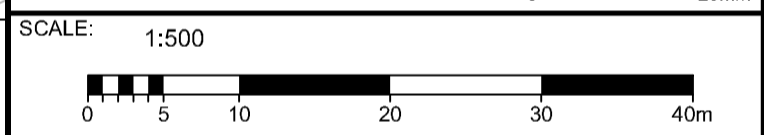
- 298 DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D09)
- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- GRAVEL
- BERM
- TREE SCREENING

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JUNE 2018

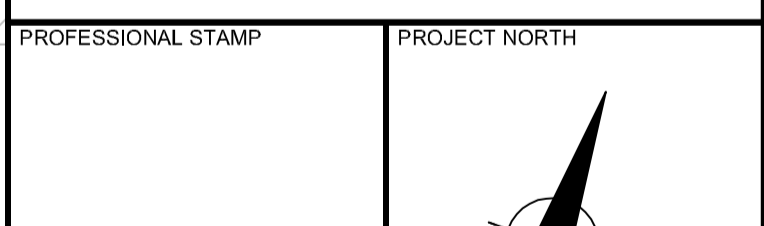
No.	ISSUE / REVISION	DDMMYY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250  
R99(01) H189-R - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272)  
RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D, C & D = GROUP F, DIVISION 2; MRF = GROUP F, DIVISION 2; MAINTENANCE GARAGE = GROUP F, DIVISION 2; LEACHATE TREATMENT = GROUP F, DIVISION 2; GREENHOUSE = GROUP F, DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F, DIVISION 2; SECONDARY DIGESTER = GROUP F, DIVISION 2; PHC = GROUP F, DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

**PERMITTED USES:** WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,916,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT/CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ADJACENT RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE.

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)		58.6
(B) OTHER CASES		
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)		4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE		
(F) NOT ABUTTING A RESIDENTIAL ZONE		
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT		95.79
5. MAXIMUM BUILDING HEIGHT (M)		4.14
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 196)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M
MAXIMUM WIDTH	2.75M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 197.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 110A: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA						PROVIDED
	II LESS THAN 2500 M <sup>2</sup>	III 2500-10000 M <sup>2</sup>	IV 10000-20000 M <sup>2</sup>	V 20000-50000 M <sup>2</sup>	VI 50000-100000 M <sup>2</sup>	VII 100000 M <sup>2</sup> AND OVER	
(A) HEAVY INDUSTRIAL USE	0	1	2	3			12
(B) OFFICE	0	1	2	3			12

**TABLE 110B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	REGULATIONS		PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
	I STANDARD SIZE SPACE	II OVERSIZED SPACE		
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 6		11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	9	17	7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	13	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.			

**PROJECT:** CAPITAL REGION RESOURCE RECOVERY CENTRE

5471 BOUNDARY ROAD, OTTAWA, ONTARIO

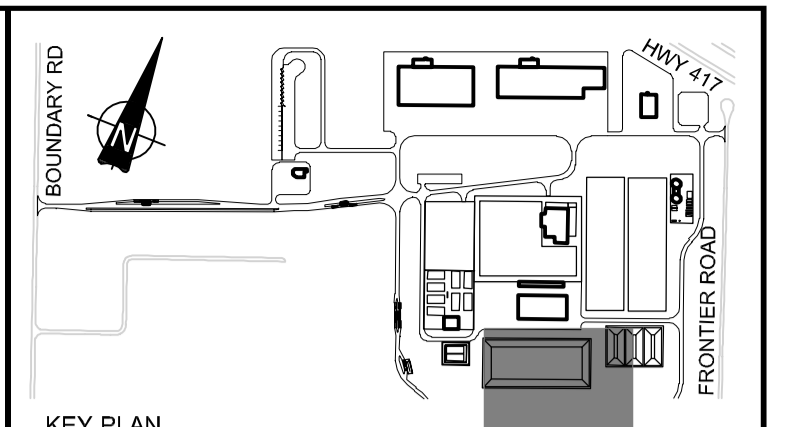
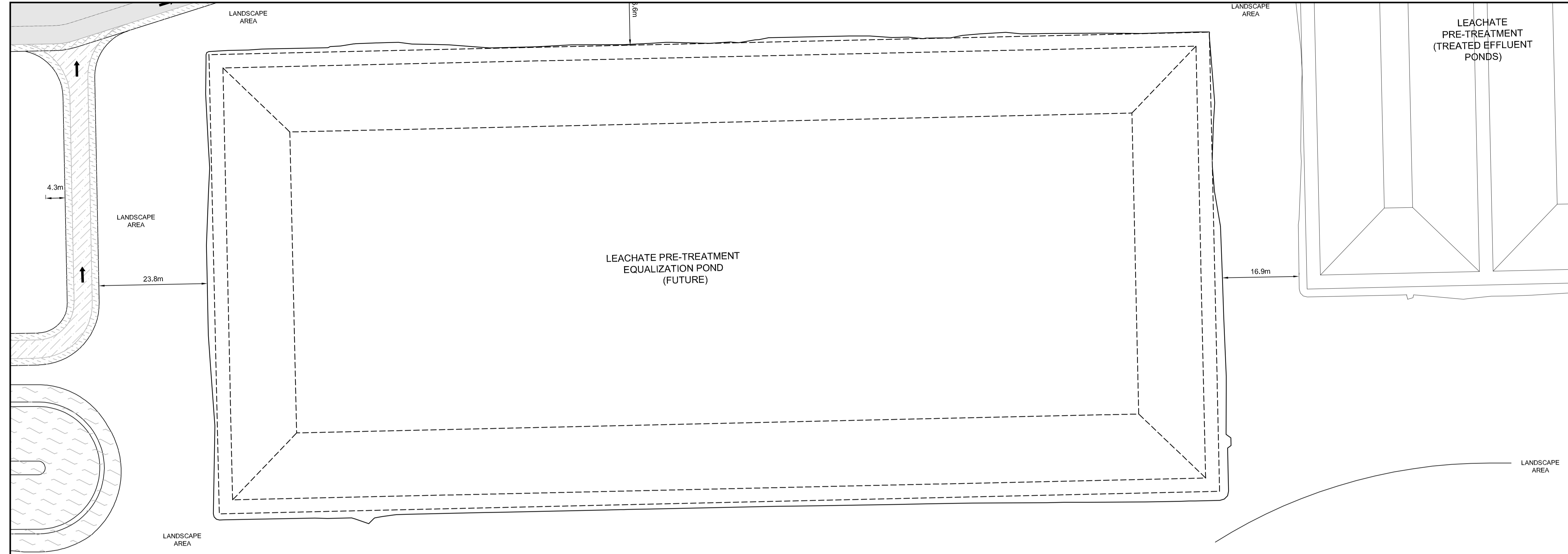
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**LEGEND**

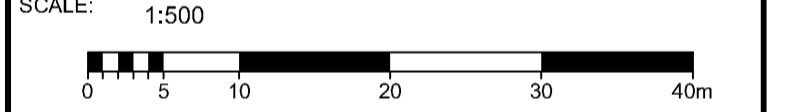
- 298 DENOTES NUMBER OF PARKING SPACES
- ➔ GARAGE DOOR
- ➔ PEDESTRIAN ENTRANCE
- ⊙ BOLLARD (SEE DETAIL D07)
- ⊙ FIRE HYDRANT
- PROPERTY LIMITS
- X— PAGE WIRE FENCE
- CHAIN LINK SECURITY FENCE (SEE DETAIL D09)
- +— TRAFFIC CONTROL LINE PAINTING
- ▨ ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- ▨ OVERSIZED LOADING SPACE
- ▨ POND
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- ▨ LIGHT DUTY ASPHALT
- ▨ HEAVY DUTY ASPHALT
- ▨ CONCRETE
- ▨ GRAVEL
- ▨ BERM
- ▨ TREE SCREENING

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
JUNE 2018

No.	ISSUE / REVISION	DDMMYY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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CLIENT:  
**TAGGART**  
GROUP OF COMPANIES

CLIENT:  
**THE MILLER GROUP**

CONSULTANT: www.jrichards.ca

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ENGINEERS · ARCHITECTS · PLANNERS

PROFESSIONAL STAMP PROJECT NORTH

PROJECT:  
**CAPITAL REGION RESOURCE  
RECOVERY CENTRE**  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING:  
**PLANNING  
SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #: **SP15**

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5513 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5610 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250 (R189) (H189) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: AMIN OFFICE = GROUP D, C & D = GROUP F, DIVISION 2; MRF = GROUP F, DIVISION 2; MAINTENANCE GARAGE = GROUP F, DIVISION 2; LEACHATE TREATMENT = GROUP F, DIVISION 2; GREENHOUSE = GROUP F, DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F, DIVISION 2; SECONDARY DIGESTER = GROUP F, DIVISION 2; PWC = GROUP F, DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT/CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
(B) OTHER CASES	0	
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE	0	
(F) NOT ABUTTING A RESIDENTIAL ZONE	0	95.79
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING	0	4.14
5. MAXIMUM BUILDING HEIGHT (M)	N/A	N/A
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 196)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M
MAXIMUM WIDTH	2.75M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 197.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 108: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA								PROVIDED
	II LESS THAN 2500 M <sup>2</sup>	III 2500-4999 M <sup>2</sup>	IV 5000-9999 M <sup>2</sup>	V 10000-14999 M <sup>2</sup>	VI 15000-19999 M <sup>2</sup>	VII 20000-24999 M <sup>2</sup>	VIII 25000 M <sup>2</sup> AND OVER		
(A) HEAVY INDUSTRIAL USE	0	1	2	3	4	5	6	12	
(B) OFFICE	0	1	2	3	4	5	6	12	

**TABLE 109: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

LAND USE	MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA	PROVIDED
ADMIN (2500M <sup>2</sup> ) = 1	1	12
CAD (11,811M <sup>2</sup> ) = 2 + 1 OVERSIZED	2	12
CAF (500M <sup>2</sup> ) = 1	1	12
MRF (12,742M <sup>2</sup> ) = 2 + 1 OVERSIZED	2	12
MRF ADMIN (500M <sup>2</sup> ) = 1	1	12
MAINTENANCE (1,560M <sup>2</sup> ) = 1	1	12
ORGANICS (2,361M <sup>2</sup> ) = 1	1	12
LEACHATE (3,107M <sup>2</sup> ) = 1	1	12
GREENHOUSE (8,348M <sup>2</sup> ) = 1	1	12
SOIL STORAGE (510 M <sup>2</sup> ) = 1	1	12

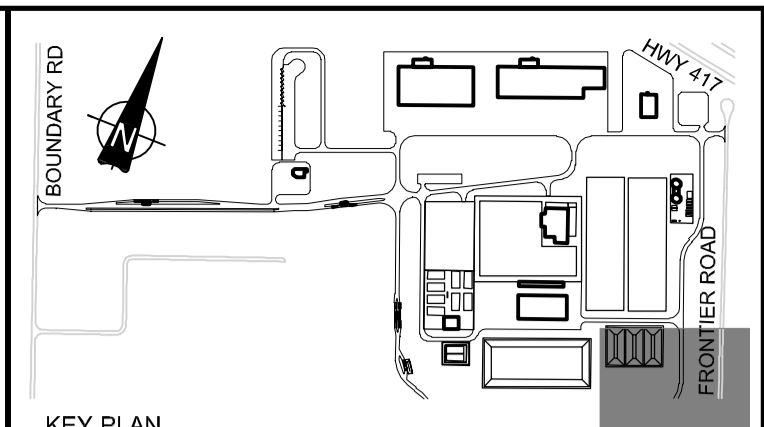
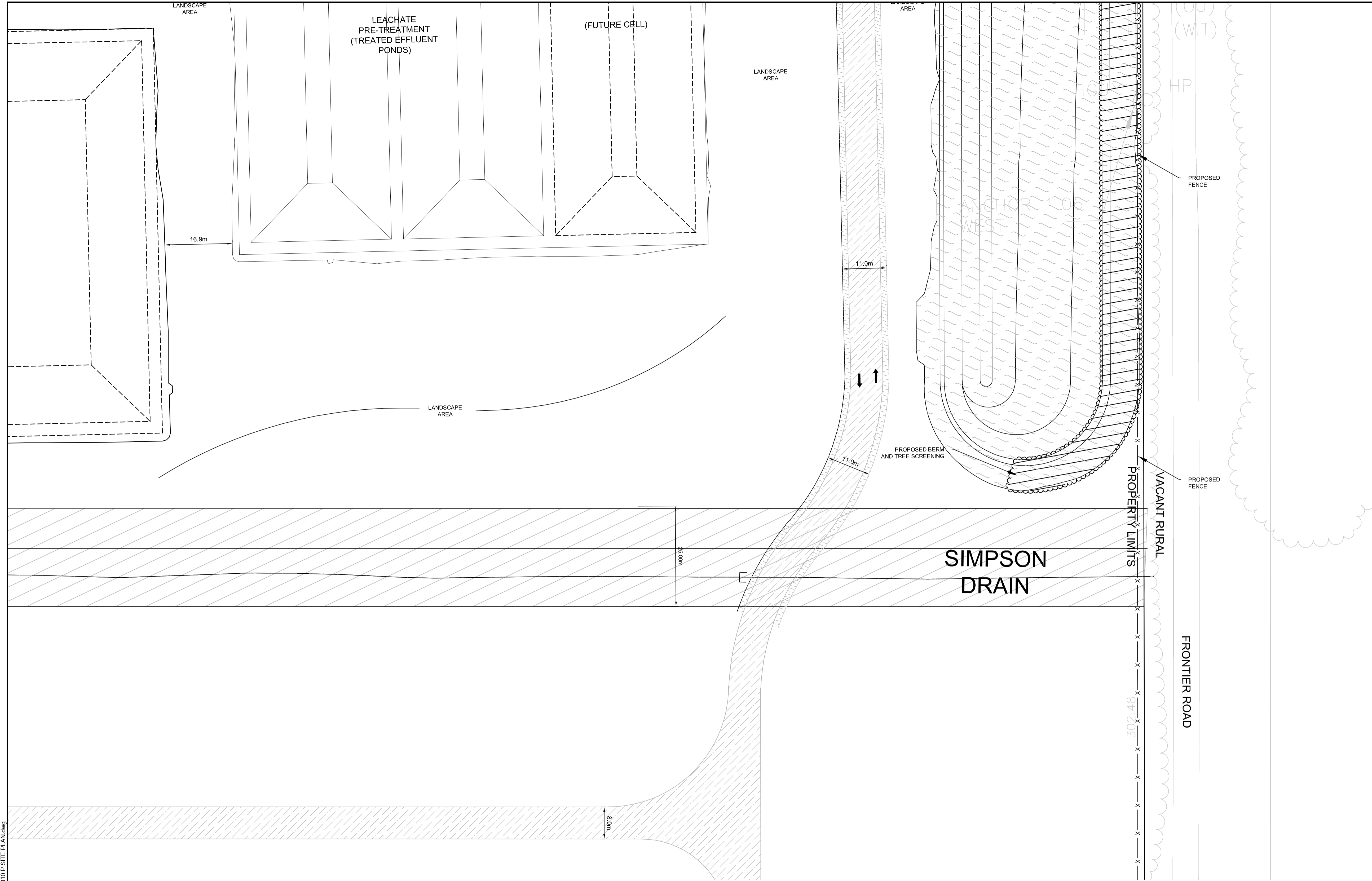
**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	REGULATIONS		PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
	I STANDARD SIZE SPACE	II OVERSIZED SPACE		
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5	(ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	(i) 60° TO 90°		7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	13	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.			

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PLOT DATE: December 16, 2018 2:29:44 PM





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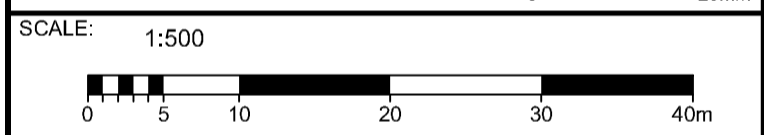
- 298 DENOTES NUMBER OF PARKING SPACES
- ➔ GARAGE DOOR
- ➔ PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- X — X — PROPERTY LIMITS
- X — X — PAGE WIRE FENCE
- X — X — CHAIN LINK SECURITY FENCE (SEE DETAIL D08)
- X — X — TRAFFIC CONTROL LINE PAINTING
- ▨ ASPHALT LINE PAINTING
- ▨ REGULAR LOADING SPACE
- ▨ OVERSIZED LOADING SPACE
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- ▨ ASPHALT
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- ▨ HEAVY DUTY ASPHALT
- ▨ CONCRETE
- ▨ GRAVEL
- ▨ BERM
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**PRELIMINARY  
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JUNE 2018

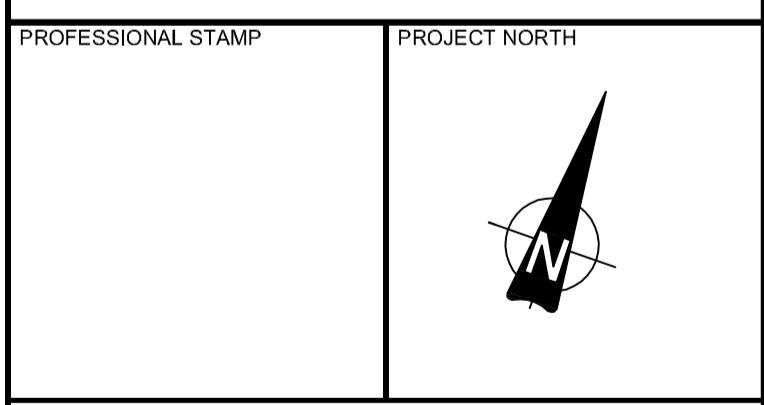
No.	ISSUE / REVISION	DD/MM/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
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A	ISSUED FOR CLIENT REVIEW	25/05/18

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CONSULTANT: www.jrichards.ca



PROJECT:  
**CAPITAL REGION RESOURCE  
RECOVERY CENTRE**  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING:  
**PLANNING  
SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011

DRAWING #:  
**SP16**

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5513 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5410 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250 (M990) (H18)-R - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

BUILDING CODE OCCUPANCY CLASSIFICATION: ADMIN OFFICE = GROUP D, C & D = GROUP F, DIVISION 2; MRF = GROUP F, DIVISION 2; MAINTENANCE GARAGE = GROUP F, DIVISION 2; LEACHATE TREATMENT = GROUP F, DIVISION 2; GREENHOUSE = GROUP F, DIVISION 2; SCALE HOUSES = GROUP D; ORGANICS = GROUP F, DIVISION 2; SECONDARY DIGESTER = GROUP F, DIVISION 2; PWC = GROUP F, DIVISION 2

**1. PART 13 - RURAL ZONES - SECTION 221-222 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

**TABLE 221 - RH ZONE PROVISIONS**

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)		
(B) ALL OTHER CASES	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 196)**

REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M
MINIMUM WIDTH	2.75M (TO BE LINE PAINTED)
MINIMUM LENGTH	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 197)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 110A: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA**

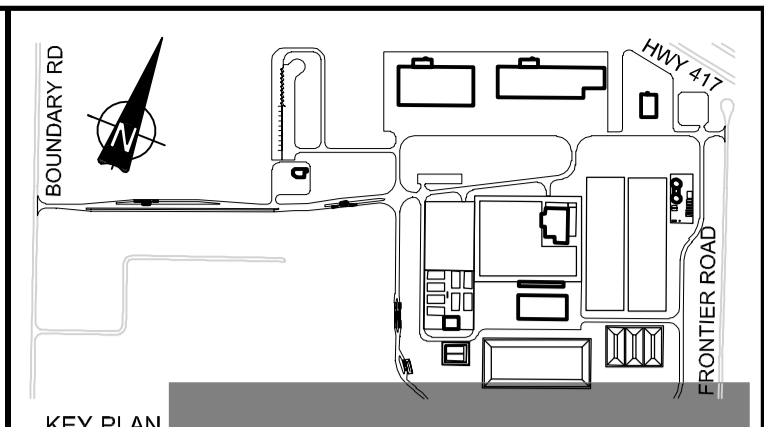
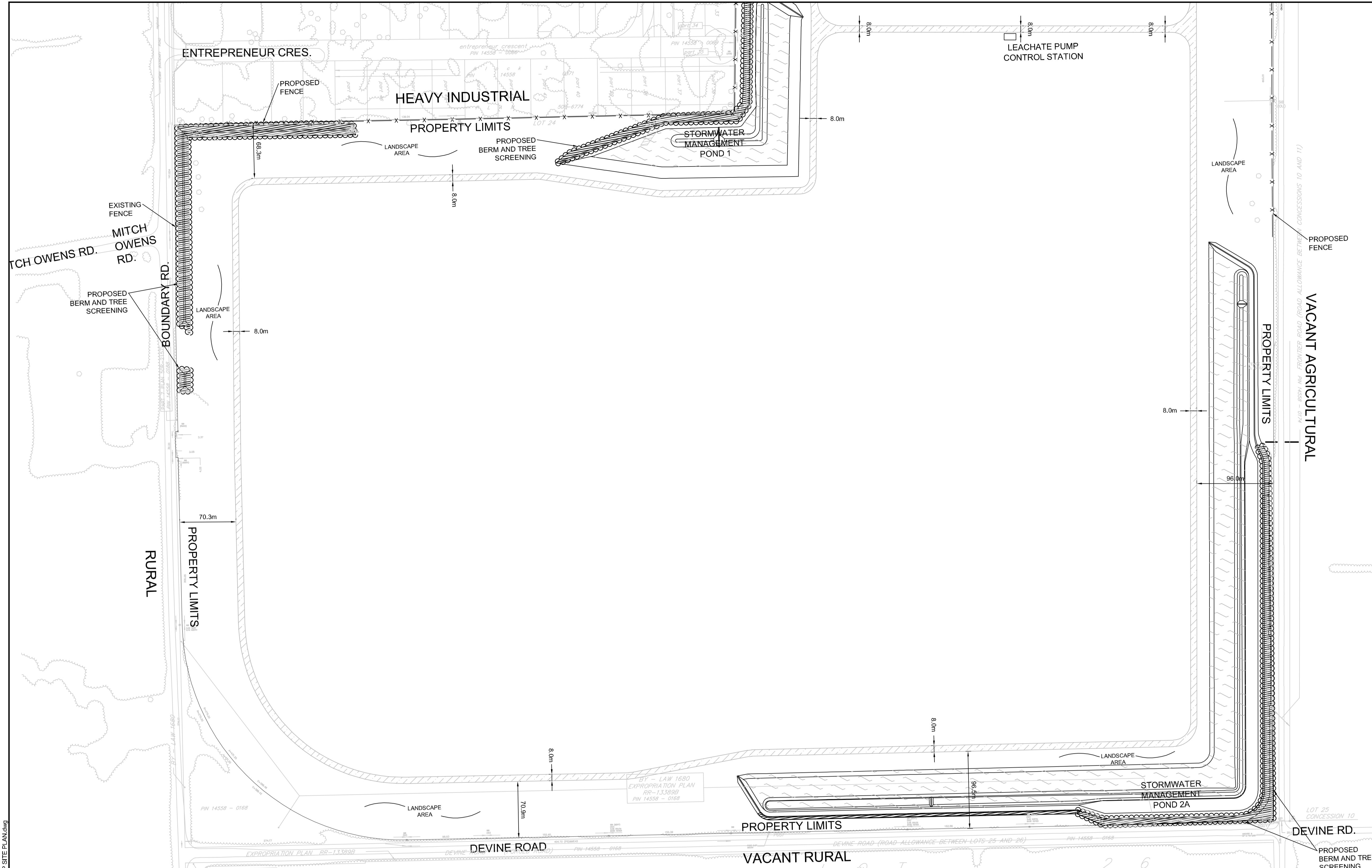
I LAND USE	II LESS THAN 2500M <sup>2</sup>	III 2500-9999M <sup>2</sup>	IV 10000-19999M <sup>2</sup>	V 20000-49999M <sup>2</sup>	VI 50000-99999M <sup>2</sup>	VII 100000-249999M <sup>2</sup>	VIII 250000M <sup>2</sup> AND OVER	PROVIDED
(A) HEAVY INDUSTRIAL USE	0	1	2	3	4	5	6	12
(B) OFFICE	0	1	2	3	4	5	6	12

**TABLE 110B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	REGULATIONS	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5 (ii) DOUBLE TRAFFIC LANE - 5	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE	(i) 60° TO 90°	9	17
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE		3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	(i) ALL OTHER CASES	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.		

File Location: P:\24000\24230-0011 - CRRC - Facility Design\JLR\DWG\24230-0010 P SITE PLAN.dwg

PLOT DATE: December 16, 2018 2:24:02 PM



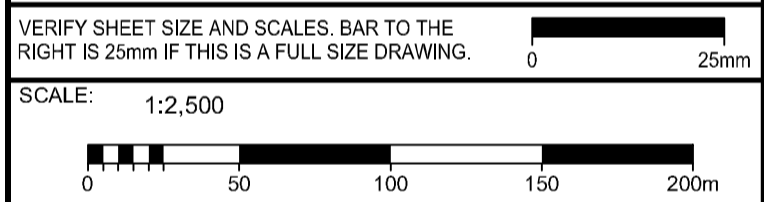
**LEGEND**

- DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- FIRE HYDRANT
- PROPERTY LIMITS
- PAGE WIRE FENCE
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- TRAFFIC CONTROL LINE PAINTING
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- OVERSIZED LOADING SPACE
- POND
- ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
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- TREE SCREENING

**PRELIMINARY  
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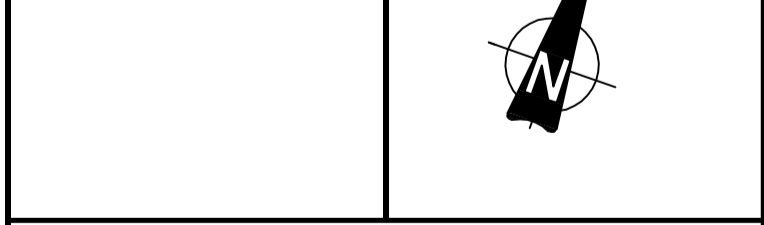
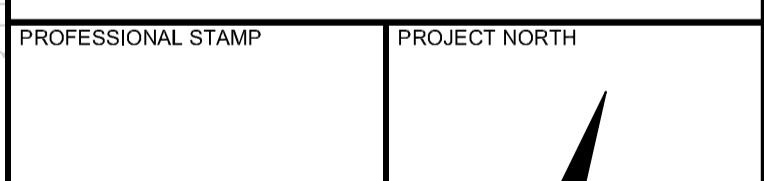
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CLIENT:  
**TAGGART**  
GROUP OF COMPANIES



CONSULTANT: www.jrichards.ca



PROJECT:  
**CAPITAL REGION RESOURCE  
RECOVERY CENTRE**  
5471 BOUNDARY ROAD, OTTAWA, ONTARIO

DRAWING:  
**PLANNING  
SITE PLAN**

DESIGN: KM  
DRAWN: KTK  
CHECKED: TC  
JLR #: 24230-0011  
DRAWING #: **SP17**

ADDRESS: 5471 BOUNDARY ROAD, 5575 BOUNDARY ROAD, 5513 BOUNDARY ROAD, 5504 FRONTIER ROAD, 5508 FRONTIER ROAD, 5510 FRONTIER ROAD, 5400 FRONTIER ROAD, AND 5500 FRONTIER ROAD

LEGAL DESCRIPTION: CON 11 PT LOT 22, CON 11 E PT LOT 23, CON 11 PT LOT 24, PART 1 OF 4R-11976, CON 11 PT LOT 24, CON 11 PT LOT 25

ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2000-250 (R189) (R189) - RURAL HEAVY INDUSTRIAL RURAL SPECIAL EXCEPTION 860 HEIGHT 18M (SEC. 221-272) RURAL EXCEPTION 860 (PART 15)

PROPERTY AREA: 191.9 HA

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**1. PART 13 - RURAL ZONES - SECTION 221-272 - RURAL HEAVY INDUSTRIAL ZONE**

PERMITTED USES: WASTE PROCESSING AND TRANSFER FACILITY, SOLID WASTE DISPOSAL FACILITY

ZONING MECHANISMS	II ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT WIDTH (M)	30	30
B. MINIMUM LOT AREA (M <sup>2</sup> )	8,000	1,918,756
C. MINIMUM FRONT YARD SETBACK (M)	15	507.1
D. MINIMUM REAR YARD SETBACK (M)	15	81.0
E. MINIMUM INTERIOR SIDE YARD SETBACK (M)	10	31.4
F. MINIMUM FRONT-CORNER SIDE YARD SETBACK (M)	15	983.1
G. MAXIMUM PRINCIPAL BUILDING HEIGHT (M)	18	14.0
H. MAXIMUM LOT COVERAGE (%)	50	1.9

**1. OUTDOOR STORAGE**

(A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD.

(B) OUTSIDE STORAGE MUST BE SCREENED FROM ADJACENT RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 METRES IN HEIGHT FROM FINISHED GRADE

**2. PART 2 - ACCESSORY USES, BUILDINGS AND STRUCTURES (SEC. 55)**

**TABLE 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES**

ZONING MECHANISMS	II ZONE PROVISIONS IV ALL OTHER ZONES	PROPOSED
1. MINIMUM FRONT YARD SETBACK (M)	SAME AS PRINCIPAL BUILDING (15 M)	316.1
2. MINIMUM CORNER SIDE OR REAR YARD ABUTTING A STREET SETBACK (M)	0	58.6
(B) OTHER CASES	0	58.6
3. MINIMUM INTERIOR SIDE OR REAR YARD NOT ABUTTING A STREET SETBACK (M)	0	4.6
(E) OTHER ACCESSORY BUILDINGS OR STRUCTURE, OR SITUATIONS NOT OTHERWISE SPECIFIED ABOVE	0	95.79
(F) NOT ABUTTING A RESIDENTIAL ZONE	0	4.14
4. MINIMUM DISTANCE FROM ANY OTHER BUILDING LOCATED ON SAME LOT	0	N/A
5. MAXIMUM BUILDING HEIGHT (M)	N/A	N/A
6. MAXIMUM SIZE (M <sup>2</sup> )	N/A	N/A
6. MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	N/A	N/A

**3. PARKING REQUIRED (RURAL EXCEPTION 860)**

USE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL FACILITY AND WASTE PROCESSING AND TRANSFER FACILITY	110	362

**4. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

USE	REQUIRED	PROVIDED
MINIMUM WIDTH	2.6M	2.6 M
MINIMUM WIDTH	2.75M (TO BE LINE PAINTED)	2.6 M
MINIMUM LENGTH	5.2M	5.2M

**5. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**

(1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:

(A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:

(i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND

(ii) 5.7 METRES FOR A DOUBLE TRAFFIC LANE.

(B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:

(i) FOR A PARKING LOT - TWO METRES; AND

(C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.

(2) A DRIVEWAY PROVIDING ACCESS TO:

(A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

**TABLE 107: MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(B) 71-90	6.7	6.7

**TABLE 108: MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED**

I LAND USE	II MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA						PROVIDED
	II LESS THAN 2500 M <sup>2</sup>	III 2500-4999 M <sup>2</sup>	IV 5000-9999 M <sup>2</sup>	V 10000-14999 M <sup>2</sup>	VI 15000-24999 M <sup>2</sup>	VII 25000 M <sup>2</sup> AND OVER	
(A) HEAVY INDUSTRIAL USE	0	1	2	3	4	5	12
(B) OFFICE	0	1	2	3	4	5	12

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

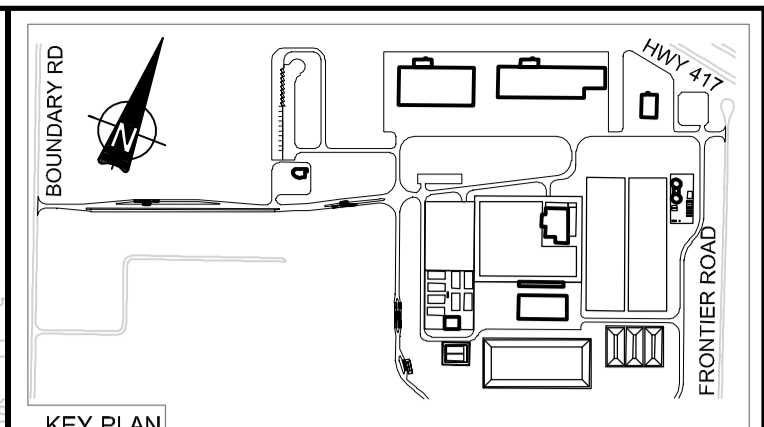
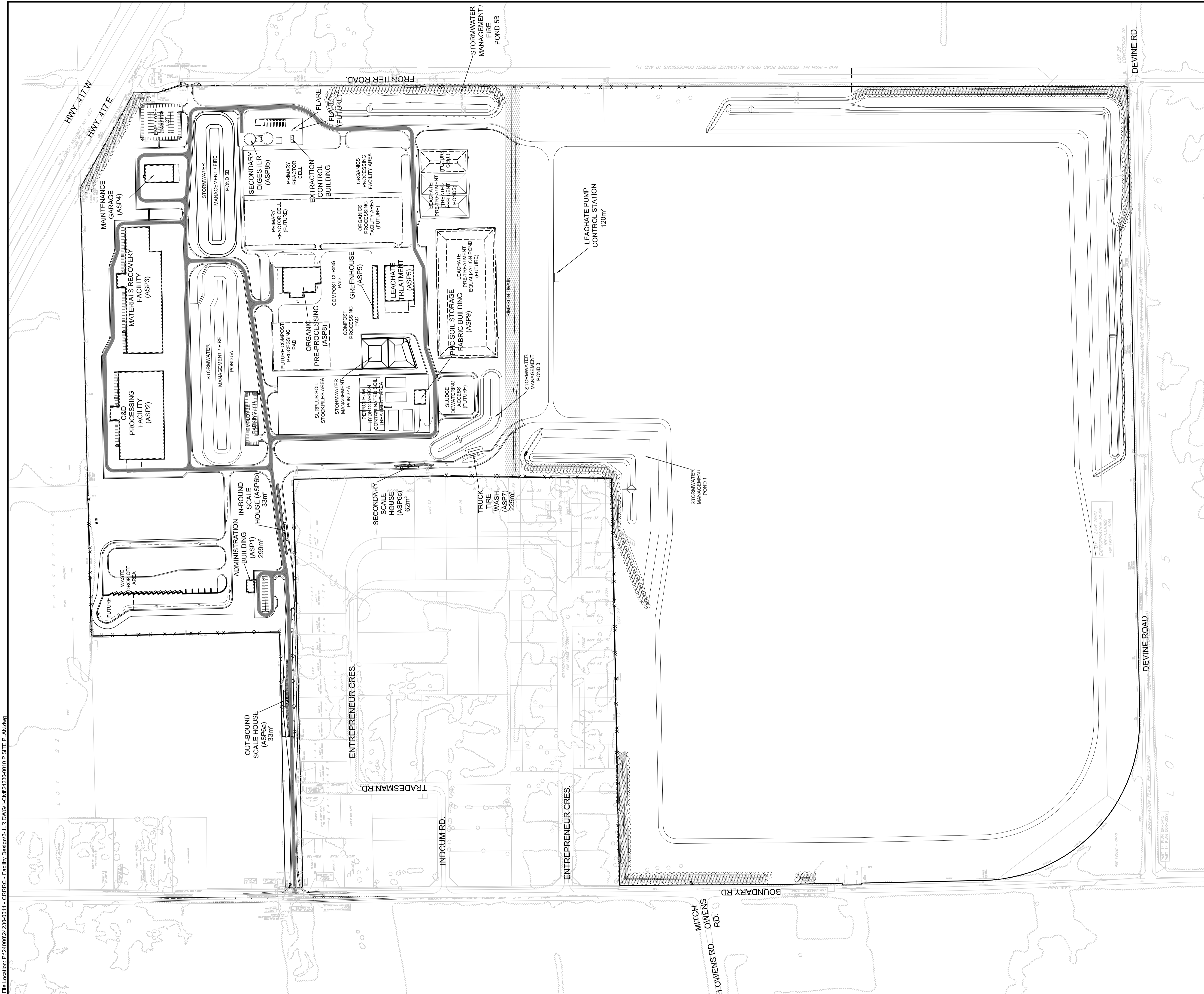
ZONING MECHANISM	II STANDARD SIZE SPACE	III OVERSIZED SPACE	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5	(ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	9	17	7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	13	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.			

**TABLE 113B: REGULATIONS FOR VEHICLE LOADING SPACES**

ZONING MECHANISM	II STANDARD SIZE SPACE	III OVERSIZED SPACE	PROVIDED STANDARD SIZE SPACE	PROVIDED OVERSIZED SPACE
(A) MINIMUM WIDTH IN METRES OF DRIVEWAY ACCESSING LOADING SPACE	(i) SINGLE TRAFFIC LANE - 3.5	(ii) DOUBLE TRAFFIC LANE - 6	11	2
(B) MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE	9	17	7.8	46.7
(C) MINIMUM WIDTH IN METRES OF LOADING SPACE	3.5	4.3	3.5	4.3
(D) MINIMUM LENGTH IN METRES OF LOADING SPACE	7	13	7	13
(E) MINIMUM VERTICAL CLEARANCE IN METRES FOR LOADING SPACE	4.2		4.2	4.2
(F) PERMITTED LOCATION OF LOADING SPACE	PERMITTED IN ALL LOCATIONS OTHER THAN IN A REQUIRED FRONT YARD OR REQUIRED CORNER SIDE YARD, OR IN A REQUIRED YARD ABUTTING A RESIDENTIAL ZONE.			

File Location: P:\24000\24230-0011 - CRRC - Family Design\JLR\DWG\Civil\24230-0010 P SITE PLAN.dwg

PLOT DATE: December 16, 2018 2:24:20 PM



KEY PLAN

LEGEND

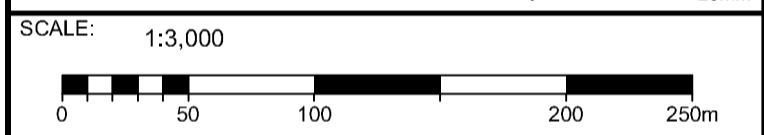
■ FIRE ROUTE

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
JUNE 2018

No.	ISSUE / REVISION	DD/M/YY
C	ISSUED FOR FIRST SET OF CITY COMMENTS	14/12/18
B	ISSUED FOR SITE PLAN APPLICATION	14/06/18
A	ISSUED FOR CLIENT REVIEW	25/05/18

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.



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**PLANNING**  
**FIRE ROUTE PLAN**

DESIGN: KM	DRAWING #:
DRAWN: KTK	<b>SP18</b>
CHECKED: TC	
JLR #: 24230-0011	