



ZONING INFORMATION
 PIN 04444010, CON 12 PT LOT 4 GOULBOURN

PRINCIPAL USE	AGRICULTURAL USE, OTHER USES	PROPOSED ANIMAL HOSPITAL
MINIMUM LOT WIDTH	60 m (50m)	191.22m
MINIMUM LOT AREA	2 ha (0.8ha)	6.994 ha
MINIMUM BUILDING HEIGHT	12m	5.94m
MINIMUM FRONT YARD SETBACK	10 m-zoning by-law	37.3m
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	5m	358.3m
MINIMUM INTERIOR SIDE YARD SETBACK	5m	109.8m & 62.8m
MAXIMUM LOT COVERAGE (%)	20%	0.89%
PARKING RATE (AREA D ON SCHEDULE 1A)		
MOTOR VEHICLE	4 PER 100 m ² of GFA	24
ACCESSORY STRUCTURE		
MINIMUM FRONT YARD SETBACK	SAME AS FOR PRINCIPLE BUILDING-10M	37.3m & 34.2m
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	1m	327.4m
MINIMUM INTERIOR SIDE YARD SETBACK	5m	49.4m & 99.3m
MAXIMUM BUILDING HEIGHT	12m	6m
MINIMUM DISTANCE FROM ANY OTHER BUILDING	12m	1.5m
MAXIMUM PERMITTED SIZE	Aggregate of all accessory buildings not to exceed 5% of the total lot area or 150 m ² whichever is the greater.	14.4 m
MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON A LOT	No restriction	2
NUMBER OF PARKING SPOTS	4 SPACES PER 100m ²	25
MINIMUM NUMBER OF ACCESSIBLE PARKING	1	2

GENERAL NOTES

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE.
- THE CONTRACTOR SHALL CONFORM TO THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES UTILITIES DISTURBED DURING CONSTRUCTION AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "DECLARATION HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL CONSTRUCTION SHALL CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF PROFESSIONAL TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM WITH THE REQUIREMENTS OF THE ACT AND REGULATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS SPECIFIED OTHERWISE.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT ENGINEER AND THE MUNICIPALITY OF OTTAWA.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS-BUILT DRAWINGS SHOWING THE LOCATION OF ALL UTILITIES AND REMAINS FOUND ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SITE GRADING NOTES

- BEFORE THE COMMENCEMENT OF THE SITE GRADING WORKS ALL SITUATION CONTROL POINTS SHALL BE INSTALLED AND OPERATIONAL FOR DURATION OF THE PROJECT.
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
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No	DATE	ISSUED FOR	App.	No	DATE	REVISION	App.
1	2020/06/18	SITE PLAN CONTROL	A.A.	1	2021/05/17	CITY COMMENTS	A.A.
2				2			
3				3			
4				4			
5				5			

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Legend

- CONCRETE CURB
- CONCRETE SIDEWALK (CONCRETE FINISH)
- PRECAST CONCRETE PAVEMENT
- GRAVEL LANDSCAPE
- DEPRESSED SIDEWALK
- PAINT
- BARRIER FREE PARKING SPOT
- SIGN FOR BARRIER FREE PARKING
- ASPHALT
- GRASS
- LANDSCAPING
- WALL MOUNT LIGHTING FIXTURES
- TRASH DISPOSAL ENCLOSURE
- WIRE MESH FENCE 1.8m Powder Coated
- FIRE ROUTE SIGN (AFFIXED TO A GALVANIZED STEEL POST@1.5m)

JOHN H. KENNEDY LTD.
 ONTARIO & CANADA LANDS SURVEYORS
 KEMPTVILLE PORTLAND
 REF: 2018-10-085

KASTONE CONSTRUCTION MANAGEMENT

OTTAWA VALLEY WILD BIRD CARE CENTRE

ADAD
 ADVANCED DESIGN, ASSESSMENT & DEVELOPMENT INC.
 135 Mangrove Crest, Gloucester, Ottawa, ON. K1T 0E4

OTTAWA VALLEY ARCHITECTS
 MAY 12, 2021

Project
OTTAWA VALLEY WILD BIRD CARE CENTRE
 8520 McArton Road, Ottawa, ON.

Title
 SITE PLAN DEVELOPMENT

Drawn / A.Aldu
 Verif. / A.A

Scale
 As shown

Date: 2021/5/17 **Revision:** 1 **Drawing #** A-100