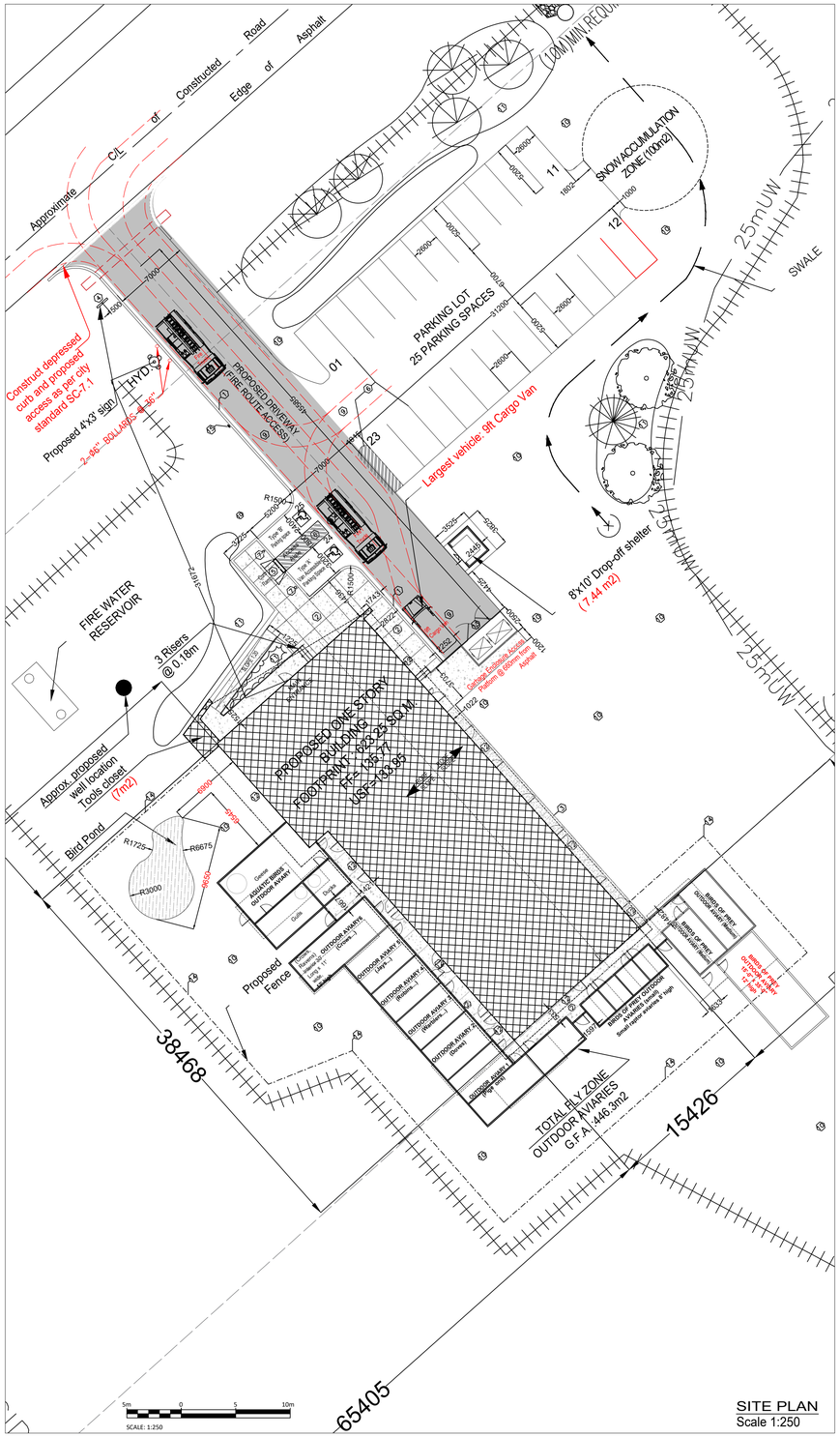
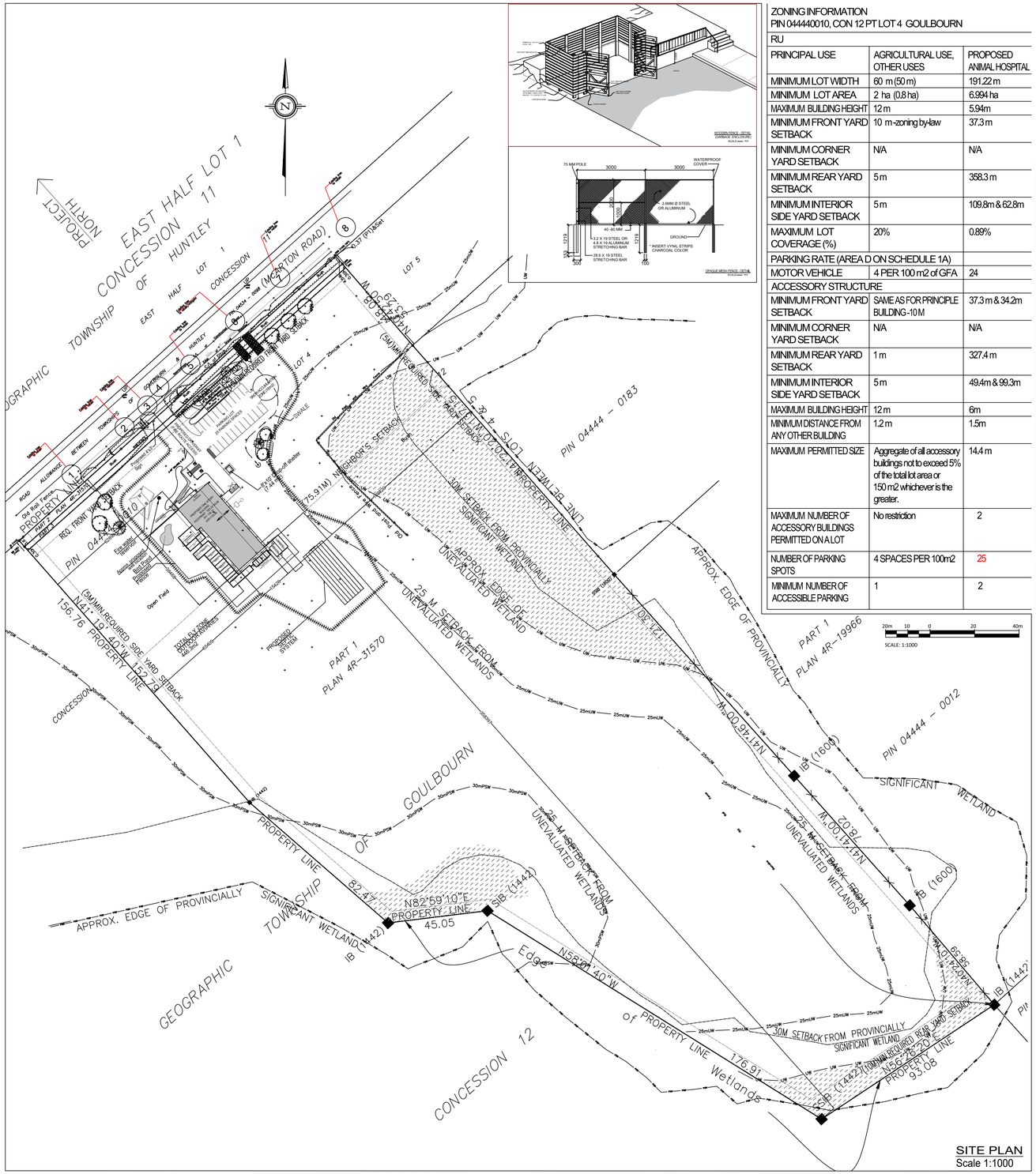


SITE PLAN
Scale 1:250



SITE PLAN
Scale 1:1000

ZONING INFORMATION

PIN 044440010, CON 12 PT LOT 4 GOULBOURN

RU		
PRINCIPAL USE	AGRICULTURAL USE, OTHER USES	PROPOSED ANIMAL HOSPITAL
MINIMUM LOT WIDTH	60 m (50 m)	191.22 m
MINIMUM LOT AREA	2 ha (0.8 ha)	6.994 ha
MAXIMUM BUILDING HEIGHT	12 m	5.94m
MINIMUM FRONT YARD SETBACK	10 m -zoning by-law	37.3 m
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	5 m	358.3 m
MINIMUM INTERIOR SIDE YARD SETBACK	5 m	109.8m & 62.8m
MAXIMUM LOT COVERAGE (%)	20%	0.89%
PARKING RATE (AREA D ON SCHEDULE 1A)		
MOTOR VEHICLE	4 PER 100 m2 of GFA	24
ACCESSORY STRUCTURE		
MINIMUM FRONT YARD SETBACK	SAME AS FOR PRINCIPLE BUILDING -10 M	37.3 m & 34.2m
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	1 m	327.4 m
MINIMUM INTERIOR SIDE YARD SETBACK	5 m	49.4m & 99.3m
MAXIMUM BUILDING HEIGHT	12 m	6m
MINIMUM DISTANCE FROM ANY OTHER BUILDING	1.2 m	1.5m
MAXIMUM PERMITTED SIZE	Aggregate of all accessory buildings not to exceed 5% of the total lot area or 150 m2 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 100m2	25
MINIMUM NUMBER OF ACCESSIBLE PARKING	1	2

KEY PLAN

GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL CONFIRM 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 OR UTILITIES DISTURBED DURING CONSTRUCTION AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LIKEWISE, THE ENGINEER WILL BE NOTIFIED OF ANY UNDERGROUND UTILITIES OR OBSTRUCTIONS. ANY POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
4. 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.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE " OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS" THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
6. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
7. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER.
8. ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE.
9. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
12. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
14. CONTRACTOR IS RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S)SHAS NOT BEEN DISTURBED OR DAMAGED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SITE GRADING NOTES

1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SITUATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTIONS.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF CORNWALL REQUIREMENTS AND SPECIFICATIONS PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AS INDICATED IN SITE PLAN CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA REQUIREMENTS AND SPECIFICATIONS. CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THE DRAWING ARE TO BE PRICED IN THE SITE WORKS PORTION OF THE CONTRACT.
5. ALL UTILITY TRENCHES FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS AND SPECIFICATIONS.
6. GRANULAR "B" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B"COMPACTED IN MAXIMUM 200MM LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY
10. ALL PAVEMENT MARKING,FEATURES AND SITE SIGNAGE SHALL BE PER SITE PLAN.LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF PAINT AS PER OPSS.
11. REFER TO SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. SIDEWALKS TO BE 150MM ABOVE FINISHED GRADE AT 2% OR 6MM WITH NO BEVEL REQUIRED BELLOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED, ALL IN ACCORDANCE WITH OBC 3.8.1.3. & OTTAWA ACCESSIBILITY DESIGN STANDARDS.

ONTARIO BUILDING CODE DATA MATRIX — Version 2010

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY — OBC REFERENCE (3)

3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT O.Reg. 191/14	
3.01 PROJECT TYPE	New Construction		3|1.1.2
3.02 MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE	3.1.2.1.(1)
	D	Business & Personal Services	
		Wild Bird Care Centre	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	NO		3.2.2.7
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING / NEW / TOTAL	(B) 1.4.1.2
	One Building	N/A / 623.25 / 623.25	
	TOTAL	623.25	623.25
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING / NEW / TOTAL	(A) 1.4.1.2
	1St Storey	N/A / 623.25 / 623.25	
	TOTAL	623.25 / 623.25 / 623.25	
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING / NEW / TOTAL	3.2.1.1
	N/A	N/A / N/A / -	
	TOTAL	-	
3.07 BUILDING HEIGHT	1	STOREYS ABOVE GRADE	6.00 (m) ABOVE GRADE (A) 1.4.1.2 & 3.2.1.1
	0	STOREYS BELOW GRADE	
3.08 HIGH BUILDING	No		3.2.6
3.09 NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)		3.2.2.10 & 3.2.5
3.10 BUILDING CLASSIFICATION 3.1.2.1.(1) 3.1.2.1.(6) RELATED TO OCCUPANCY	3.2.2.55.	Group D, up to 2 Storeys	3.2.2.20-83
3.11 SPRINKLER SYSTEM	Not Required	PROVIDED: None	3.2.1.5. &
	SEECWAB		3.2.5.17
3.12 STANDPIPE SYSTEM	Not Required		3.2.9
3.13 FIRE ALARM SYSTEM		TYPE PROVIDED N/A	3.2.4.
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE	Yes (Private well)		
3.15 CONSTRUCTION TYPE	RESTRICTIONS		3.2.2.20-83
	ACTUAL	HEAVY TIMBER CONSTRUCTION	3.2.1.4.
3.16 IMPORTANCE CATEGORY	Normal		4.1.2.1.(3), 4.1.5.1.B
3.17 SEISMIC HAZARD INDEX (IE Fa Sa (0.2))	0.00 Seismic Design Not Required for Table 4.1.1.16. Items 6 to 21		4.1.8.18.(1)
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE / BASED ON:	OCCUPANT LOAD
	1St Storey	Design of space	3.1.17. 1) Room 22 (Kitchen) = max. 20 people in class room
3.19 BARRIER-FREE DESIGN	Yes		3.8
3.20 HAZARDOUS SUBSTANCES	No		3.3.1.2. & 3.3.1.9.
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING (H) / SUPPORTING ASSEMBLY (V)	3.2.2.20-83, 3.2.1.4.
	FLOORS OVER BSMT	60MIN / 60MIN	
	FLOORS	45MIN / 45MIN	
	MEZZANINE	ZERO / ZERO	-
	ROOF	ZERO / ZERO	-
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m2) / L.D. (m)/L/H OR H/L / REQUIRED FRR (H) / CONSTRUCTION TYPE / CLADDING TYPE	3.2.3.
	NORTH	38.0 STREET 3.10 to 10.1 None / Combustible Permitted / Combustible Permitted	
	SOUTH	55.3 307.00 3.10 to 10.1 None / Combustible Permitted / Combustible Permitted	
	EST	128.0 102.00 3.10 to 10.1 None / Combustible Permitted / Combustible Permitted	
	WEST	128.0 72.00 3.10 to 10.1 None / Combustible Permitted / Combustible Permitted	
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE/FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE	3.7.4.
	FLOOR LEVEL/AREA	OCCUPANT LOAD / OBC SENTENCE / FIXTURES REQUIRED / FIXTURES PROVIDED	
	1St Storey	18 5 7 4 5	2 / 2
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH:	TABLE 3B 5.5.6.2/17 - NONRESIDENTIAL	
	CLIMATIC ZONE	6	
3.25 NOTES	ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY (A) FOR DIVISION A AND (C) FOR DIVISION C		

LEGEND

1	CONCRETE CURB
2	CONCRETE SIDEWALK (CONCRETE FINISH)
3	PRECAST CONCRETE PAVEMENT
4	GRAVEL LANDSCAPE
5	DEPRESSED SIDEWALK
6	PAINT
7	BARRIER FREE PARKING SPOT
8	SIGN FOR BARRIER FREE PARKING
9	ASPHALT
10	GRASS
11	LANDSCAPING
12	WALL MOUNT LIGHTING FIXTURES
13	TRASH DISPOSAL ENCLOSURE
14	WIRE MESH FENCE 1.8m Powder Coated
15	FIRE ROUTE SIGN (AFFIXED TO A GALVANIZED STEEL POST@1.5m)

No	DATE	ISSUED FOR	App.
1	2020/06/18	SITE PLAN CONTROL	A.A.
2			
3			
4			
5			

No	DATE	REVISION	App.
1	2021/06/11	CITY COMMENTS	A.A.
2			
3			
4			
5			

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Legend

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

KASTONE CONSTRUCTION MANAGEMENT
JOHN H. KENNEDY LTD.
ONTARIO & CANADA LANDS SURVEYORS
Ref: 2018 – 10 – 085

OTTAWA VALLEY WILD BIRD CARE CENTRE

ADVANCED DESIGN, ASSESSMENT& DEVELOPMENT Inc.
ADAD Inc. (Advanced Design, Assessment & Development)
http://www.addengineering.ca/ T: 613-526-1111
135 Mongrove Crest, Gloucester, Ottawa, ON. K1T 0E4

Stamps

ONTARIO ASSOCIATION OF ARCHITECTS — JUNE 11 2021 — AMMAR A. AL-OJAILI — LICENCE 8610

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

Title	Drawn /: A.Aldu.	Scale
SITE PLAN DEVELOPMENT	Verif. /: A.A	As shown
Date: 2021/6/11 — Revision: 1		Drawing # A-100