



ZONING INFORMATION
PIN 04444010, CON 12 PT LOT 4 GOULBOURN

PRINCIPAL USE	AGRICULTURAL USE, OTHER USES	PROPOSED ANIMAL HOSPITAL
RU		
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.	15.4 m
MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED ON LOT	No restriction	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 STANDARDS DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE.
- 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 UTILITIES DESTROYED DURING CONSTRUCTION AND NOTIFY THE AUTHORITY OF ANY SERVICES UTILITIES DESTROYED DURING CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION.
- POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING UTILITY LOCATIONS AND NOTIFY ENGINEERS OF POSSIBLE CONFLICTS PRIOR TO THE START OF CONSTRUCTION.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE TO THE CONTRACTOR'S EXPENSE IN THE ACT OF ALL CONSTRUCTION SHALL CONFORM TO THE MINISTRY OF TRANSPORTATION OF CANADA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST AMENDMENT.
- 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.
- ALL DIMENSIONS IN METERS UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- 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 HERITAGE PRESERVATION UNIT OF THE MUNICIPALITY OF OTTAWA SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS-BUILT DRAWINGS OF ANY DISCOVERED REMAINS TO BE PRESERVED BY THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN DISTURBED AND THAT THE BENCHMARKS ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SITE GRADING NOTES

- IN THE EVENT OF THE SITE GRADING WORKS ALL SITUATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO CONSTRUCTION.
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ENGINEER AND SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ENGINEER.
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No	DATE	ISSUED FOR	App.	No	DATE	REVISION	App.
1	2020/06/18	SITE PLAN CONTROL	A.A.	1			
2				2			
3				3			
4				4			
5				5			

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Legend

- (1) CONCRETE CURB
- (2) CONCRETE SIDEWALK
- (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)
- (16) BICYCLE PARKING RACK

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ONTARIO & CANADA LANDS SURVEYORS
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OTTAWA VALLEY ARCHITECTS
ARCHITECTS
1815

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

Title
SITE PLAN DEVELOPMENT

Drawn /: A.Aldu
Scale
As shown

Date: 2020/06/18
Revision: 0
Drawing # A-100