



**ZONING INFORMATION**  
 RU 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	10m	358.3m
MINIMUM INTERIOR SIDE YARD SETBACK	5m	109.8m & 62.8m
MAXIMUM LOT COVERAGE (%)	20%	1.36%
PARKING RATE (AREA D ON SCHEDULE 1A)		
MOTOR VEHICLE	4 PER 100 m <sup>2</sup> 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	1.2m	1.5m
MAXIMUM PERMITTED SIZE	Aggregate of all accessory buildings not to exceed 5% of the total lot area or 150 m <sup>2</sup> 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 <sup>2</sup>	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 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 DISTURBED DURING CONSTRUCTION AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION 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 OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFICATION OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- SITE GRADING NOTES**
- PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS ALL SITUATION CONTROL POINTS SHALL BE INSTALLED AND OPERATIONAL FOR DURING CONSTRUCTION.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

No	DATE	ISSUED FOR	App.	No	DATE	REVISION	App.
1	2020/06/18	SITE PLAN CONTROL	A.A.	1	2021/06/11	CITY COMMENTS	A.A.
2				2	2021/11/08	COORDINATION WITH CIVIL PLANS	A.A.
3				3	2021/12/22	CITY COMMENTS	A.A.
4				4			
5				5			

Copyright Reserved  
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to ADAD Inc. without delay. The Copyrights to all designs and drawings are the property of ADAD Inc. Reproduction or use for any purpose other than that authorized by ADAD Inc. is forbidden.

**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
- (9.1) HEAVY DUTY 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) SEPTIC TANK
- (17) PROPOSED LOCATION OF SPILLWAY

**KASTONE**  
 CONSTRUCTION MANAGEMENT

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

**OTTAWA VALLEY WILD BIRD CARE CENTRE**

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

**OTTAWA VALLEY ARCHITECTS**  
 AMANDA AL-DUALLI ARCHITECT  
 8816

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

Title: SITE PLAN DEVELOPMENT  
 Date: 2021/12/22

Drawn: A. Aldu  
 Verif.: A.A.  
 Revision: 3

Scale: As shown  
 Drawing #: A-100