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 - CONTRACTOR MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER REGULATIONS BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
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SURVEY PLAN DISCLAIMER

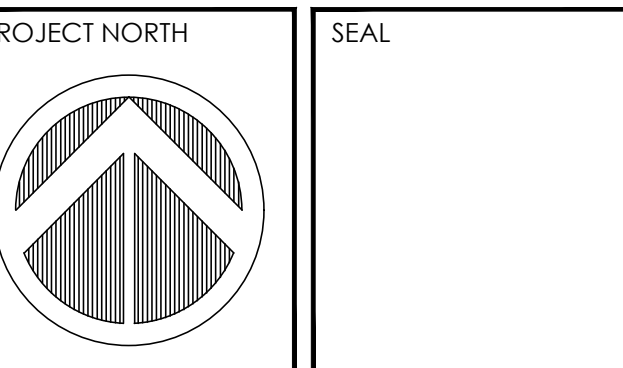
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RO1 SITE PLAN APPROVAL	2020/12/15
NO. ISSUE	DATE (YY/MM/DD)
REVISIONS	



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PROJECT

NEW MULTI-TENANT COMMERCIAL DEVELOPMENT
 2822 CARP ROAD, CARP, ON

DRAWING TITLE

EXISTING & PROPOSED SITE PLANS

DRAWN BY	A.A.	DRAWING NO.
REVIEWED BY	A.A.	A1.0
START DATE	2020/07/09	
PROJECT NO.	20010	REVISION NO. RO1

LEGEND

	PROPERTY LINE		BELL TERMINAL BOX		EXISTING UTILITY POLE
	OUTLINE OF NEW BUILDING		EXISTING ANCHOR		EXISTING STANDARD IRON BAR
	OUTLINE OF ASPHALT AREA		PROPOSED PAINTED GALVANIZED STEEL BOLLARD		EXISTING SHORT STANDARD IRON BAR
	OUTLINE OF GRAVEL AREA				

ZONING DATA (BASED ON ZONING BY-LAW 2008-250)

MUNICIPAL ADDRESS:
 2822 Carp Road, Carp, Ontario

LEGAL DESCRIPTION:
 Part 1, Plan of Part of Lot 9, Concession 2, Geographic Township of Huntley, City of Ottawa

ZONING DESIGNATION:
 Rural Commercial Zone, Carp Road Corridor (RC9) + (RC9[275]-h); Area D - Rural

SITE AREA: 1.01 Ha (10,121.76 Sq.M.)

LOT COVERAGE:
 (1,198.74/10,121.76) x 100 = 11.84%

BUILDING AREA:

- Building 1: 599.50 Sq.M.
- Building 2: 599.24 Sq.M.
- Total Buildings Gross Area: 1,198.74 Sq.M.

RC9 ZONING PROVISIONS

ZONING MECHANISM	REQUIRED	PROVIDED
FRONT YARD SET BACK	10M (min.)	34.0M
REAR YARD SET BACK	10M (min.)	34.0M
INTERIOR SIDE YARD SET BACK	3M (min.)	19.8M
BUILDING 1 HEIGHT	11M (max.)	8.128M
BUILDING 2 HEIGHT	11M (max.)	7.722M
LOT COVERAGE	25% (max.)	11.84%

PARKING REQUIREMENTS (TABLE 101)

Category	Requirement	Provided
Parking Ratio - Auto Sales (Row N10)	1 service bay @ 2 spaces/service bay + 72.41 Sq.M. Sales Area @ 2 spaces/100 Sq.M. GFA = 4 parking spaces	
Parking Ratio - Auto Body Repair (Row N9)	4 service bays @ 3 spaces/service bay = 12 parking spaces	
Parking Ratio - Automotive Repair (Row N12)	5 service bays @ 2 spaces/service bay = 10 parking spaces	
Parking Ratio - Retail Space (Row N9)	206.55 Sq.M. @ 3.4/100 Sq.M. GFA = 7 parking spaces	
Parking Ratio - General Warehouse (Row N95)	286.73 Sq.M. @ 0.8/100 Sq.M. GFA = 2 parking spaces	
Total:	4 + 12 + 10 + 7 + 2 = 35 spaces	85 Spaces

DISABLED PARKING SPACES 1 Parking Space **2 Spaces**

BICYCLE PARKING REQUIREMENTS (TABLE 111A)

Category	Requirement	Provided
Auto Sales (Personal Service Business)	72.41 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space	
Auto Body Repair Shop:	351.03 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space	
Automotive Repair:	282.02 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space	
Retail Space:	206.55 Sq.M. @ 1 space/250 Sq.M. = 1 bicycle parking space	
General Warehouse	286.73 Sq.M. @ 1 space/2,000 Sq.M. = 1 bicycle parking space	
Total:	1 + 1 + 1 + 1 + 1 = 5 spaces	5 Spaces

AISLE AND DRIVEWAY PROVISIONS 6.7M (min.) FOR DOUBLE TRAFFIC LANE **VARIES**

LOADING SPACE REQUIREMENTS

Category	Requirement	Provided
Auto Sales (Personal Service Business)	72.41 Sq.M. < 350 Sq.M. = 0 loading spaces	
Auto Body Repair Shop:	351.03 Sq.M. < 1,000 Sq.M. = 0 loading spaces	
Automotive Repair:	282.02 Sq.M. < 350 Sq.M. = 0 loading spaces	
Retail Space:	206.55 Sq.M. < 350 Sq.M. = 0 loading spaces	
General Warehouse	286.73 Sq.M. < 350 Sq.M. = 0 loading spaces	
Total:	0 loading spaces	0 Spaces

AREA BREAKDOWN: BY UNIT

DESCRIPTION	AREA (SQ.M.)
BUILDING 1	
Unit #1	
Auto Sales Area:	72.41
Auto Body Repair Shop:	351.03
Total Unit #1:	423.44
Unit #2	
Retail Space:	73.72
General Warehouse:	102.34
Total Unit #1:	176.06
BUILDING 1 TOTAL AREA:	599.50
BUILDING 2	
Unit #3	
Automotive Service & Repair:	282.02
Total Unit #3:	282.02
Unit #4	
Retail Space:	63.81
General Warehouse:	88.58
Total Unit #4:	152.39
Unit #5	
Retail Space:	69.02
General Warehouse:	95.81
Total Unit #5:	164.83
BUILDING 2 TOTAL AREA:	599.24
BUILDING 1 + 2:	1,198.74

AREA BREAKDOWN: BY USE

DESCRIPTION	AREA (SQ.M.)
TOTAL AUTO SALES AREA	72.41
TOTAL AUTO BODY REPAIR	351.03
TOTAL AUTO SERVICE & REPAIR	282.02
TOTAL RETAIL	206.55
TOTAL GENERAL WAREHOUSE	286.73
TOTAL GROSS FLOOR AREAS	1,198.74

