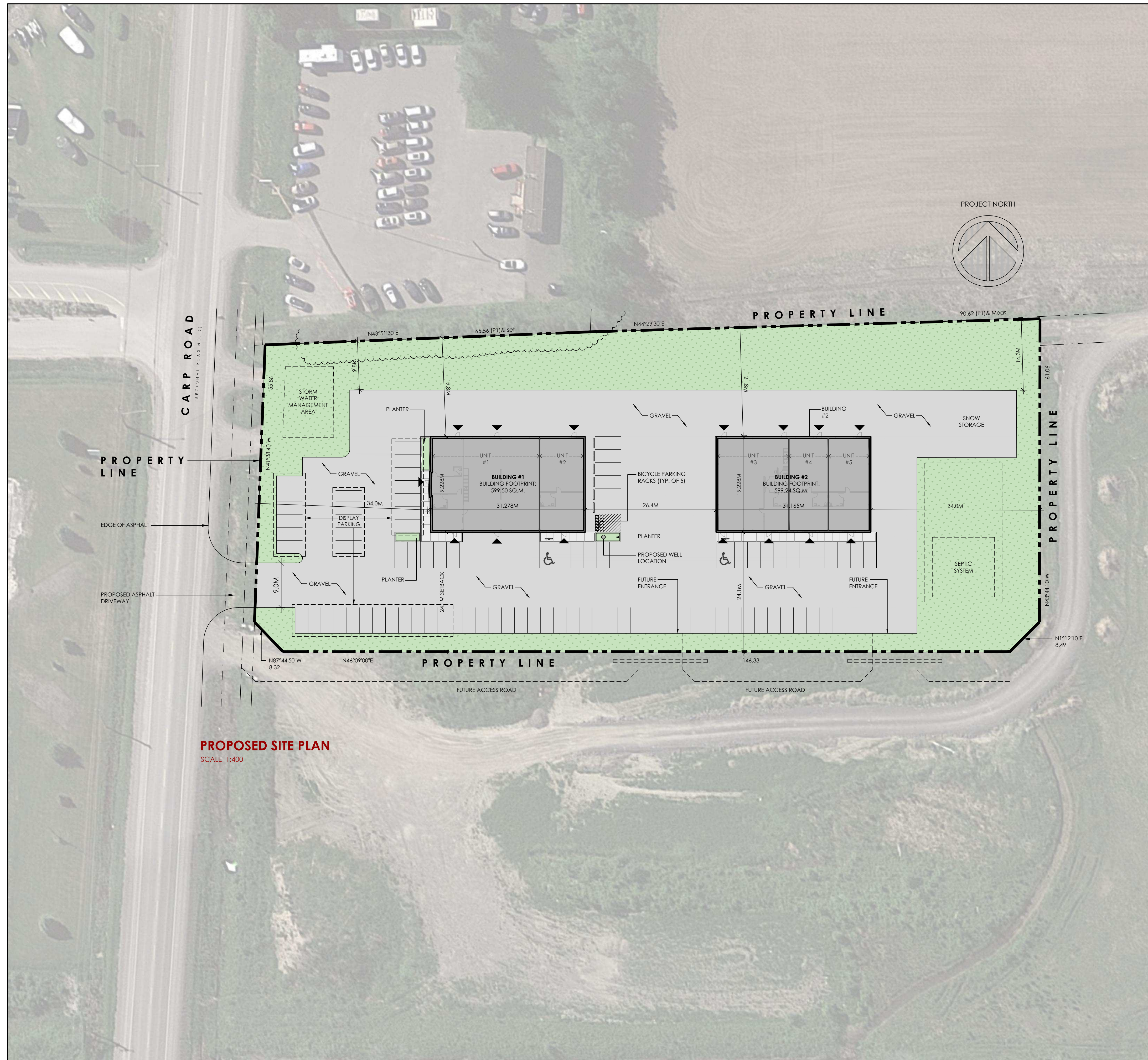


ZONING DATA (BASED ON ZONING BY-LAW 2008-250)		
RC9 ZONING PROVISIONS		
ZONING MECHANISM	REQUIRED	PROVIDED
FRONT YARD SET BACK	10M (min.)	34.0M
REAR YARD SET BACK	10M (min.)	34.0M
INTERIOR SIDE YARD SET BACK	3M (min.)	19.8M
BUILDING 1 HEIGHT	11M (max.)	8.128M
BUILDING 2 HEIGHT	11M (max.)	7.722M
LOT COVERAGE	25% (max.)	11.84%
PARKING REQUIREMENTS (TABLE 101)	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 N79) 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)	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	VARIABLES
LOADING SPACE REQUIREMENTS	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



PROPOSED SITE PLAN
SCALE 1:400



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.

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

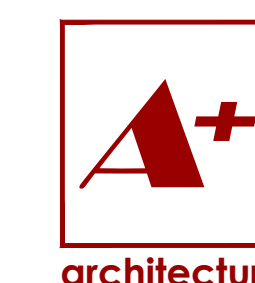
AREA BREAKDOWN: BY USE	
DESCRIPTION	AREA (SQ.M.)
TOTAL AUTO SALES AREA	72.41
TOTAL AUTO BODY REPAIR	351.03
TOTAL AUTO SERVICE & REPAIR	282.02
TOTAL RETAIL	206.55
TOTAL GENERAL WAREHOUSE	286.73
TOTAL GROSS FLOOR AREAS	1,198.74

NEW MULTI-TENANT COMMERCIAL DEVELOPMENT

2822 CARP ROAD
OTTAWA, ONTARIO

PROPOSED SITE PLAN

DECEMBER 15, 2020



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