



**LEGEND**

- PROPERTY BOUNDARY LINE.
- SET BACK LINE
- LANDSCAPE BUFFER
- FIRE ROUT LINES
- PROPOSED BUILDING
- ASPHALT
- CONCRETE SURFACE, REFER TO CIVIL DWGS.
- LANDSCAPED AREA
- WOODED LANDSCAPED AREA
- MAN DOOR LOCATIONS.
- O/H DOOR LOCATIONS
- CONCRETE CURB RAMP C/W TWSI

**GENERAL NOTES:**

- REFER TO SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 11, CONCESSION 2, (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. ONTARIO LAND SURVEYORS.

**SITE DATA:**

BUILDING AREA: 599m<sup>2</sup>

GROSS FLOOR AREA: (City of Ottawa Zoning Bylaw): Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- common hallways, corridors; stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building.

|                    |                         |
|--------------------|-------------------------|
| OFFICE (2 STOREY): | 225m <sup>2</sup>       |
| WAREHOUSE 1:       | 254m <sup>2</sup>       |
| WAREHOUSE 2:       | 119m <sup>2</sup>       |
| <b>TOTAL</b>       | <b>683m<sup>2</sup></b> |

GROSS AREA: (Ontario Building Code definition): The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

|                    |                         |
|--------------------|-------------------------|
| OFFICE (2 STOREY): | 301m <sup>2</sup>       |
| WAREHOUSE 1:       | 250m <sup>2</sup>       |
| WAREHOUSE 2:       | 191m <sup>2</sup>       |
| <b>TOTAL</b>       | <b>742m<sup>2</sup></b> |

**ZONING:**

1.0 ZONING DESIGNATIONS (Part 13):  
RG - RURAL GENERAL INDUSTRIAL ZONE

2.0 ZONING PROVISIONS:  
RGS SUBZONES - CARP ROAD CORRIDOR :

|  | REQUIRED | PROVIDED |
|--|----------|----------|
| MINIMUM LOT WIDTH (m):                     | 30       | 66.01    |
| MINIMUM LOT AREA (m <sup>2</sup> ):        | 4000     | 7,622    |
| MINIMUM FRONT YARD SETBACK (m):            | 12       | 21,388   |
| MINIMUM REAR YARD SETBACK (m):             | 7.5      | 48,025   |
| MINIMUM INTERIOR SIDE YARD SETBACK (m):    | 4.5      | 24,572   |
| MINIMUM CORNER SIDE YARD SETBACK (m):      | 12       | 30,593   |
| MAXIMUM PRINCIPAL BUILDING HEIGHT (m):     | 15       | 8.2      |
| MAXIMUM LOT COVERAGE (%):                  | 50       | 7.86     |
| LANDSCAPED AREA (%):                       | 50       | 72       |
| MINIMUM LANDSCAPING ABUTTING A STREET (m): | 3        | 3        |
| MINIMUM LANDSCAPING ALL OTHER CASES (m):   | 0        | 0        |

**3.0 PARKING (Section 101):**

|                   |                                  |
|-------------------|----------------------------------|
| Minimum Required: |                                  |
| OFFICE:           | 8 (2.4/100m <sup>2</sup> of GFA) |
| WAREHOUSE:        | 4 (0.8/100m <sup>2</sup> of GFA) |
| <b>TOTAL</b>      | <b>12</b>                        |

Provided:

|                 |           |
|-----------------|-----------|
| STANDARD SPACE: | 19        |
| BARRIER-FREE:   | 1         |
| <b>TOTAL</b>    | <b>20</b> |

**4.0 BICYCLE PARKING (Section 111):**  
Not Required as per section 111 (1): **NOT PROVIDED**

**5.0 LOADING (Section 113):**  
Not required as per table 113A. **NOT PROVIDED**

**6.0 ACCESSIBLE PARKING PROVISION REQUIREMENTS (Parking Bylaw 2017-301, PART C Section 111):**

|                   |                        |
|-------------------|------------------------|
| Minimum Required: | 1 TYPE B PARKING SPACE |
| Provided:         | 1 TYPE A PARKING SPACE |

CLIENT

**CLS ROOFING INC.**

| ISSUE | DESCRIPTION                           | DATE       |
|-------|---------------------------------------|------------|
| 06    | FOR SITE PLAN CONTROL REVIEW/RESPONSE | 01/06/2021 |
| 05    | FOR PERMIT                            | 26/04/2021 |
| 04    | FOR SITE PLAN CONTROL                 | 26/02/2021 |
| 03    | FOR COORDINATION                      | 31/01/2021 |
| 02    | FOR SITE PLAN PRE-CONSULTATION        | 30/11/2020 |
| 01    | FOR INFORMATION                       | 23/11/2020 |

PROFESSIONAL STAMP

PROJECT NORTH

**IMPACT**  
DESIGN & MANAGEMENT INC.

PROJECT

**2167 MCGEE SIDE RD,  
INDUSTRIAL BUILDING**

DRAWING

**PROPOSED  
SITE PLAN**

|             |             |           |              |
|-------------|-------------|-----------|--------------|
| PROJECT No: | 025         | REVISION: | 00           |
| DRAWN:      | SL          | DATE:     | OCTOBER 2020 |
| APPROVED:   |             | SCALE:    | AS SHOWN     |
| DRAWING No: | <b>A001</b> |           |              |

PLAN NO. 18432

D07-12-21-0027