



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, VOLLEBEKK LTD, ONTARIO LAND SURVEYORS.

SITE DATA:

LOT AREA: 7,622m²
 LANDSCAPED AREA: 3538m² = 46%
 BUILDING AREA: 599m²
 BUILDING HEIGHT: 7,62 m

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): 225m²
WAREHOUSE 1: 254m²
WAREHOUSE 2: 191m²
TOTAL: 683m²

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): 301m²
WAREHOUSE 1: 250m²
WAREHOUSE 2: 191m²
TOTAL: 742m²

ZONING:

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

2.0 ZONING PROVISIONS:

RG5 SUBZONES - CARP ROAD CORRIDOR:

LOT AREA: 4000m² MINIMUM
 LOT WIDTH: 30m MINIMUM

SETBACKS:
 Front Yard: 12m MINIMUM
 Corner Side Yard: 12m MINIMUM
 Rear Yard: 7.5m MINIMUM
 Interior Side Yard: 4.5m MINIMUM

MAXIMUM LOT COVERAGE: 50%
BUILDING HEIGHT: 15m MAXIMUM
LANDSCAPING: 3.0m MINIMUM ABUTTING A STREET
 0.0m MINIMUM ALL OTHER CASES

3.0 PARKING (Section 101):

Minimum Required:
 OFFICE: 8 (2.4/100m² of GFA)
 WAREHOUSE: 4 (0.8/100m² of GFA)
TOTAL: 12

Provided:
 STANDARD SPACE: 19
 BARRIER-FREE: 1
TOTAL: 20

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

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

6.0 PARKING FOR THE PHYSICALLY DISABLED (Parking Bylaw 2017-301, Section 111):

Minimum Required: 1
 Provided: 1

CLIENT

CLS ROOFING LTD.

ISSUE	DESCRIPTION	DATE
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

5 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:

A001

1 PROPOSED SITE PLAN:
 SCALE: 1: 250