

- LEGEND**
- PROPERTY BOUNDARY LINE.
 - SET BACK LINE
 - LANDSCAPE BUFFER
 - FIRE ROUTE LANES
 - PROPOSED BUILDING
 - LIGHT-DUTY PAVEMENT, REFER TO CIVIL DWGS.
 - HEAVY-DUTY PAVEMENT (FIRE ROUTE), REFER TO CIVIL DWGS.
 - CONCRETE SURFACE, REFER TO CIVIL DWGS.
 - SEEDED GRASS AREA, REFER TO LANDSCAPE DWGS.
 - EXISTING LANDSCAPED AREA, REFER TO LANDSCAPE DWGS.
 - EXISTING WOODED AREA, REFER TO LANDSCAPE DWGS.
 - ▲ MAN DOOR LOCATIONS.
 - △ O/H DOOR LOCATIONS
 - ⊙ DENOTES BOLLARDS, REFER TO CIVIL DWGS.

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: 1635m²

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.

GROUND FLOOR AREA (1635m²) + MEZZANINES (218m²)
 NEW INDUSTRIAL BUILDING: 1853m²
 TOTAL: 1853m²

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.

GROUND FLOOR AREA (1635m²) + MEZZANINES (218m²)
 NEW INDUSTRIAL BUILDING: 1853m²
 TOTAL: 1853m²

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 ²):	4000	7,622
MINIMUM FRONT YARD SETBACK (m):	12	18,759
MINIMUM REAR YARD SETBACK (m):	7.5	33,434
MINIMUM INTERIOR SIDE YARD SETBACK (m):	4.5	19,265
MINIMUM CORNER SIDE YARD SETBACK (m):	12	22,212
MAXIMUM PRINCIPAL BUILDING HEIGHT (m):	15	8,012
MAXIMUM LOT COVERAGE (%):	50	21.45
LANDSCAPED AREA (%):	50	78.55
MINIMUM LANDSCAPING ABUTTING A STREET (m):	3	6,019
MINIMUM LANDSCAPING ALL OTHER CASES (m):	0	0

3.0 PARKING (Section 101):
 AREA D ON SCHEDULE 1A,
 Minimum Required:
 OFFICE: 8 (2,4/100m² of GFA 332.5 m²)
 WAREHOUSE: 13 (0.8/100m² of GFA 1520.5 m²)
 TOTAL: 21
 Provided:
 STANDARD SPACE: 28
 BARRIER-FREE: 2
 TOTAL: 30

4.0 BICYCLE PARKING (Section 113):
 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 A PARKING SPACE
 1 TYPE B PARKING SPACE
 Provided:
 1 TYPE A PARKING SPACE
 1 TYPE B PARKING SPACE

CLIENT

STOKED INDUSTRIES INC.
 14 KNOLL TERRACE, NEPEAN,
 ON, K2J 2K6

ISSUE	DESCRIPTION	DATE
12	RE-ISSUED FOR SPC APPROVAL	12/05/2024
11	REVISED FOR FINAL SPC APPROVAL	12/21/2023
10	REVISED FOR CITY COMMENTS	26/09/2023
09	FOR SITE PLAN CONTROL REVIEW/RESPONSE	11/08/2023
08	FOR SITE PLAN CONTROL	30/06/2023
07	FOR CLIENT DISCUSSION	10/02/2023
06	REVISED AS PER CIVIL COMMENTS	22/03/2023
05	REVISED AS PER CLIENT COMMENTS	16/02/2023
04	FOR SITE PLAN CONTROL REVIEW/RESPONSE	27/07/2021
03	FOR SITE PLAN CONTROL REVIEW/RESPONSE	01/06/2021
02	FOR SITE PLAN CONTROL	26/02/2021
01	FOR SITE PLAN PRE-CONSULTATION	30/11/2020

PROFESSIONAL STAMP

PROJECT NORTH

es ARCHITECT

11 Hogan Drive | Arnprior | ON | K1Y 0H8
 613.203.3760

PROJECT

**2167 MCGEE SIDE RD,
 WAREHOUSE BUILDING**

DRAWING

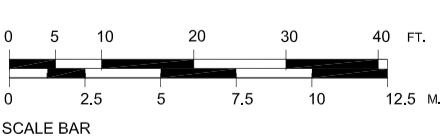
**PROPOSED
 SITE PLAN**

PROJECT No: 060	REVISION: 11
DRAWN: SL	DATE: NOVEMBER 2020
APPROVED: ES	SCALE: AS SHOWN
DRAWING No:	

A001

PLAN NO. 18432

1 PROPOSED SITE PLAN:
 SCALE: 1:250



JOB BENCHMARK
 SPIKE IN UTILITY POLE
 Elev. = 119.00

D07-12-21-0027

CLIENT

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14 KNOLL TERRACE, NEPEAN,
ON, K2J 2K6

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ISSUE	DESCRIPTION	DATE
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PROFESSIONAL STAMP PROJECT NORTH

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PROJECT

2167 MCGEE SIDE RD,
WAREHOUSE BUILDING

DRAWING

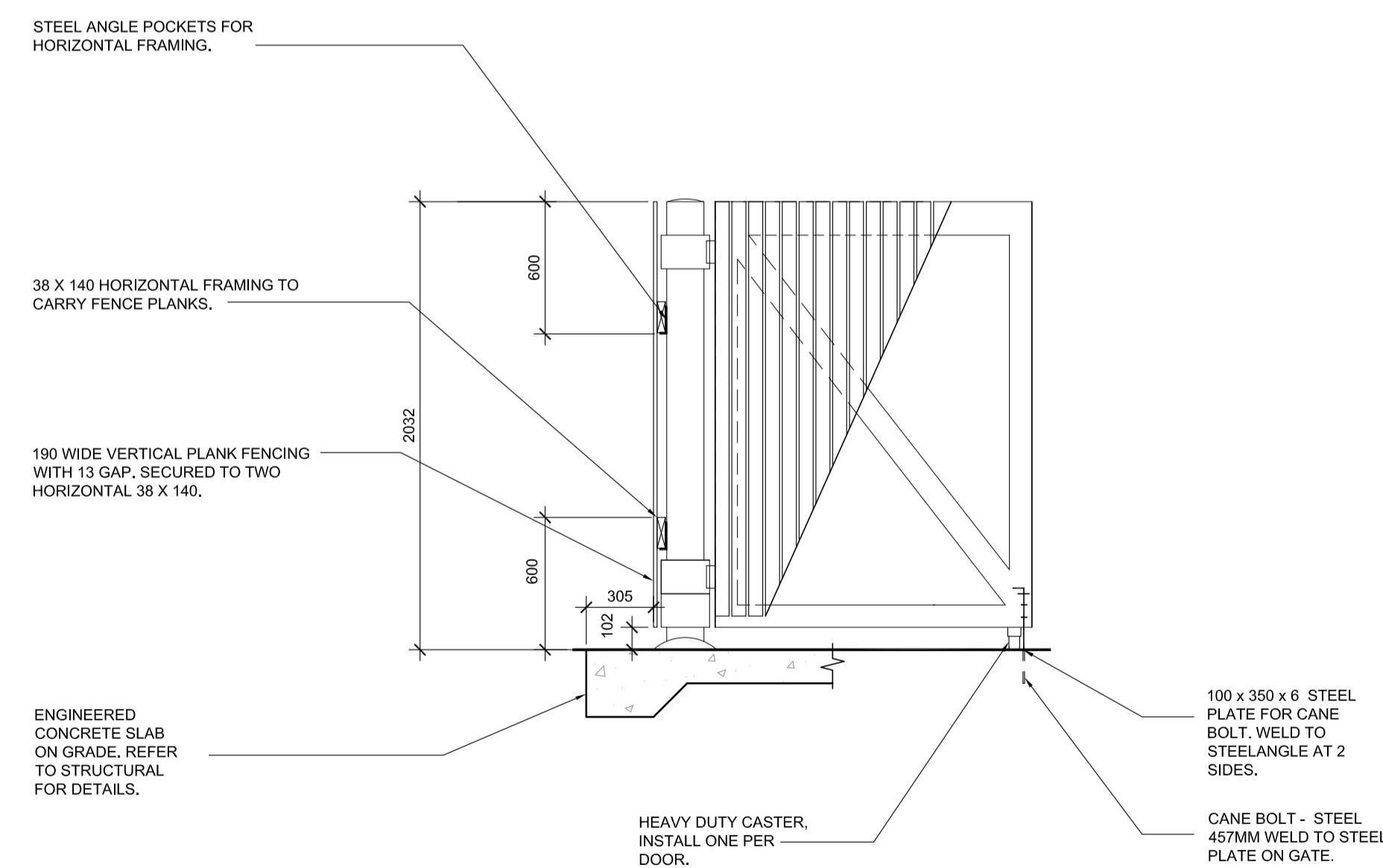
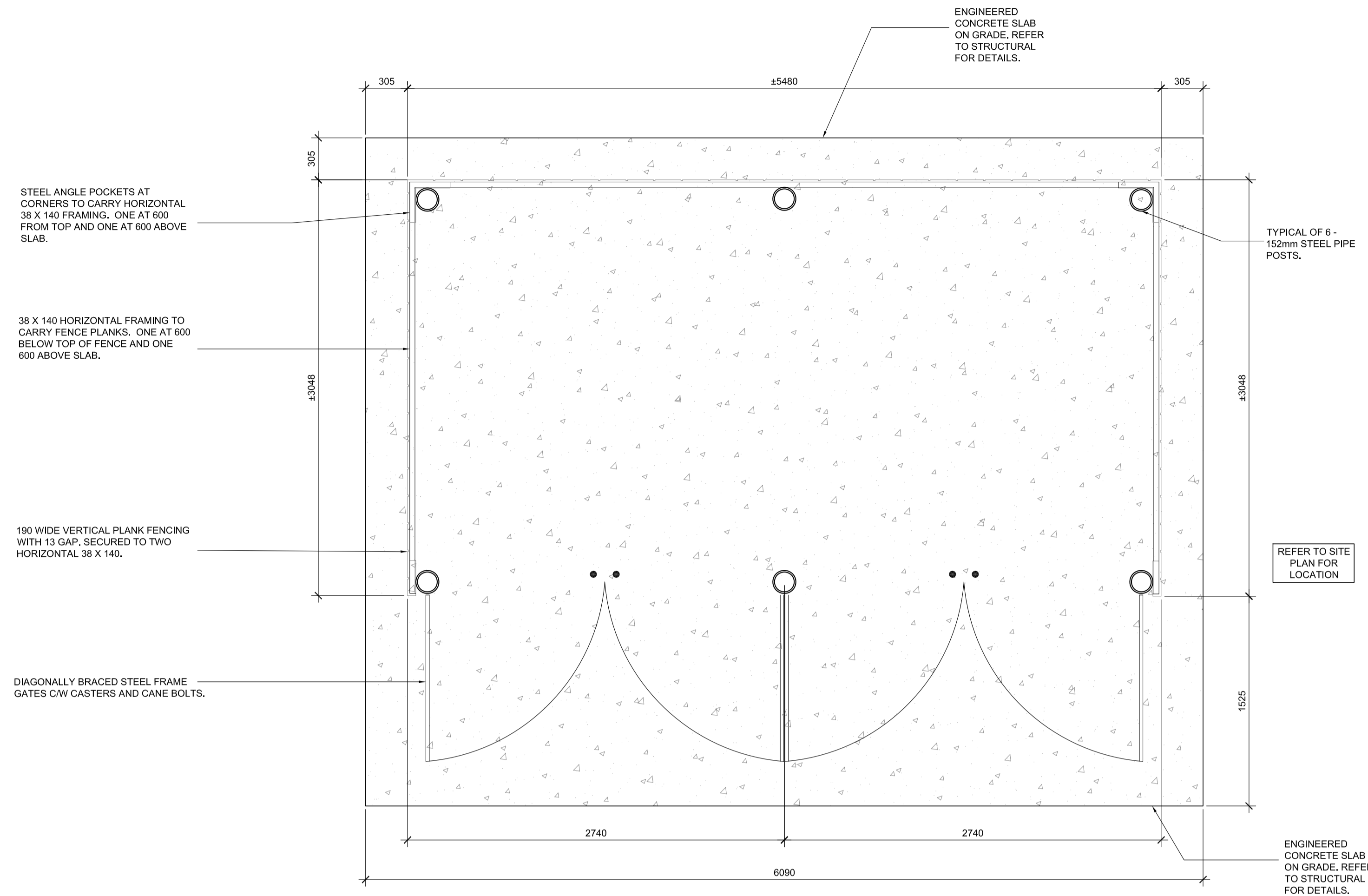
GARBAGE ENCLOSURE
DETAILS

PROJECT No:	060	REVISION:	11
DRAWN:	SL	DATE:	NOVEMBER 2020
APPROVED:	ES	SCALE:	AS SHOWN

DRAWING No:

A002

PLAN NO. 18432



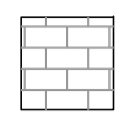
1 SITE PLAN: GARBAGE ENCLOSURE PLAN & GATE DETAIL
SCALE: 1: 25

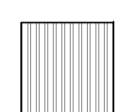
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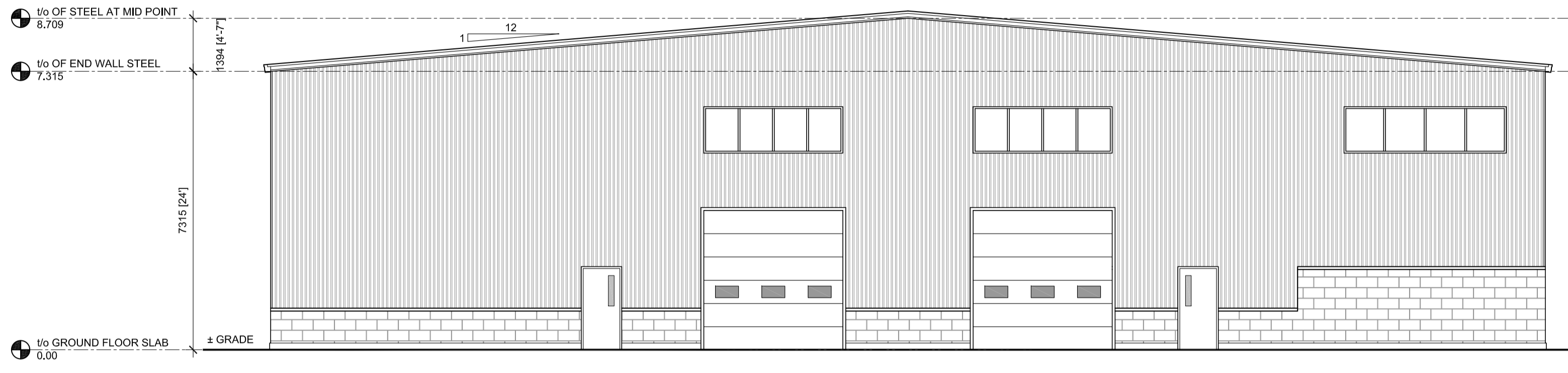
CLIENT

STOKED INDUSTRIES INC.
 14 KNOLL TERRACE, NEPEAN,
 ON, K2J 2K6

LEGEND

 MASONRY CLADDING.

 VERTICAL INSULATED METAL PANEL SIDING, GREY



1 PROPOSED SOUTH ELEVATION: OPTION A
 A300 SCALE: 1: 100

ISSUE	DESCRIPTION	DATE
05	RE-ISSUED FOR SPC APPROVAL	12/05/2024
04	REVISED FOR FINAL SPC APPROVAL	12/21/2023
03	FOR SITE PLAN CONTROL	30/06/2023
02	FOR CLIENT REVIEW	25/05/2023
01	FOR CLIENT DISCUSSION	17/05/2023

PROFESSIONAL STAMP

PROJECT NORTH

es ARCHITECT

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 613.203.3760

PROJECT

**2167 MCGEE SIDE RD,
 WAREHOUSE BUILDING**

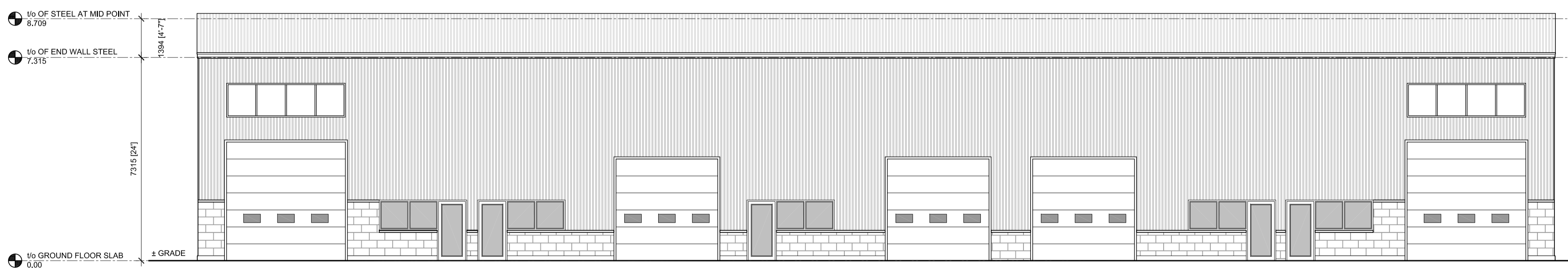
DRAWING

**PROPOSED
 ELEVATIONS**

PROJECT No:	060	REVISION:	04
DRAWN:	SL	DATE:	MAY 2023
APPROVED:	ES	SCALE:	AS SHOWN

DRAWING No: **A300**

PLAN NO. 18432

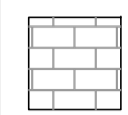


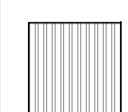
1 PROPOSED EAST ELEVATION: OPTION A
 A300 SCALE: 1: 100

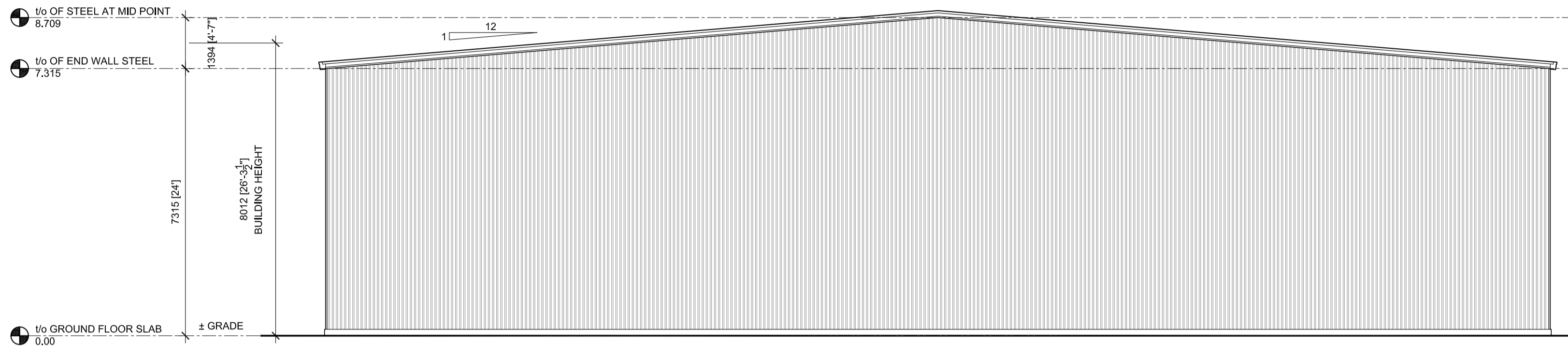
D07-12-21-0027

CLIENT
STOKED INDUSTRIES INC.
 14 KNOLL TERRACE, NEPEAN,
 ON, K2J 2K6

LEGEND

 MASONRY CLADDING.

 VERTICAL INSULATED METAL PANEL SIDING, GREY



1
 A301 PROPOSED NORTH ELEVATION: OPTION A
 SCALE: 1:100

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PROFESSIONAL STAMP PROJECT NORTH

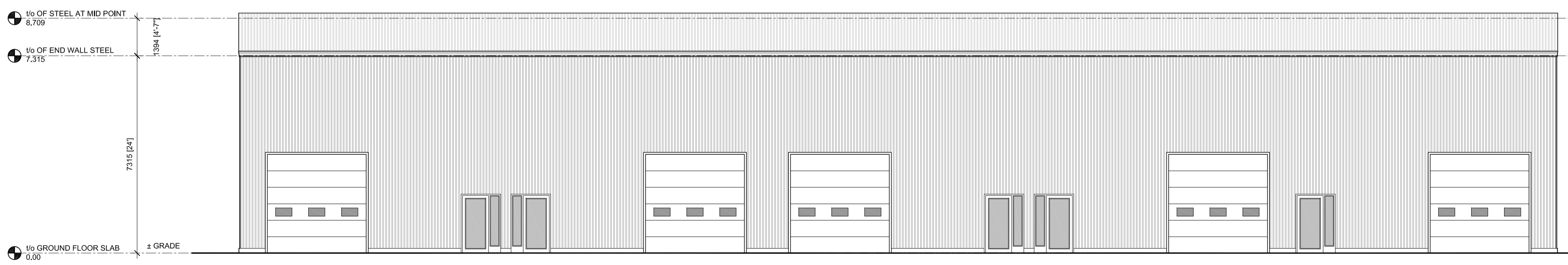
es ARCHITECT
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PROJECT
**2167 MCGEE SIDE RD,
 WAREHOUSE BUILDING**

DRAWING
**PROPOSED
 ELEVATIONS**

PROJECT No:	060	REVISION:	04
DRAWN:	SL	DATE:	MAY 2023
APPROVED:	ES	SCALE:	AS SHOWN

DRAWING No: **A301**



1
 A301 PROPOSED WEST ELEVATION: OPTION A
 SCALE: 1:100