



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: 599m²

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 ²
WAREHOUSE 1:	254m ²
WAREHOUSE 2:	191m ²
TOTAL	683m²

OFFICE (2 STOREY):	301m ²
WAREHOUSE 1:	250m ²
WAREHOUSE 2:	191m ²
TOTAL	742m²

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	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 ² of GFA)
WAREHOUSE:	4 (0.8/100m ² 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): **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
08	FOR SITE PLAN CONTROL REVIEW/RESPONSE	27/07/2021
07	FOR REVISED PERMIT	20/07/2021
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

PROJECT

**2167 MCGEE SIDE RD,
INDUSTRIAL BUILDING**

**PROPOSED
SITE PLAN**

PROJECT No:	025	REVISION:	00
DRAWN:	SL	DATE:	OCTOBER 2020
APPROVED:		SCALE:	AS SHOWN
DRAWING No:	A001		

PLAN NO. 18432