

Zone:	IG5 - General Industrial 5
Permitted Uses (Condensed):	Light Industrial Uses Office Warehouse Truck transport terminal
Warehouse Use	Definition
	Warehouse means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager. (entrepôt)
Minimum Lot Area	1,000 sq. m.
Minimum Lot Width	NO MINIMUM
Maximum lot coverage	65%
(d) Minimum front yard and corner side yard	3 m
(e) Minimum interior side yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone (ii) all other cases
	15 m 3 m
(f) Minimum rear yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone (ii) all other cases
	15 m 3 m
(g) Maximum floor space index	2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 metres of a property line abutting a residential zone (ii) in all other cases
	11 m 22 m, unless otherwise shown on the zoning maps or schedules
(i) Minimum width of landscaped area	(i) abutting a residential or institutional zone (ii) abutting a street (iii) in all other cases
	3 m 3 m No minimum
Subzone IG5 Additional Restrictions	The following uses are prohibited animal care establishment automobile dealership car wash convenience store gas bar (OMB Order #PLO80959 issued March 18, 2010)
Parking	Office (Area C) Warehouse (Area C)
	2.4 per 100 sq. m. of gross floor area 0.8 per 100 m ² for the first 5000 m ² of gross floor area 0.4 per 100 m ² above 5000 m ² of gross floor area

- SITE PLAN LEGEND**
- SHADED AREA DENOTES EXISTING BUILDING
 - HATCH AREA DENOTES PROPOSED BUILDINGS
 - HATCH AREA DENOTES CONCRETE
 - SHADED AREA DENOTES PROPOSED NEW ASPHALT
 - EXIT LOCATIONS
 - VEGETATION (REFER TO LANDSCAPE DRAWINGS)
 - "FRS" DENOTES TO PROVIDE "NO PARKING/FIRE ACCESS ROUTE" SIGN AS PER CITY OF OTTAWA SPECIFICATIONS.
 - "BFS" DENOTES TO PROVIDE "NO PARKING/BARRIER FREE PARKING" SIGN AS PER CITY OF OTTAWA SPECIFICATIONS.
- GENERAL NOTES**
- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION.
 - LAYOUT TO APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
 - ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS.
 - LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - ALL EXISTING EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SLOPED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
 - FOR LANDSCAPE, REFER TO LANDSCAPE DRAWINGS.
 - FOR UTILITIES, GRADING, ETC. REFER TO CIVIL DRAWINGS.
 - LEGAL SURVEY BOUNDARIES AND TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 28 & 29 CONCESSION A (RIDEAU FRONT) PART OF LOT 29 CONCESSION B (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS A & B (RIDEAU FRONT) (CLOSED BY BY-LAW No. 95 IN ST. C/10213) GEOGRAPHIC TOWNSHIP OF NEPEAN, PLAN 4R-2003, DATED MARCH 9, 2021, FROM THE OFFICE OF FARLEY, SMITH & DENNIS SURVEYING LTD.

SITE PLAN INFORMATION

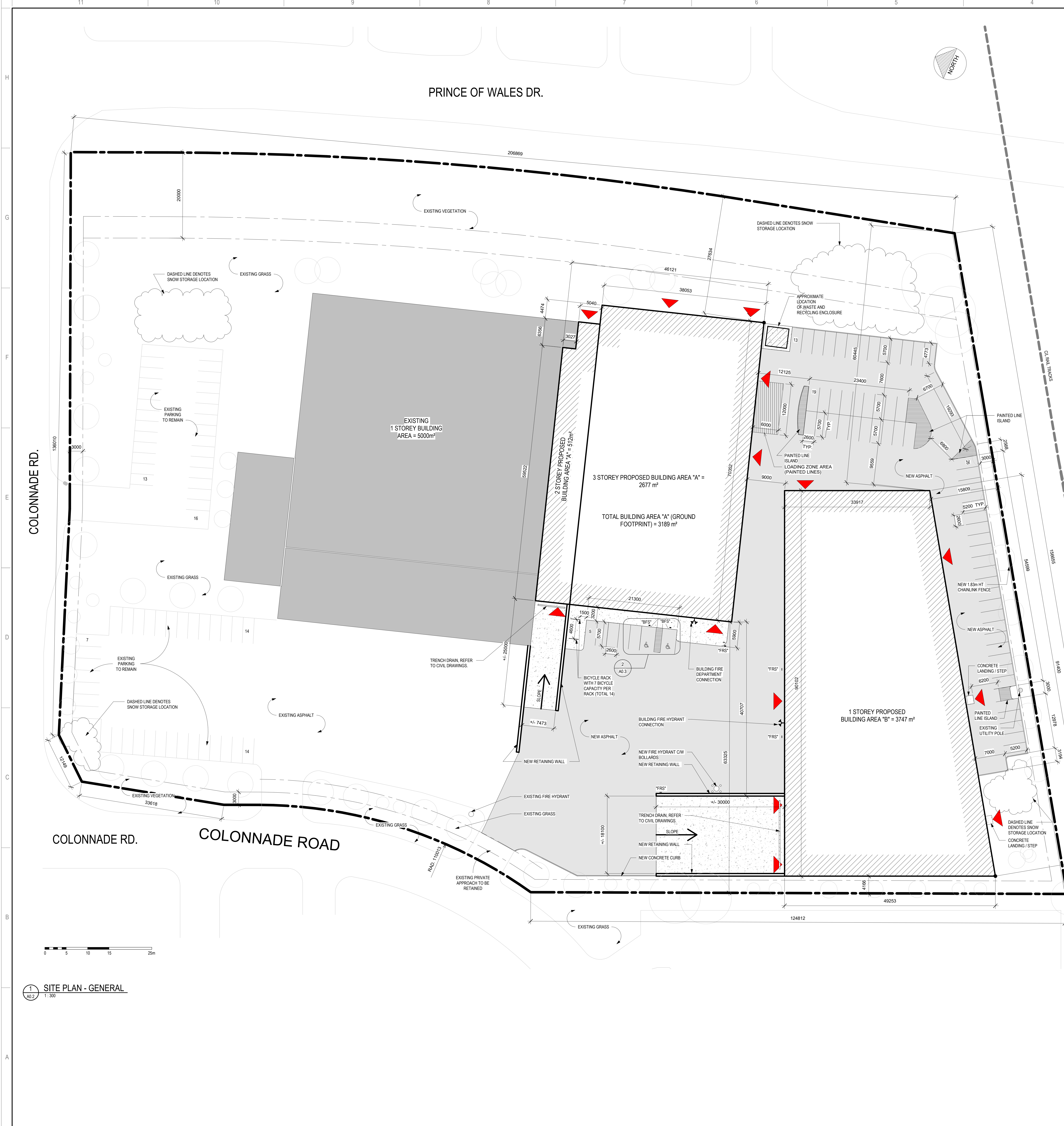
LEGAL DESCRIPTION	PART OF LOTS 28 & 29 CONCESSION A (RIDEAU FRONT) PART OF LOT 29 (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS A & B (RIDEAU FRONT), CITY OF OTTAWA
BEARINGS	BEARINGS ARE GRID, AND ARE REFERRED TO THE WESTERLY LIMIT OF PRINCE OF WALES DRIVE, HAVING A BEARING OF N 24° 04' 30" W AS SHOWN ON PLAN 4R-2003
P.I.N.	04052-0524
SITE AREA	34,600m ²
MAX. ALLOWABLE SITE COVERAGE	65%
MAX. SITE COVERAGE	22,490m ² (65%)
EXISTING BUILDING	5,000m ²
MAX. ALLOWABLE SITE COVERAGE	17,490m ² (50.55%)
PROPOSED NEW BUILDING AREA	6,936m ²
PROPOSED SITE COVERAGE	5000m ² + 6936m ² / 34600 = 34%

PARKING

PARKING SPACES REQUIRED	0.8 PER 100m ² OF GFA (AREA 5,000m ²) FOR WAREHOUSE AND LIGHT INDUSTRIAL USE = TOTAL 40 REQUIRED, 64 SPACES PROVIDED
EXISTING PARKING	0.4 PER 100m ² OF GFA (AREA 5,000m ²) FOR WAREHOUSE AND LIGHT INDUSTRIAL USE = TOTAL 16 SPACES PROVIDED
PARKING REQUIRED FOR BUILDING A	0.4 PER 100m ² OF GFA (AREA 9,056m ²) FOR WAREHOUSE AND LIGHT INDUSTRIAL USE = TOTAL 36 SPACES
PARKING REQUIRED FOR BUILDING B	0.4 PER 100m ² OF GFA (AREA 3,747m ²) FOR WAREHOUSE AND LIGHT INDUSTRIAL USE = TOTAL 15 SPACES
TOTAL PARKING REQUIRED	= 91 SPACES
TOTAL PARKING PROVIDED	= 121 SPACES PLUS 2 BARRIER FREE
LOADING SPACES (ZONING BY-LAW PART 4, SECTION 113A)	= 1 REQUIRED (LIGHT INDUSTRIAL <10,000m ² GFA) = 1 PROVIDED

BICYCLE PARKING

MINIMUM NUMBER OF BICYCLE PARKING SPACES: SEC 111, TABLE 111A (b)	
WAREHOUSE: 1 PER 2000m ² GFA	= 8,900m ² / 2000 = 4.5 ROUNDED TO 5
LIGHT INDUSTRIAL: 1 PER 1000m ² GFA	= 8,900m ² / 1000 = 8.9 ROUNDED TO 9
TOTAL REQUIRED BICYCLE PARKING	= 14 BICYCLE SPACES REQUIRED



SITE PLAN - GENERAL
1:300

PROJECT NO.	219-00058-00	DATE	MAY 30 2022
ORIGINAL SCALE	As Indicated	IF THIS BAR IS NOT SHOWN, LONG ADJUST YOUR PRINTING SCALE	
DRAWN BY	ADJ/SO	CHECKED BY	AB
DISCIPLINE	ARCHITECTURAL	TITLE	SITE PLAN - GENERAL
SHEET NUMBER	A0.2	SHEET #	OF
ISSUE		DATE OF	FEBRUARY 25 2022
Land Use Number: 22-2425 City File No. D07-12-22-005 City Plan No. 18809			