

SITE DESCRIPTION
PART OF BLOCK 1
REGISTERED PLAN 4M-745
 GEOGRAPHIC TOWNSHIP OF HUNTLEY
 FORMERLY TOWNSHIP OF WEST CARLETON
 CITY OF OTTAWA

ALL TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM TOPOGRAPHIC SURVEY PRODUCED IN THE OFFICES OF G.A. SMITH SURVEYING, JUNE 25, 2007

SCALE 1:250
 0 5 10 15 20 METRES

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS ARE GRID BEARINGS REFERRED TO THE NORTHWESTERLY LIMIT OF REIS ROAD SHOWN ON PLAN 4R-16781, HAVING A GRID BEARING OF N 48° 28' 00" E

- NOTES:
- ELEVATIONS ARE ASSUMED.
 - JOB BENCHMARK IS THE MOST EASTERLY CORNER OF A CONCRETE PAD (SHOWN ON THE PLAN) HAVING AN ASSUMED ELEVATION OF 99.73m
 - ELEVATIONS SHOWN THUS x 99.73
 - THE LOCATION SHOWN OF THE UNDERGROUND UTILITIES WAS PROVIDED BY LOCAL UTILITY LOCATORS.

SITE INFORMATION:

LOT AREA:
 TOTAL LOT AREA = 8,525.16 sqm (9,116.4 sqft) = 100%

BUILDING AREA:
 TOTAL BUILDING AREA = 997.8 sqm (6,435.9 sqft) = 10% COVERAGE

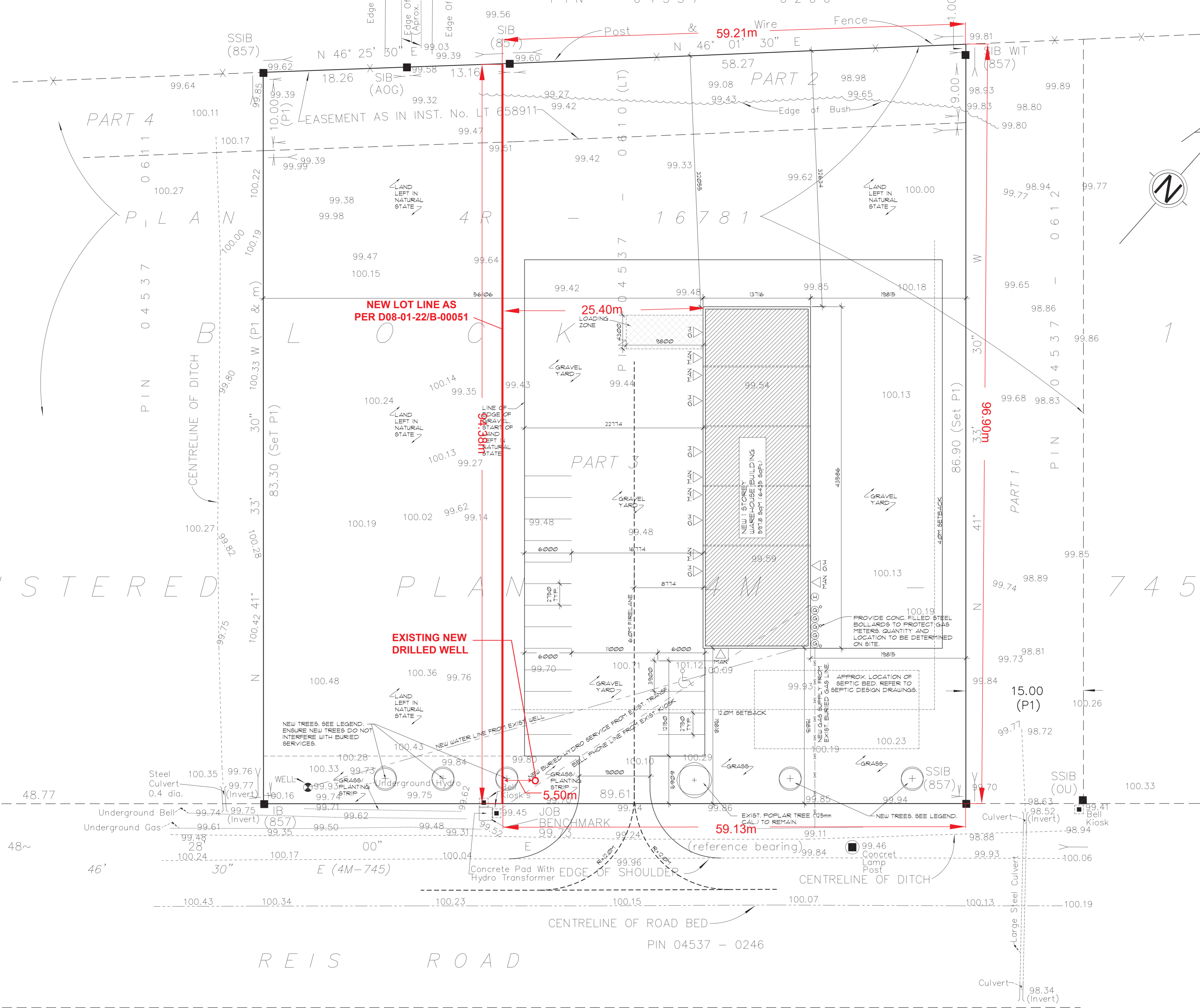
BUILDING HEIGHT: = 6.7M (22'-0")

PARKING CALCULATION:
 (BASED ON)
 - 1 SPACES PER 31 sqm FOR INDUSTRIAL

TOTAL PARKING REQUIRED = 11 SPACES (11 PROVIDED)
 - NOTE: 1 OF THE REQ'D PARKING SPACES SHALL BE H.C. SPACE

- LEGEND:
- ⊕ DENOTES HYDRO METER
 - ⊙ DENOTES GAS METERS
- TREE LEGEND:
- ⊕ DENOTES NEW CONIFEROUS TREE TO BE PLANTED (5 TOTAL)
 - COLORADO SPRUCE, PICEA PUNGENS 'FAT ALBERT', 200cm HGT, BALLED & BURLAPPED.
 - ⊕ DENOTES EXIST. TREES TO REMAIN

NOTE: OWNER WOULD LIKE TO RESERVE THE RIGHT TO SUBSTITUTE PROPOSED NEW TREES WITH NATIVE, RELOCATED TREES FROM ELSEWHERE ON THE SITE (IF THEY ARE AVAILABLE); THIS WILL BE DONE TO THE SATISFACTION AND APPROVAL OF THE CITY OF OTTAWA PLANNING DEPT.



SITE PLAN AMENDMENT
DATE: 7/19/2022
COMPLETED BY: ZANDERPLAN INC.

LEGEND
 ■ AMENDMENTS BY ZANDERPLAN INC. 7/19/2022

RG5 Zone Provisions		
Zoning Mechanisms	Required	Proposed
(a) Minimum lot width (m)	30	59
(b) Minimum lot area (m2)	4000	5665
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone = 4.5	25.4
(h) Maximum lot coverage (%)	50	11

PART 1, PLAN 5R - 3127

BAIRD CONSTRUCTION MANAGEMENT LTD.
 GENERAL CONTRACTOR

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REVISIONS

1	ISSUED FOR REVIEW	JUL6'07
2	ISSUED FOR REVIEW	AUG9'07
3	ISSUED FOR SITE PLAN APPLICATION	AUG13'07
4	REVISED AS PER CITY COMMENTS	OCT24'07
5	REVISED AS PER OWNERS COMMENTS	OCT25'07
6	REVISED AS PER CITY COMMENTS	OCT29'07
7	ISSUED FOR BUILDING PERMIT	NOV30'07
8		
9		
10		

PROJECT:
PLATINUM CONSTRUCTION

REIS ROAD
 CARP, ONTARIO

DRAWING:
 SITE PLAN

ISSUE DATE:
JUL 2007

SCALE:
 1:250

DRAWN BY:
 M.W.

PROJECT NO.
 0727

DRAWING NO.
A-1