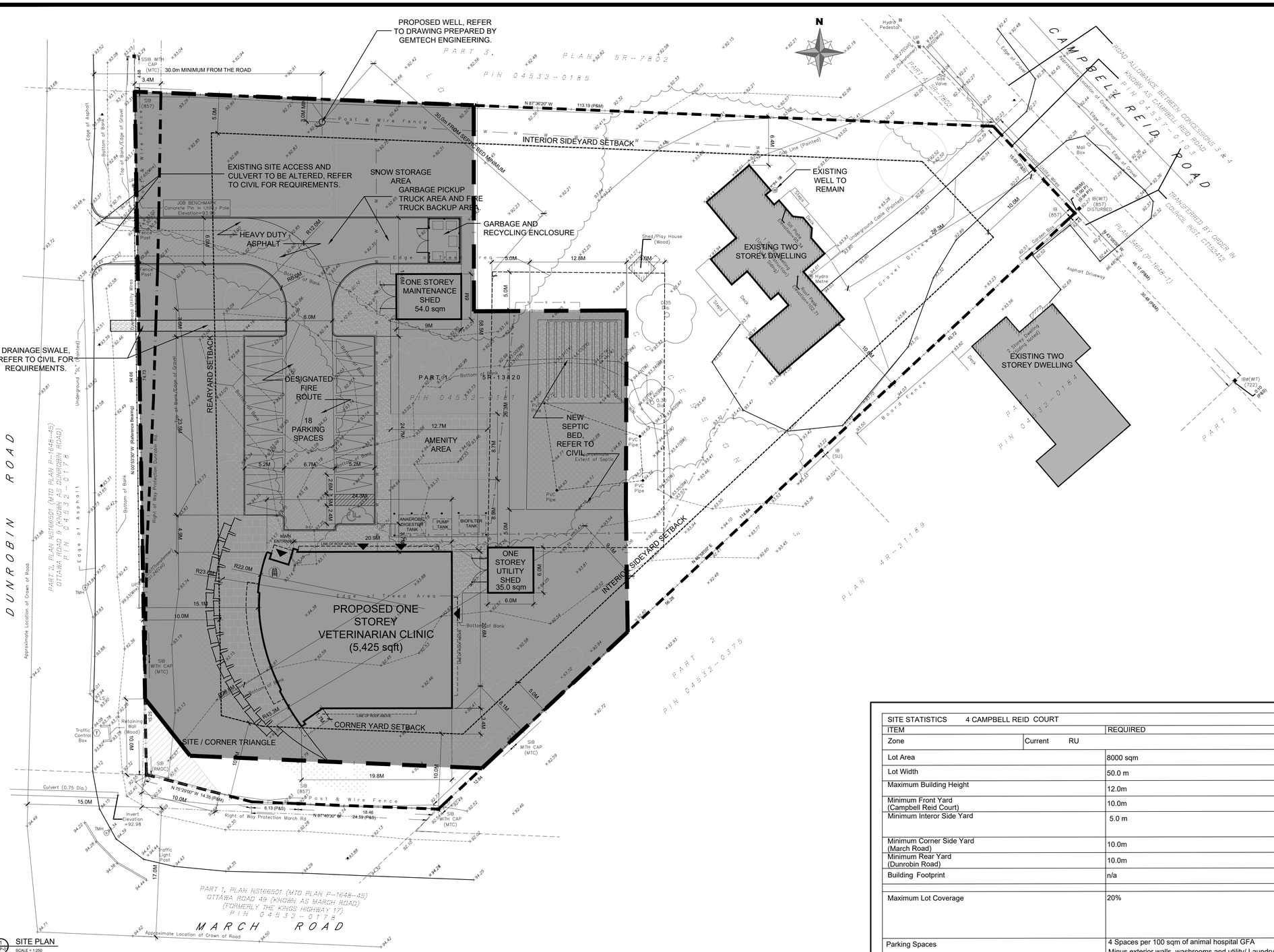
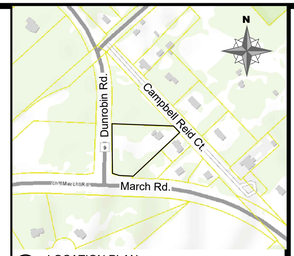


SITE PLAN
SCALE = 1:250

Land area impacted by the proposed development: 4,864 m2



LOCATION PLAN
SCALE = N.T.S.

PLAN OF SURVEY

INFORMATION SHOWN HAS BEEN TAKEN FROM FAIRHALL, MOFFATT & WOODLAND LDT.
100-600 TERRY FOX DR.
KANATA, ON
tel. 613-591-2580

TOPOGRAPHIC PLAN OF SURVEY

PART OF LOT 15
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF MARCH)
CITY OF OTTAWA

NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF DUNROBIN ROAD AS SHOWN ON PLAN 5R-13420, HAVING A BEARING OF N00°53'30"W.

NOTE:
SNOW WILL BE STORED ON SITE.

SITE STATISTICS 4 CAMPBELL REID COURT			
ITEM	REQUIRED	PROVIDED	
Zone Current RU			
Lot Area	8000 sqm	7917 sqm	(Minor Variance required)
Lot Width	50.0 m	25.84 m	(Minor Variance required)
Maximum Building Height	12.0m	8.7 m 5.6 m	(Existing two storey house) (Proposed Veterinary Clinic)
Minimum Front Yard (Campbell Reid Court)	10.0m	27.7 m	(Existing two storey house)
Minimum Interor Side Yard	5.0 m	6.4 m 8.1 m	(Existing two storey house) (Proposed Veterinary Clinic)
Minimum Corner Side Yard (March Road)	10.0m	10.0m	
Minimum Rear Yard (Dunrobin Road)	10.0m	15.1 m	(Proposed Veterinary Clinic)
Building Footprint	n/a	221 sqm 504 sqm	(Existing two storey house)
Maximum Lot Coverage	20%	220 sqm 504 sqm 54 sqm 35 sqm 813 sqm	(Existing two storey house) (Proposed Veterinary Clinic) (Maintenance Shed) (Utility Shed) TOTAL 10%
Parking Spaces	4 Spaces per 100 sqm of animal hospital GFA Minus exterior walls, washrooms and utility/ Laundry room 431 sqm 18.3 required	18 Spaces	
Max. Total area (accessory structures)	5% of total lot area = 395.85 sqm	89 sqm	

CLIENT:

A & G OLENDER HOLDINGS LTD.

1405 Houston Crescent
Ottawa, Ontario
K2W 1B6

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- OHW — OVERHEAD WIRES
- ROW PROTECTION
- EXISTING BUILDING
- BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE

No.	REVISIONS	BY	DATE
13			
12			
11			
10			
09			
08			
07			
06			
05			
04			
03	FOR SPC RESUBMISSION	JP	AUG. 02 2023
02	FOR REVIEW	JP	DEC. 06 2022
01	FOR REVIEW	JP	NOV. 30 2022

P2 concepts
1309 RICHMOND AVE., UNIT 201
OTTAWA, ONTARIO, K1Y 0A8

CONSULTING ENGINEERS

ARCH-NOVA Design Inc.
45 Banner Rd.,
Nepean, ON,
K2H 8X5

613-702-3403
contact@archnova.ca

DESIGNED BY: P.E. | DRAWN BY: P.E. | APPROVED BY: P.R.

PROJECT
4 CAMPBELL REID COURT
PROPOSED VETERINARIAN CLINIC

DRAWING TITLE
Cash In Lieu of Parkland Plan

PROJECT NO. 0423
DATE MAY., 18, 2021

CILP-01

D07-12-22-0140

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