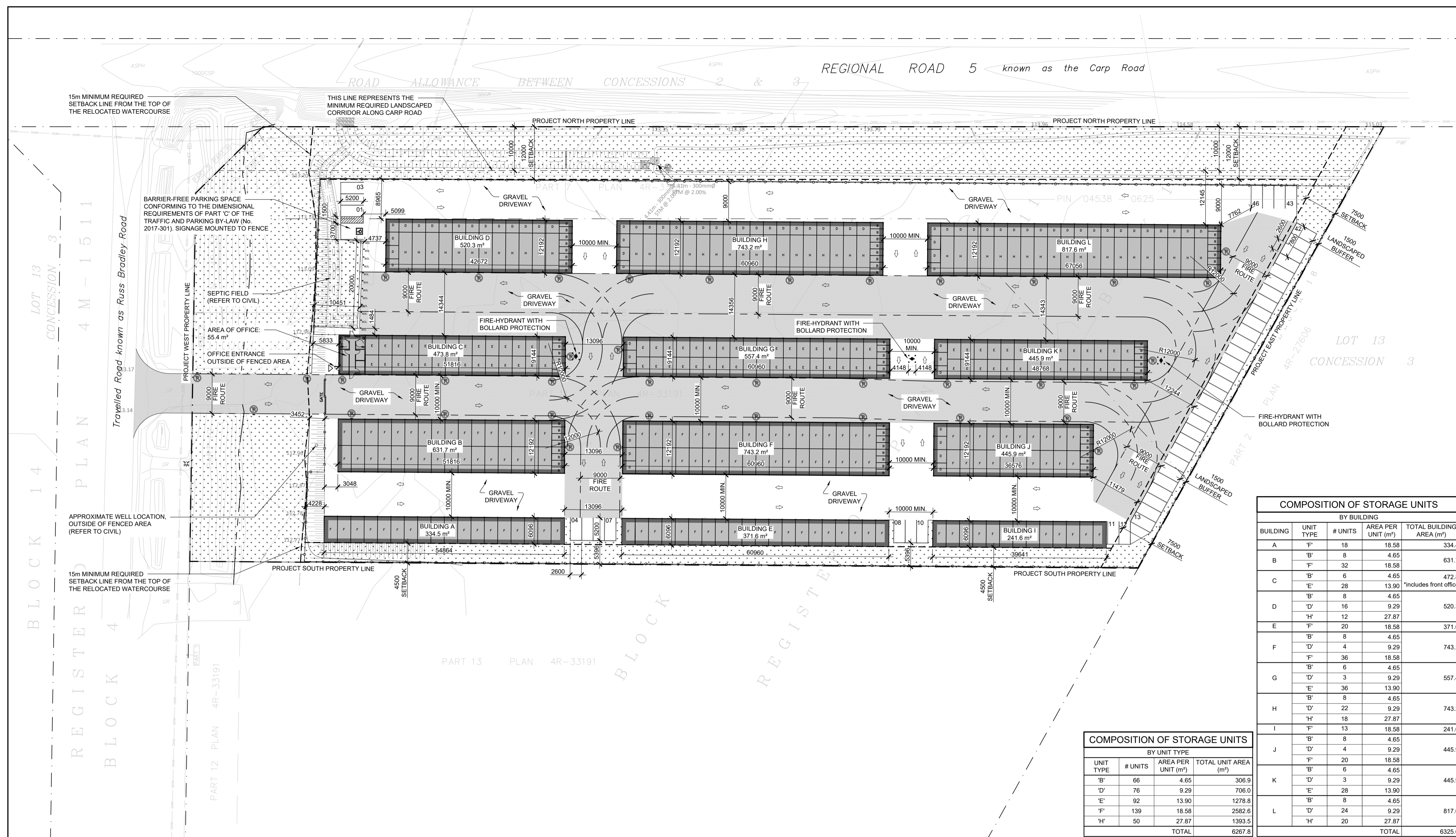
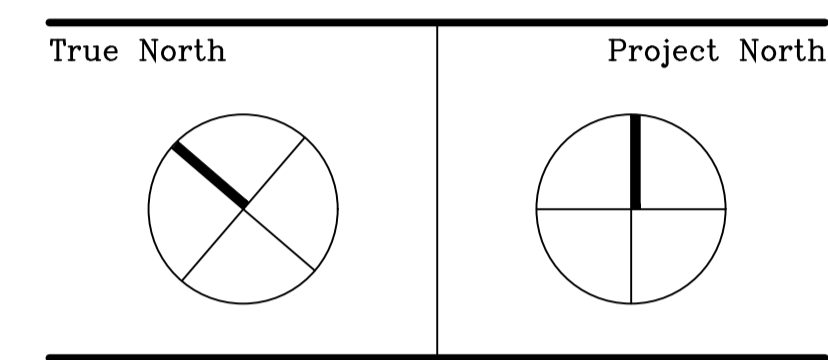


THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S TOPOGRAPHY SKETCH PREPARED BY MCINTOSH PERRY SURVEYING INC. DATED OCTOBER 26th, 2021.

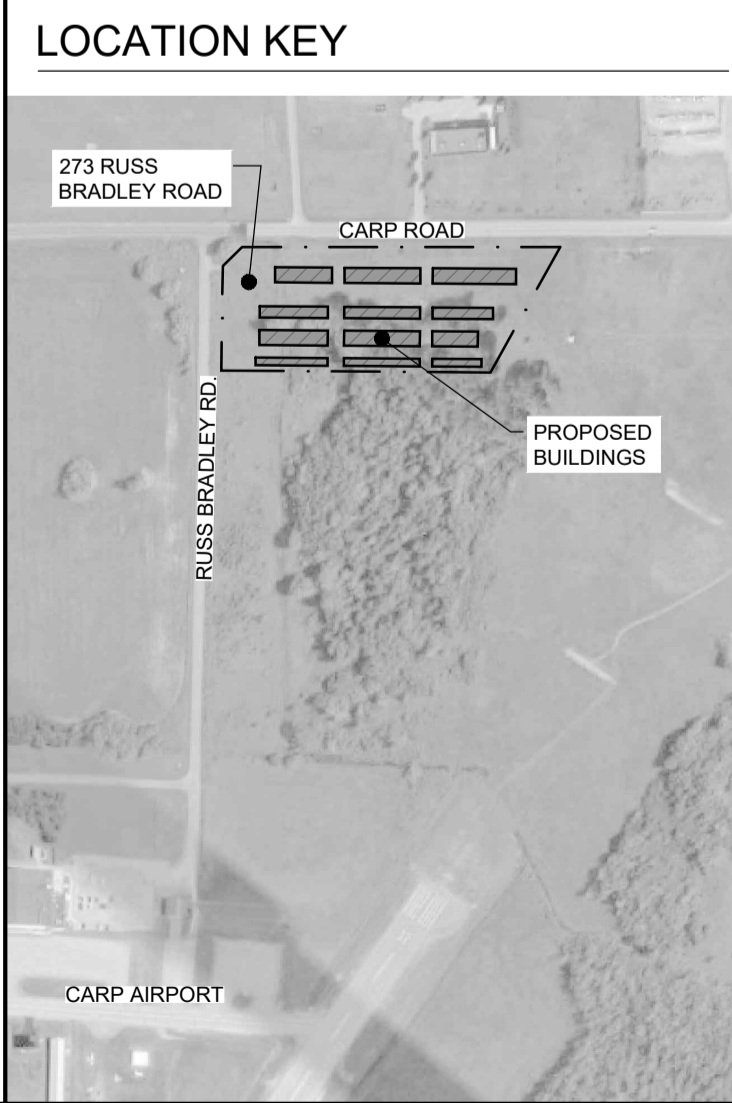
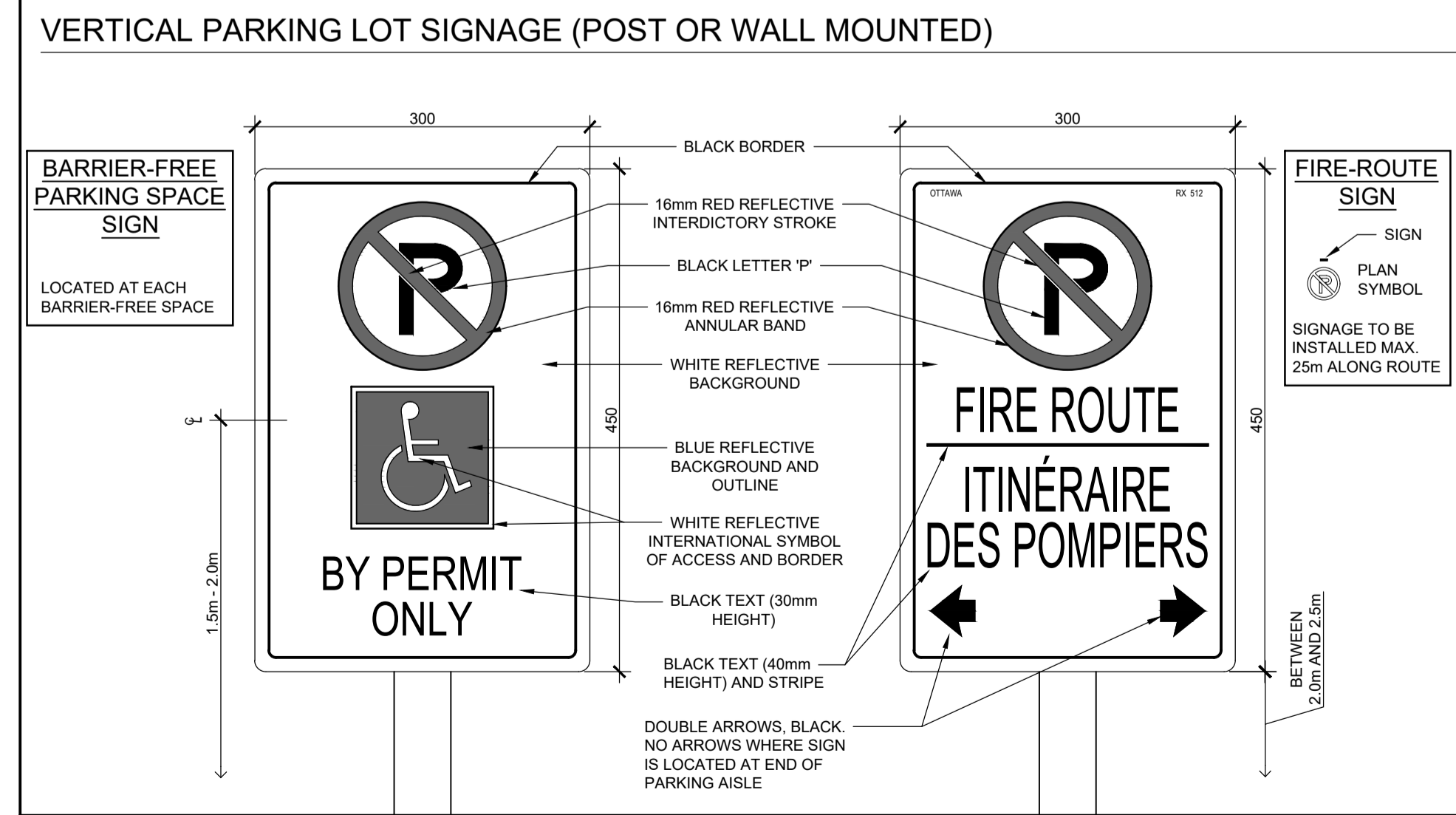


COMPOSITION OF STORAGE UNITS				
BY BUILDING				
BUILDING	UNIT TYPE	# UNITS	AREA PER UNIT (m²)	TOTAL BUILDING AREA (m²)
A	'F'	18	18.58	334.4
B	'B'	8	4.65	631.7
	'F'	32	18.58	
C	'B'	6	4.65	472.8
	'E'	28	13.90	*includes front office
D	'B'	8	4.65	520.3
	'D'	16	9.29	
E	'B'	8	4.65	371.6
	'D'	4	9.29	
F	'B'	6	4.65	743.2
	'D'	36	18.58	
G	'B'	6	4.65	557.4
	'D'	3	9.29	
H	'B'	8	4.65	557.4
	'E'	36	13.90	
I	'B'	8	4.65	743.2
	'D'	22	9.29	
J	'B'	18	27.87	445.9
	'D'	13	18.58	
K	'B'	8	4.65	241.6
	'D'	4	9.29	
L	'B'	20	18.58	445.9
	'E'	6	4.65	
TOTAL	'B'	8	4.65	817.6
	'D'	24	9.29	
TOTAL				6325.6

COMPOSITION OF STORAGE UNITS			
BY UNIT TYPE			
UNIT TYPE	# UNITS	AREA PER UNIT (m²)	TOTAL UNIT AREA (m²)
'B'	66	4.65	306.9
'D'	76	9.29	706.0
'E'	92	13.90	1278.8
'F'	139	18.58	2582.6
'H'	50	27.87	1393.5
TOTAL			6267.8



Revisions			
No.	By	Description	Date
05	JF	ISSUED FOR SITE PLAN CONTROL	16 DEC 2022
04	JF	ISSUED FOR COORDINATION	13 DEC 2022
03	JF	ISSUED FOR COORDINATION	27 SEP 2022
02	JF	ISSUED FOR REVIEW	17 JUN 2022
01	JF	ISSUED FOR CLIENT REVIEW	11 JAN 2022



ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

LEGAL DESCRIPTION: PORTIONS OF PARCEL 04538-0625, PARCEL 04538-0924 AND ABUTTING LANDS. PARTS 8 THROUGH 11, PLAN 4R-33191 BEING PART OF BLOCKS 15 AND 16, REGISTERED PLAN 4M-1511, CITY OF OTTAWA

PROPOSAL: NEW GROSS 6,328 m² [68,093 ft²] SINGLE STOREY SELF STORAGE UNITS OVER 12 BUILDINGS. AN OFFICE, UTILITIES ROOM, AND WASHROOMS WILL BE PROVIDED IN THE BUILDING NEAREST THE MAIN DRIVEWAY ACCESS.

ZONING: DESIGNATION: (T1B) AIR TRANSPORTATION FACILITY SUBZONE (PART 12)

ZONING PROVISIONS (PER TABLES 207 & 208):

- LOT AREA (MIN.) = NO MINIMUM
- ACTUAL LOT AREA = 24,247 m²
- LOT FRONTAGE (MIN.) = NO MINIMUM
- ACTUAL FRONTAGE = 99.1 m
- SETBACKS (MIN.):
 - FRONT = 12.0 m
 - CORNER SIDE = 12.0 m
 - INTERIOR SIDE = 4.5 m
 - REAR = 7.5 m
- MINIMUM SETBACK FROM WATERCOURSE: 15.0 m FROM THE TOP OF BANK, PER SCHEDULE H OF SUBDIVISION AGREEMENT
- MINIMUM LANDSCAPED BUFFER ABUTTING CARP ROAD = 10.0 m
- MIN. % OF PARKING PROVIDED AS LANDSCAPED AREA = 15% MIN.
 - REQUIRED: = 93.15 m²
 - ACTUAL: = 6,140.4 m²

LOADING REQUIREMENTS: (PER TABLE 113A UNDER PART 4)

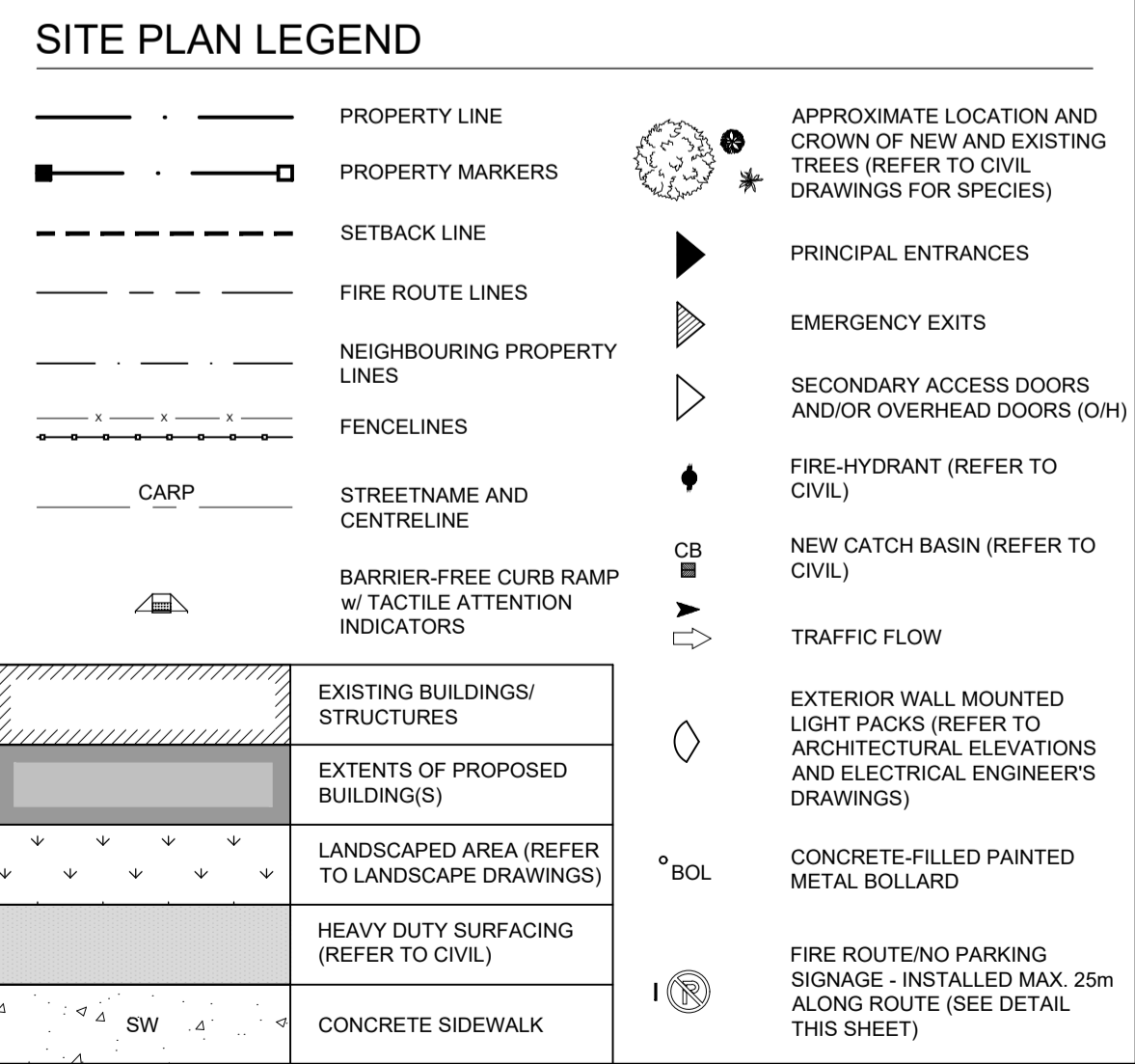
BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 1 STANDARD PLUS 1 OVERSIZED LOADING SPACES ARE REQUIRED.

PARKING: (PER TABLE 101 UNDER PART 4)

REQUIRED: 46 SPACES
PROVIDED: 46 SPACES

RESERVED BARRIER-FREE PARKING SPACES:

REQUIRED: 1 SPACES
PROVIDED: 1 SPACES



Project
SELF STORAGE SITE PLAN REVIEW

273 & 275 RUSS BRADLEY RD., CARP, ON

Drawing
PROPOSED SITE PLAN

Scale AS NOTED

Drawn J.F.

Checked J.F. / C.D.

Project No. 21-170

Date DECEMBER 2021

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER LEE DEIMLING
LICENCE 6239

Drawing No. SP-A01