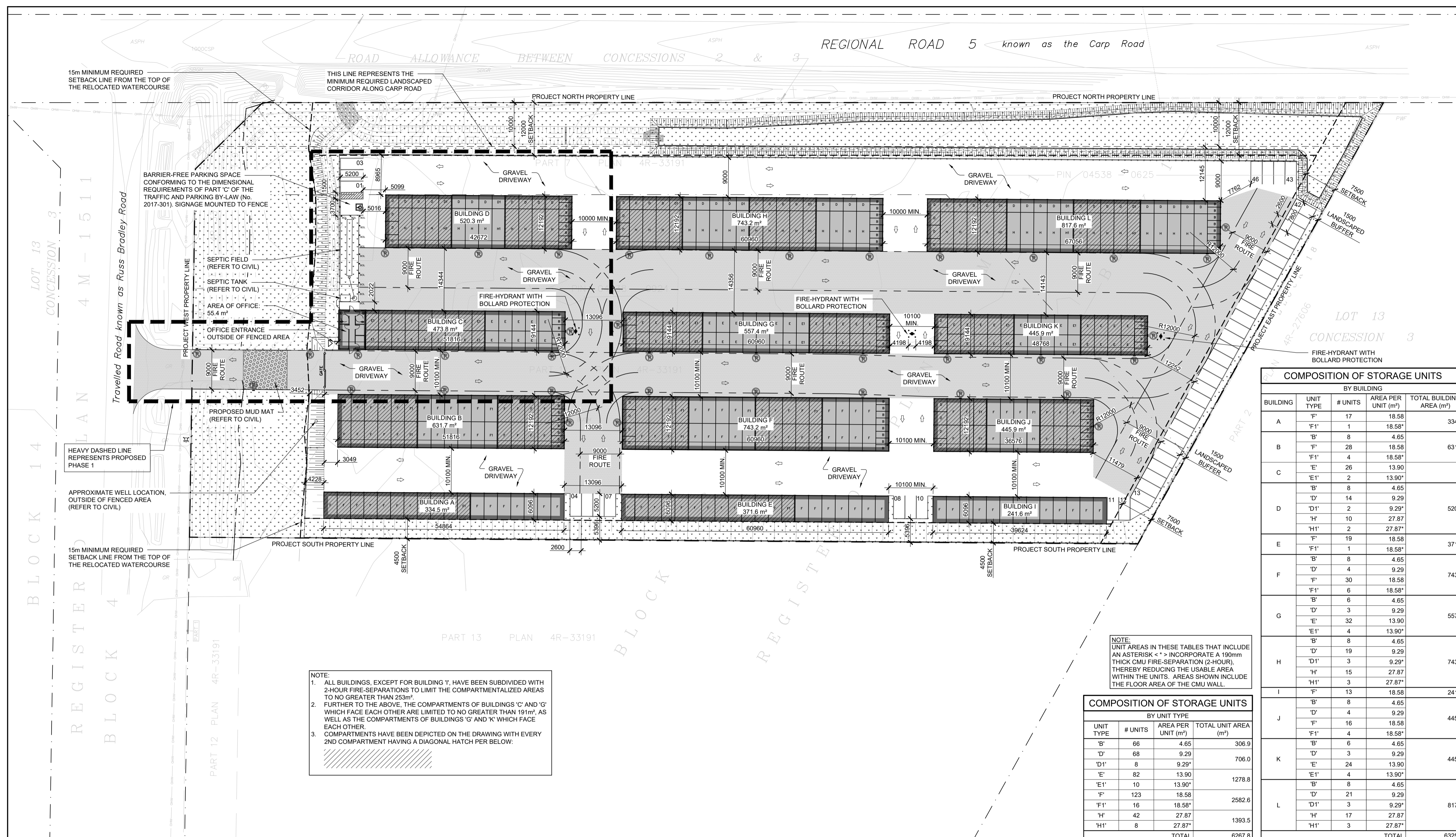


THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S TOPOGRAPHY SKETCH PREPARED BY MCINTOSH PERRY SURVEYING INC., DATED OCTOBER 26th, 2021.



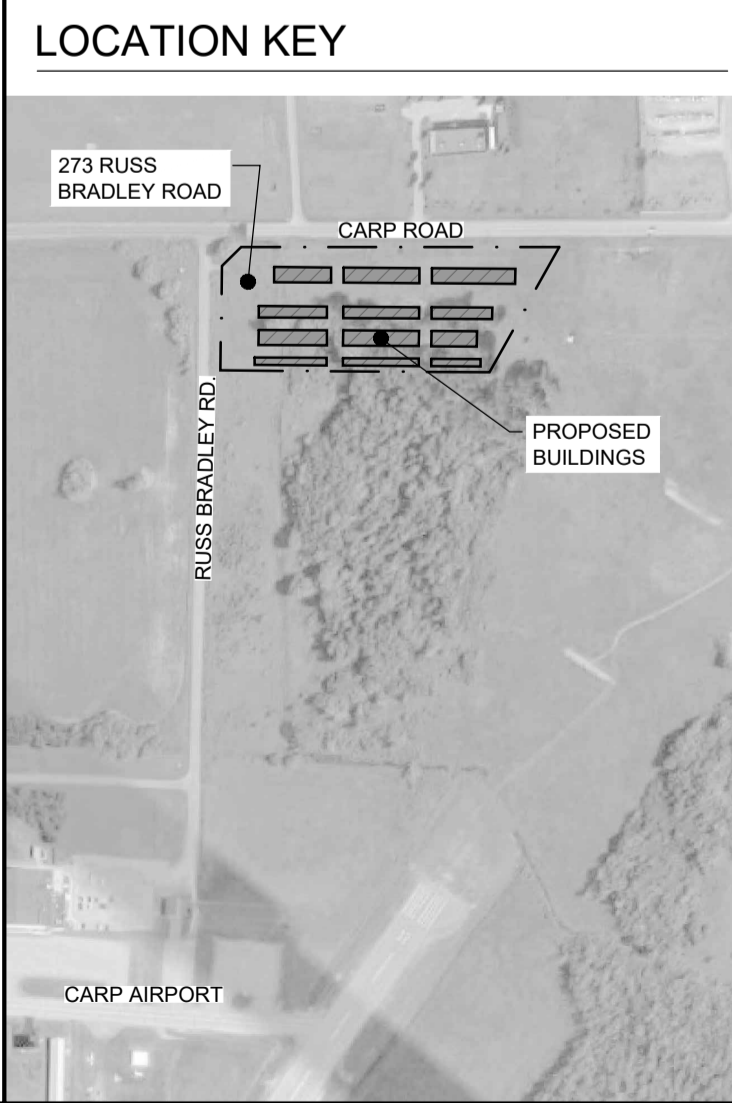
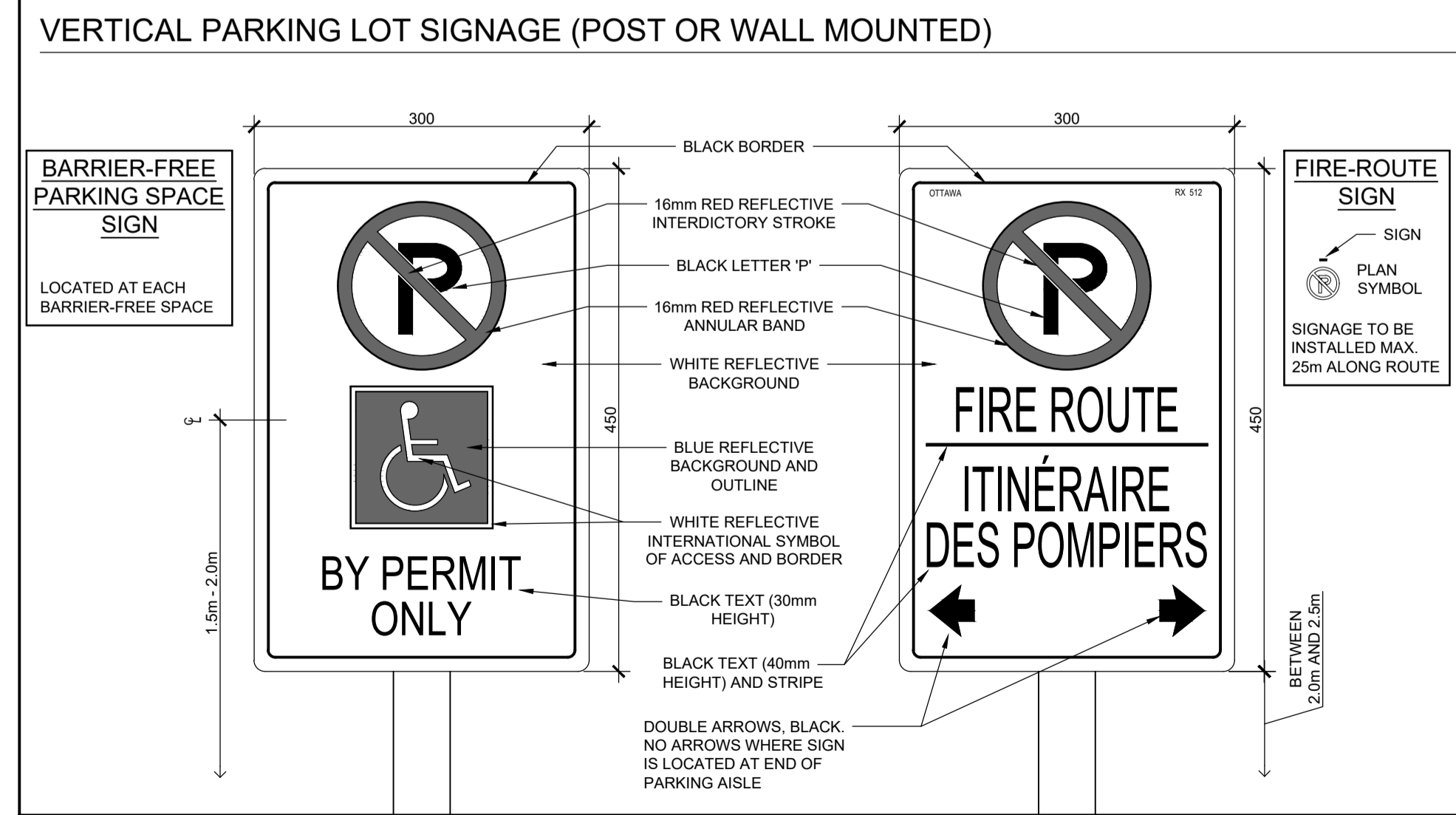
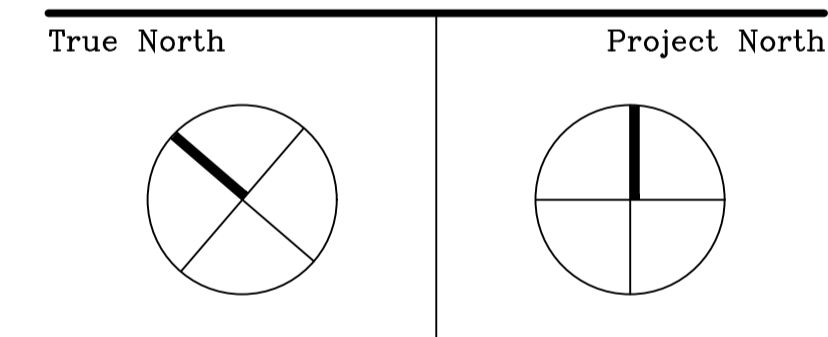
NOTE:
1. ALL BUILDINGS, EXCEPT FOR BUILDING 'I', HAVE BEEN SUBDIVIDED WITH 2-HOUR FIRE-SEPARATIONS TO LIMIT THE COMPARTMENTALIZED AREAS TO NO GREATER THAN 253m².
2. FURTHER TO THE ABOVE, THE COMPARTMENTS OF BUILDINGS 'C' AND 'G' WHICH FACE EACH OTHER ARE LIMITED TO NO GREATER THAN 191m², AS WELL AS THE COMPARTMENTS OF BUILDINGS 'G' AND 'K' WHICH FACE EACH OTHER.
3. COMPARTMENTS HAVE BEEN DEPICTED ON THE DRAWING WITH EVERY 2ND COMPARTMENT HAVING A DIAGONAL HATCH PER BELOW.

NOTE:
UNIT AREAS IN THESE TABLES THAT INCLUDE AN ASTERISK * > INCORPORATE A 190mm THICK CMU FIRE-SEPARATION (2-HOUR), THEREBY REDUCING THE USABLE AREA WITHIN THE UNITS. AREAS SHOWN INCLUDE THE FLOOR AREA OF THE CMU WALL.

COMPOSITION OF STORAGE UNITS				
BY BUILDING				
BUILDING	UNIT TYPE	# UNITS	TOTAL BUILDING AREA (m ²)	
A	'F'	17	18.58	
	'F1'	1	18.58*	
	'B'	8	4.65	
B	'F'	28	18.58	
	'F1'	4	18.58*	
C	'E'	26	13.90	
	'E1'	2	13.90*	
D	'B'	8	4.65	
	'D'	14	9.29	
	'H'	10	27.87	
	'H1'	2	27.87*	
E	'F'	19	18.58	
	'F1'	1	18.58*	
F	'B'	8	4.65	
	'D'	4	9.29	
	'F'	30	18.58	
G	'F1'	6	18.58*	
	'B'	6	4.65	
	'D'	3	9.29	
	'E'	32	13.90	
H	'E1'	4	13.90*	
	'B'	8	4.65	
	'D'	19	9.29	
	'D1'	3	9.29*	
I	'H'	15	27.87	
	'H1'	3	27.87*	
	'F'	13	18.58	
J	'B'	8	4.65	
	'D'	4	9.29	
	'F'	16	18.58	
K	'F1'	4	18.58*	
	'B'	6	4.65	
	'D'	3	9.29	
L	'E'	24	13.90	
	'E1'	4	13.90*	
	'B'	8	4.65	
TOTAL	'D'	21	9.29	
	'D1'	3	9.29*	
	'H'	17	27.87	
	'H1'	3	27.87*	
			TOTAL	6325.6

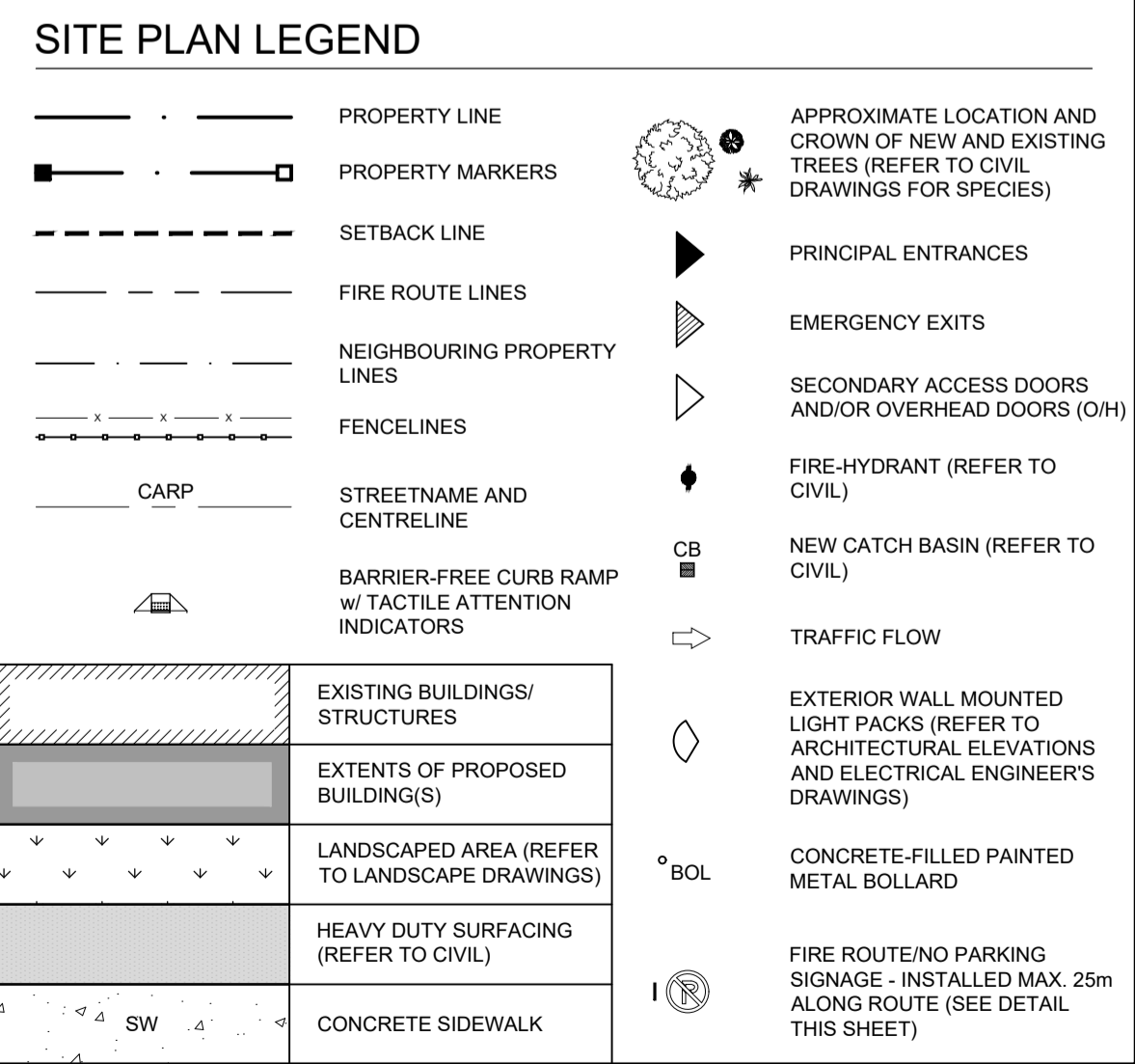
COMPOSITION OF STORAGE UNITS				
BY UNIT TYPE				
UNIT TYPE	# UNITS	AREA PER UNIT (m ²)	TOTAL UNIT AREA (m ²)	
'B'	66	4.65	306.9	
'D'	68	9.29	706.0	
'D1'	8	9.29*		
'E'	82	13.90	1278.8	
'E1'	10	13.90*		
'F'	123	18.58	2582.6	
'F1'	16	18.58*		
'H'	42	27.87	1393.5	
'H1'	8	27.87*		
			TOTAL	6267.8

Revisions			
No.	By	Description	Date
08	JF	ISSUED FOR SITE PLAN CONTROL RESPONSE 02	15 APR 2024
07	JF	ISSUED FOR REVIEW	03 APR 2024
06	JF	ISSUED FOR SITE PLAN CONTROL RESPONSE 01	04 OCT 2023
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 ADJUTING 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 6,326 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:
CARP ROAD = 10.0 m
• MINIMUM LANDSCAPED BUFFER BUTTING CARP ROAD = 10.0 m
• MIN. % OF PARKING PROVIDED AS LANDSCAPED AREA = 15% MIN.
- REQUIRED: = 93.15 m²
- ACTUAL: = 6,140.4 m²

• LOT COVERAGE = 50% MAX.
ACTUAL LOT COVERAGE = 26.1%
• MAX. BUILDING HEIGHT:
DETERMINED BY TRANSPORT CANADA
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)
ROW N05 - WAREHOUSE REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA FOR THE FIRST 5,000 m², AFTER WHICH 0.4 PARKING SPACES ARE REQUIRED PER 100m² BEYOND 5,000m² OF GROSS FLOOR AREA. PARKING SPACES UNDER THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE WITHIN THE PROPERTY BOUNDARY.
BARRIER-FREE PARKING:
(PER SECTION 111 UNDER PART C OF BY-LAW No. 2017-301)
RESERVED BARRIER-FREE PARKING SPACES:
REQUIRED: 1 SPACES
PROVIDED: 1 SPACES



Project
SELF STORAGE SITE PLAN CONTROL

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

D07-12-22-0187