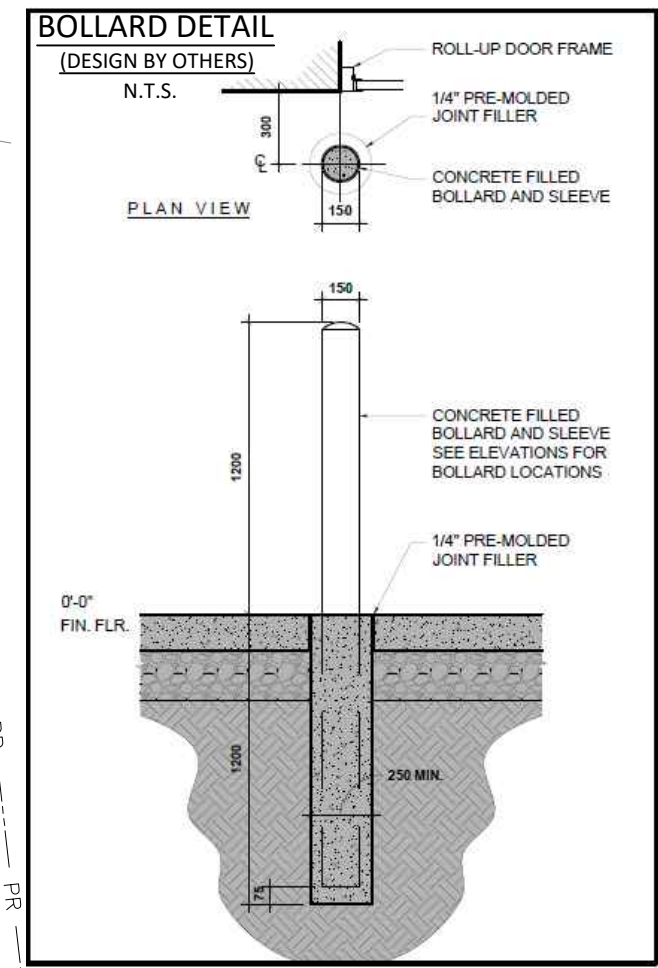



GENERAL NOTES			
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
ZONING		RG5	
LAND USE		LIGHT INDUSTRIAL	
LOT WIDTH	30 m		65.3 m
LOT AREA	MIN. 0.40 ha		±0.487 ha
SETBACKS			
FRONT YARD	MIN. 12m	12.7m	12.7m
INTERIOR SIDE YARD	MIN. 4.5m	29.6m	26.5m & 9.6m
REAR YARD	MIN. 7.5m	44.5m	30.6m
MAX LOT COVERAGE	50%	9%	22%
MAX BUILDING HEIGHT	15m	6.57 m	6.89 m
REQUIRED PARKING SPACES	0.8 PER 100m²	>4 spaces	10 spaces
LOADING SPACE	1 PER 1000-1999m²	0	1

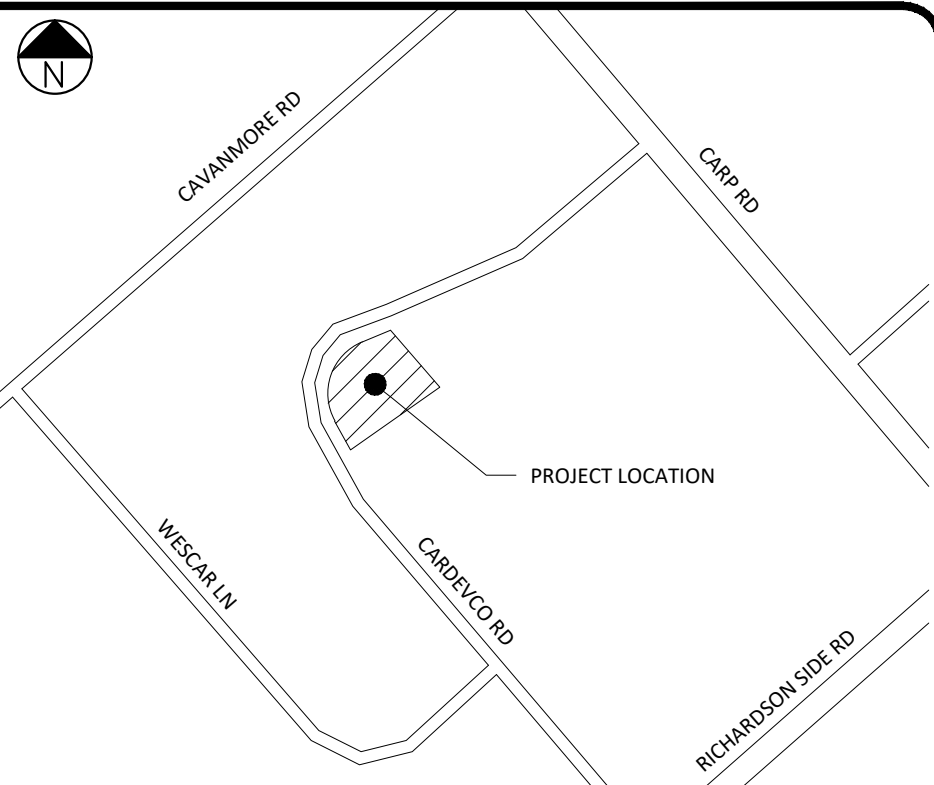
NOTES  
THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE PLAN OF SURVEY AS COMPLETED BY ANNIS, O'SULLIVAN, VOLLENBEK LTD. A SIGNED COPY WAS NOT AVAILABLE, BUT NOTES PROVIDED ON THE SUPPLIED PLAN SPECIFY THE SURVEY WAS COMPLETED ON JULY 12, 2022.

BUILDING AREA CALCULATIONS  
EXISTING BUILDING = 466 m²  
PROPOSED ADDITION = 614 m²  
TOTAL = 1080 m²

LEGAL DESCRIPTION  
PART OF BLOCK 11  
REGISTERED PLAN 4M-356  
CITY OF OTTAWA



FIRE ROUTE NOTE:  
FIRE ROUTE AND ASSOCIATED SIGNAGE PER BYLAW NO. 2003-499 SIGNAGE SHALL BE PER SCHEDULE B-AUTHORIZED SIGNS.  
"UNLESS OTHERWISE SPECIFICALLY REQUIRED PURSUANT TO AN APPROVAL OF A FIRE ROUTE IN ACCORDANCE WITH THE FIRE PROTECTION AND PREVENTION ACT OR THE FIRE CODE, THE BUILDING CODE ACT OR THE ONTARIO BUILDING CODE OR A SITE PLAN CONTROL BY-LAW UNDER THE PLANNING ACT, THE FOLLOWING REQUIREMENTS SHALL APPLY TO SIGNS FOR FIRE ROUTES:  
1. A SIGN PROHIBITING PARKING IN A FIRE ROUTE SHALL:  
1. BE NOT LESS THAN 45 CENTIMETRES IN HEIGHT AND NOT LESS THAN 30 CENTIMETRES IN WIDTH;  
2. BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF A FIRE ROUTE WHERE SINGLE ARROWS SHALL BE INCLUDED;  
3. INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 4.0 CM, THE ENGLISH LANGUAGE MESSAGE "FIRE ROUTE" AND THE FRENCH LANGUAGE MESSAGE "ITINÉRAIRE DES POMPIERS", BELOW THE MESSAGE "FIRE ROUTE" AND  
4. HAVE THE DESIGN AND DIMENSIONS AS DESCRIBED IN THE FOLLOWING FIGURE:  
  
DESPITE SUBSECTION (A), SIGNS OF A LARGER SIZE AND PAVEMENT OR CURB MARKINGS MAY BE REQUIRED WHERE CONSIDERED NECESSARY BY THE FIRE CHIEF TO MORE CLEARLY DELINEATE A FIRE ROUTE.



SITE LOCATION MAP  
N.T.S.

SCALE BAR  
DO NOT SCALE DRAWING  
0 5 10 15m  
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE MARKED.

PAGE SIZE ARCH D SCALE 1:150

SHADE GROUP INC.  
4625 MARCH ROAD  
ALMONTE, ON  
K0A 1A0  
**SHADE GROUP INC.**

SITE BENCHMARK  
MAG NAIL AND WASHER IN UTILITY POLE ON NORTH SIDE OF CARDEVCO ROAD, DIRECTLY EAST OF ENTRANCE TO HARRIS REBAR.  
ELEVATION=117.72

LEGEND (IF APPLICABLE)	
	PROPERTY BOUNDARY
	EX. LEGAL FABRIC
	PR. EASEMENT
	EX. ROAD CENTRE LINE
	EX. EDGE OF ASPHALT
	EX. EDGE OF SHOULDER
	EX. DITCH
	EX. OVERHEAD UTILITIES
	SETBACK FROM PROPERTY LINES
	LOT WIDTH CALCULATION LINES
	PR. FENCE LINE
	EX. TOP OF SLOPE
	PR. TOP OF SLOPE
	EX. BUILDING
	PR. BUILDING
	FIRE ROUTE
	PR. CLEARSTONE FILLED PERIMETER DRAIN
	PR. RETAINING WALL

	EX. UTILITY POLE		PR. TREES
	EX. WELL		
	EX. GAS METER		
	EXISTING AIR CONDITIONING		
	PR. CATCHBASIN		GRASS COVER
	EX./PR. MAN DOOR		ASPHALT
	EX./PR. OVERHEAD DOOR		

08	REVISED PER CITY+MVCA COMMENTS	SEP 25, 2025
07	ISSUED FOR BUILDING PERMIT	JUL. 23, 2025
06	ISSUED FOR CONSTRUCTION	APR. 1, 2025
05	REVISED PER CITY COMMENTS	JAN 27, 2025
04	REVISIONS TO FIRE TANKS + EASEMENT	NOV 25, 2024
03	REVISION TO FIRE TANKS	APRIL 2024
02	REVISED PER CITY COMMENTS	NOV 30, 2023
01	REVISED PER CITY COMMENTS	AUG 17, 2023
00	REV. 00 SITE PLAN BY OTHERS	

REV. #	REVISION DESCRIPTION	DATE
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SITE OWNER  
WHELAN TRUCK REPAIR INC.

PROJECT TITLE  
WHELAN TRUCK REPAIR - BUILDING ADDITION

PROJECT ADDRESS  
158 CARDEVCO ROAD  
CARP, ON K0A 1L0

DRAWING TITLE  
SITE PLAN

DRAWING NO.  
1 OF 1

LIST OF CONSULTANTS		
CIVIL ENGINEERING (SITE PLAN DRAFTING; GRADING & DRAINAGE; STORMWATER MANAGEMENT)	SHADE GROUP INC.	4625 MARCH ROAD, ALMONTE, ON K0A 1A0
INFILTRATION TESTING	MCINTOSH PERRY CONSULTING ENGINEERS LTD.	115 WALGREEN ROAD, R. 3 CARP, ON K0A 1L0
TRUCK TURNING ANALYSIS	NOVATECH ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS	240 MICHAEL COPELAND DRIVE SUITE 101, KANATA, ON K2M 1P6
ENVIRONMENTAL PHASE 1	PINCHIN LTD.	1 HINES ROAD #200, KANATA, ON K2B 3E7
ENVIRONMENTAL PHASE 2	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
GEOTECHNICAL	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
SITE SERVING REPORT	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
SURVEYOR	ANNIS, O'SULLIVAN, VOLLENBEK LTD.	136 CONCOURSE GATE SUITE 500, NEPEAN, ON K2E 7S6
ARCHITECT	OM PRAKASH MADAN ARCHITECT	7 SPLITTER CRES, OTTAWA, ON K2B 1B3
STRUCTURAL ENGINEER	DAIDO STRUCTURAL ENGINEERS, TRENCH TAI, P. ENG.	UNIT #11 - 300 EARL GREY DRIVE, SUITE 213, OTTAWA, ON K2T 1C1
MECHANICAL AND ELECTRICAL + FIRE TANKS	EVEREST ENGINEERING	6861 FALLOWFIELD ROAD, STITTSVILLE, ON K2S 1B8
BUILDING DESIGNER/PLANNER	P2 CONCEPTS INC.	739 RIDGEWOOD AVENUE UNIT 201, OTTAWA, ON K1V 6M6

