

LOT 13  
PIN 04538-0482

LOT 12  
PIN 04538-0481

LOT 11  
PIN 04538-0480

BLOCK 44  
(0.30 RESERVE)  
PIN 04538-0218

BLOCK 45  
(ROAD WIDENING)  
PIN 04538-0214

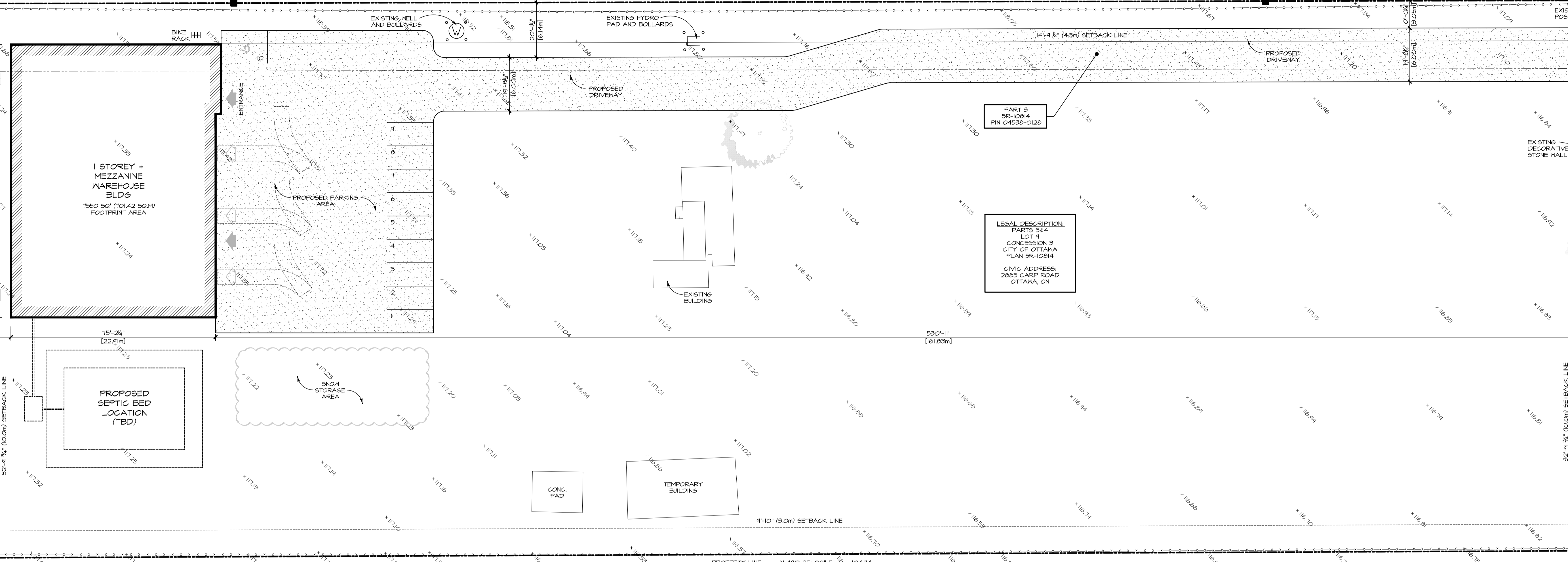
PART 2  
5R-2408

PART 3  
5R-10814  
PIN 04538-0128

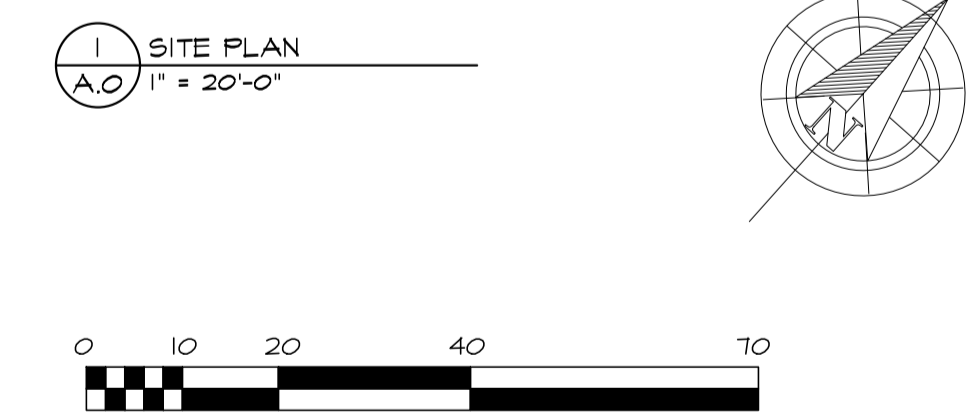
LEGAL DESCRIPTION  
PARTS 3 & 4  
CONFESSION 3  
CITY OF OTTAWA  
PLAN 5R-10814  
CIVIC ADDRESS:  
2885 CARP ROAD  
OTTAWA, ON

PART 5  
4R-10815  
PIN 04538-0044

PART 4  
5R-2408

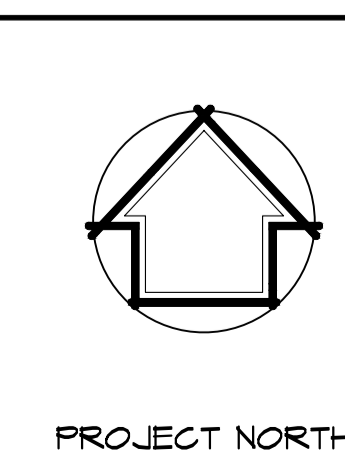
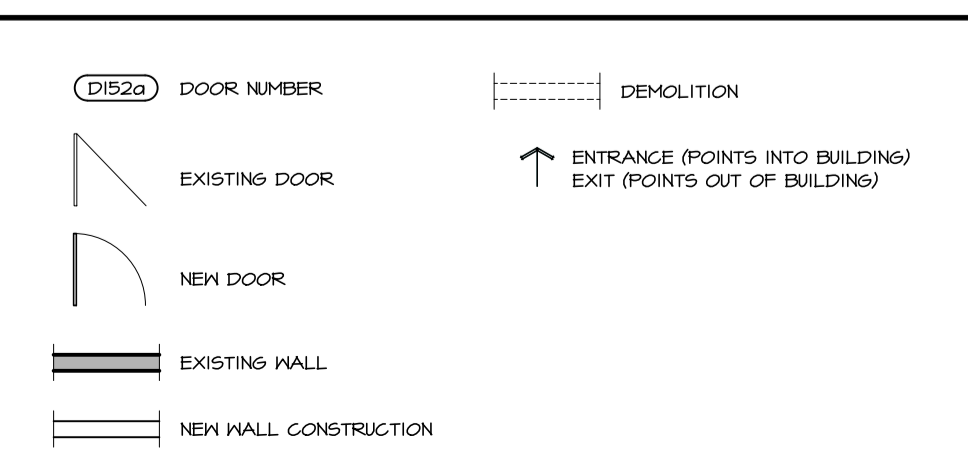


**SITE PLAN GENERAL NOTES:**  
-THIS SITE PLAN AND ALL EXISTING SITE INFO AND PROPERTY INFORMATION IS BASED ON A SURVEY COMPLETED BY FAIRHALL KOPF PATRICK AND WOODLAND LIMITED, ONTARIO LAND SURVEYORS



RCR ZONING		PROVISIONS	
ZONING MECHANISMS	PROPOSED WAREHOUSE USE	REQUIRED	PROVIDED
MINIMUM LOT AREA		4,000 m <sup>2</sup>	12,041 m <sup>2</sup>
MINIMUM LOT WIDTH		30 m	61 m
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACKS		10 m	161 m
MINIMUM INTERIOR	ABUTTING RESIDENTIAL ZONE	4.5 m	4.5 m
SIDE YARD SETBACKS	ALL OTHER ZONES	3.0 m	4.5 m
MINIMUM REAR YARD SETBACKS	FROM ANY PORTION OF A REAR LOT LINE ABUTTING A RESIDENTIAL ZONE	10 m	10 m
MAXIMUM BUILDING HEIGHT		11 m	15 m
MAXIMUM LOT COVERAGE		25 %	6 %
MAXIMUM PERMITTED GROSS FLOOR AREA (SUBZONE 14)		35,000 m <sup>2</sup>	701 m <sup>2</sup>
		REQUIRED	PROVIDED
LANDSCAPING OF YARDS	FRONT AND CORNER SIDE YARDS MUST BE LANDSCAPED EXCEPT FOR DRIVEWAYS CROSSING THOSE YARDS LEADING TO PARKING		
OUTDOOR STORAGE	PERMITTED IN INTERIOR SIDE AND REAR YARD ONLY MUST BE SCREENED AND CONCEALED AND CONCEALED FROM VIEW ADJUTING STREETS AND FROM ADJUTING NON-COMMERCIAL OR NON INDUSTRIAL ZONES		
		REQUIRED	PROVIDED
MINIMUM PARKING SPACES - 0.8/100 M <sup>2</sup> GROSS FLOOR AREA		5 SPACES	10 SPACES
MINIMUM DRIVEWAY WIDTH PROVIDING ACCESS TO A PARKING LOT		6.0 m	6.0 m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT FOR A PARKING LOT CONTAINING MORE THAN 10 BUT FEWER THAN 100 SPACES	ABUTTING A STREET NOT ABUTTING A STREET	3 m 1.5 m	12 m 11.75 m
		REQUIRED	PROVIDED
LANDSCAPING FOR PARKING LOTS	15% OF THE PARKING LOT AREA MUST BE PERIMETER OR INTERIOR BETWEEN THE LOT LINE AND THE PERIMETER OF THE PARKING LOT, AND CAN INCLUDE LANDSCAPE ISLANDS, MEDIANS, PATHWAYS, PLAZAS		
		REQUIRED	PROVIDED
MINIMUM BICYCLE PARKING SPACES - 1/250 M <sup>2</sup> GROSS FLOOR AREA		3 SPACES	3 SPACES

- NOTES:**  
REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2022.
- LEGEND:**
- (1) EXTERIOR DOOR & WINDOW TAG
  - (2) DOOR TAG
  - (3) EXTERIOR WALL TYPE
  - (4) INTERIOR PARTITION WALL TYPE
  - (5) FLOOR TYPE
  - (6) ROOF TYPE
  - (7) POST TYPE
  - (8) PAD FOOTING TYPE
  - (9) WALL FOOTING TYPE
  - (10) SMOKE/CARBON MONOXIDE DETECTOR PER CBC 410.14 & 4.9.3.4
  - (D1520) DOOR NUMBER
  - (D1520) EXISTING DOOR
  - (D1520) NEW DOOR
  - (D1520) EXISTING MALL
  - (D1520) NEW MALL CONSTRUCTION
  - (---) DEMOLITION
  - (↑) ENTRANCE (POINTS INTO BUILDING)  
(↓) EXIT (POINTS OUT OF BUILDING)



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VERSION NO.  
**1**  
OCTOBER 2022

**NOTES:**  
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NO.	REVISIONS	DATE
1	FOR REVIEW	07.12.22
		DD.MM.YY

**PROJECT:**  
WAREHOUSE BUILDING  
2885 CARP ROAD  
OTTAWA, ON  
K2A 1B4

**CLIENT:**  
HQ MANAGEMENT GROUP  
218 HUNTSVILLE DRIVE  
KANATA, ON  
K2T 0G6

**DRAWING:**  
SITE PLAN

**SCALE:** AS SHOWN

**DRAWN BY:** TJB

**DATE:** OCT. 2022

**OWNED BY:** JCB

**APPROVED BY:** JCB

**PROJECT NO.:** 214-11

**SHEET NO.:** A.0

**PRELIMINARY - NOT FOR CONSTRUCTION**