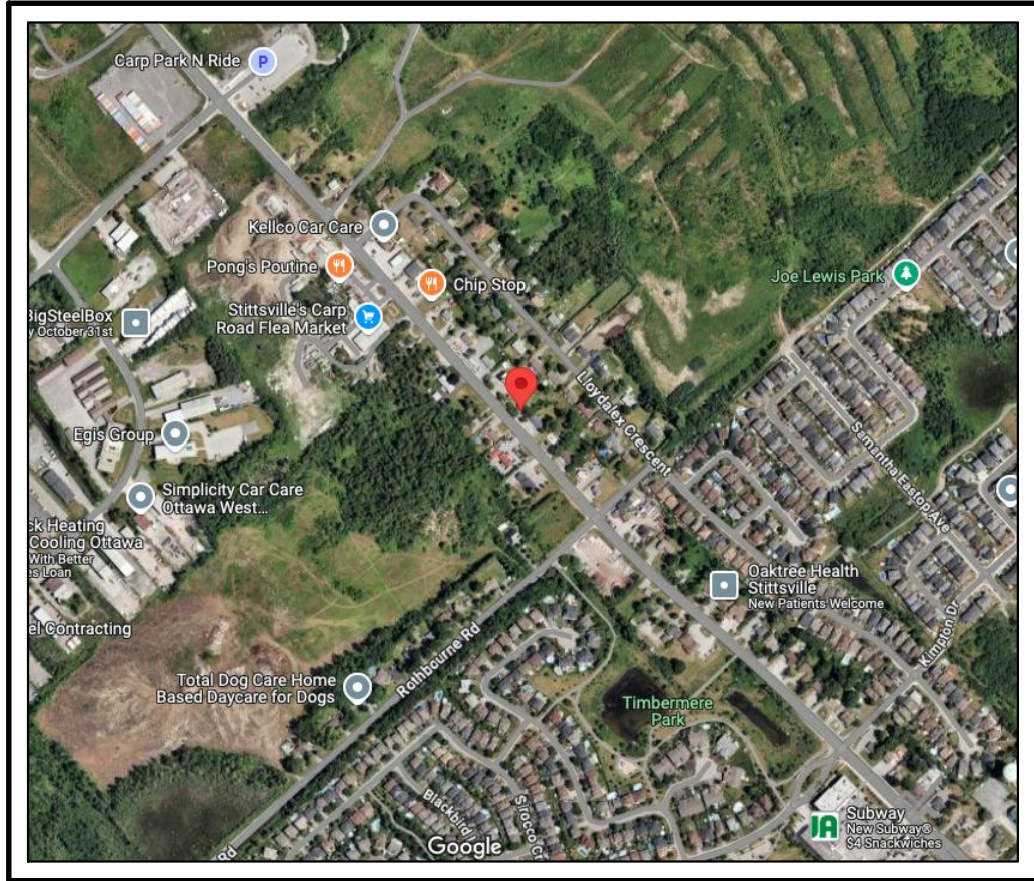


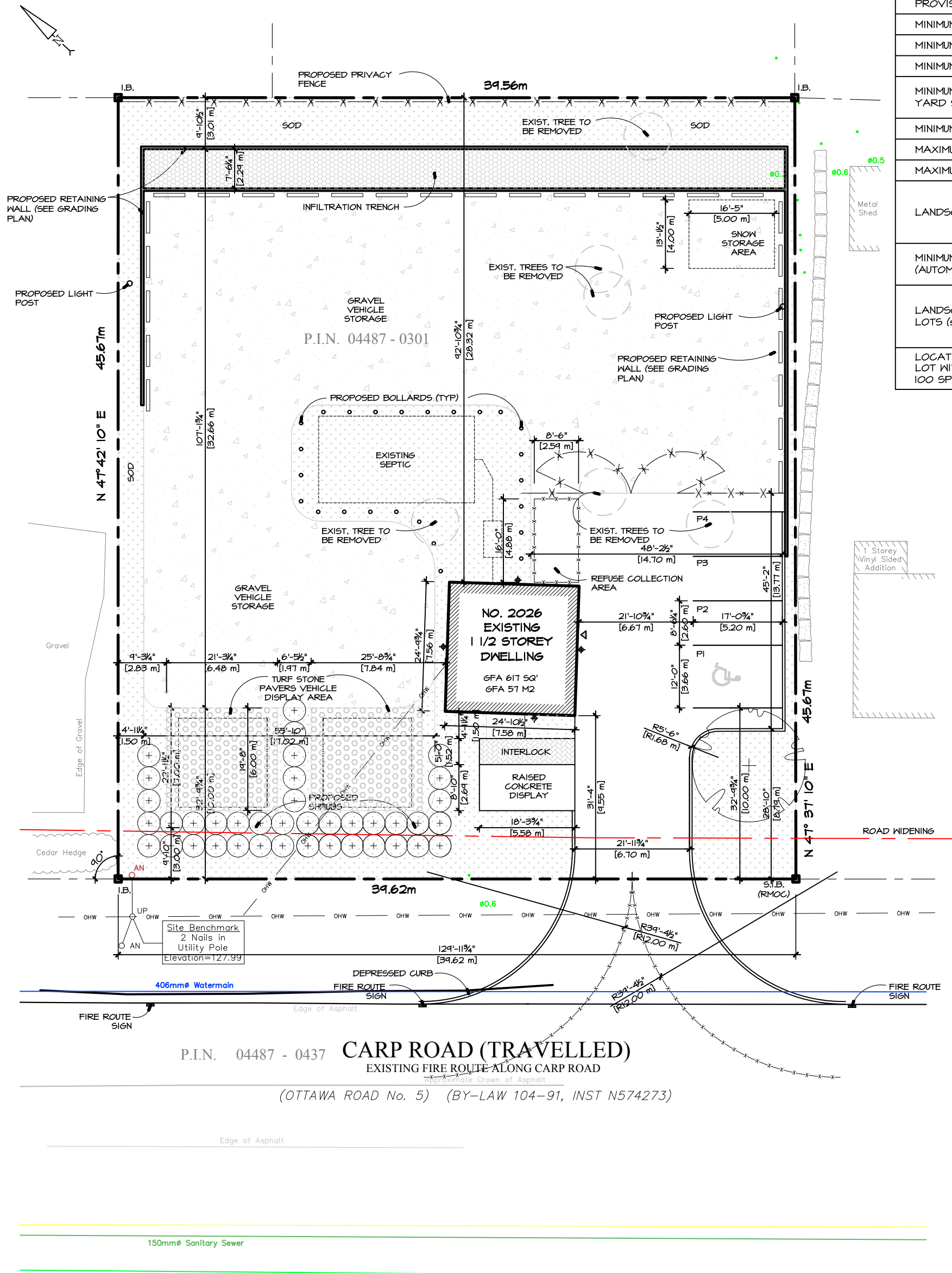
RURAL COMMERCIAL RC(TT3R) P.I.N. 04487-0301		
PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA (M2)	4000	1808.01
MINIMUM LOT WIDTH (M) (TT3r)	90 (TT3r)	39.62
MINIMUM FRONT YARD SETBACK (M) (TT3r)	15 (TT3r)	9.55 (EXIST)
MINIMUM INTERIOR SIDE YARD SETBACK (M) (TT3r)	3 (TT3r)	12.65 & 19.12
MINIMUM REAR YARD SETBACK (M)	10	28.32
MAXIMUM HEIGHT (M)	11	APPROX. 4.5
MAXIMUM LOT COVERAGE (%)	25%	3.17%
LANDSCAPING OF YARDS		
FRONT AND CORNER SIDE YARDS MUST BE LANDSCAPED EXCEPT FOR DRIVEWAYS CROSSING THOSE YARDS LEADING TO PARKING		
MINIMUM PARKING SPACES (AUTOMOBILE DEALERSHIP)	SALES/SHOWROOM AREA	2/100 M2 GFA (2)
		4 SPOTS PROVIDED
LANDSCAPE PROVISIONS FOR PARKING LOTS (s. 110)		
15% OF AREA OF PARKING LOT MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREA		21.93%
LOCATION OF LANDSCAPE BUFFER FOR LOT WITH MORE THAN 10 BUT LESS THAN 100 SPACES (s. 110)		
ABUTTING STREET: 3M		3M
NOT ABUTTING STREET: 1.5M		1.5M

SITE PLAN LEGEND	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	PROPOSED TREE
	PROPOSED SHRUBS
	GRASS/SOFT LANDSCAPE
	TURF PAVERS
	ASPHALT
	GRAVEL
	PAVERS
	EXTERIOR WALL MOUNTED LIGHT
	FIRE ROUTE SIGN
	ENTRANCE DOOR ARROW
	FENCE
REFER TO LANDSCAPE ARCHITECT'S PLANS FOR SPECIES OF TREES	

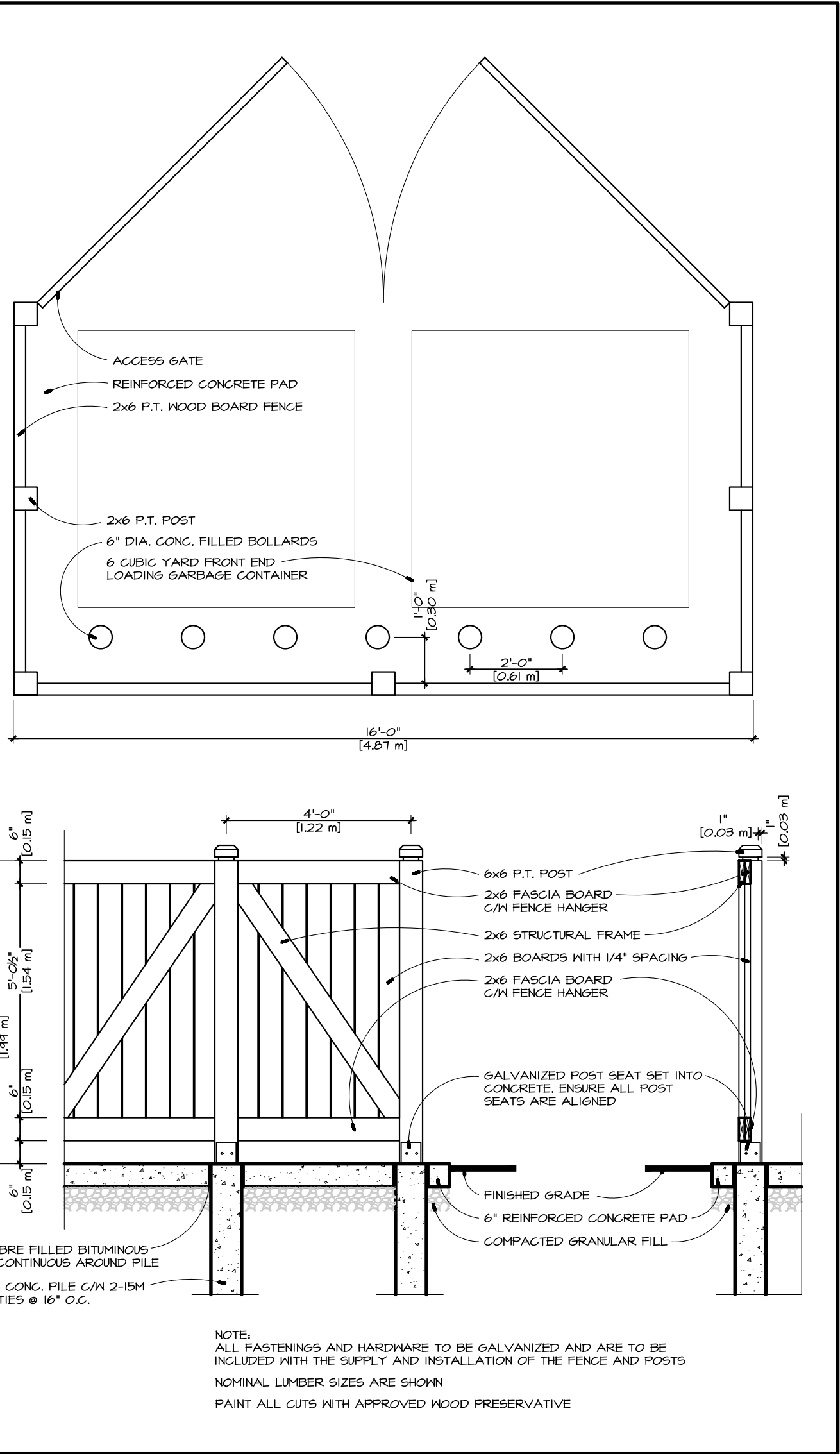


2 LOCATION PLAN
A.1 N.T.S.

3 REFUSE COLLECTION ENCLOSURE DETAIL
A.1 SCALE: 3/8" = 1'-0"



1 SITE PLAN
A.1 SCALE: 1:200



NOTES:
REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS WHEN DRAWINGS OR NOTES REFERENCE D.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.

DEVELOPER / OWNER
417 AUTO SALES
164 CARDEVCO ROAD
CARP, ON K0A 1L0

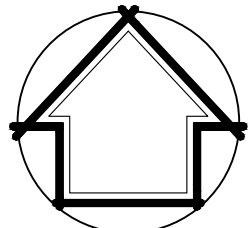
APPLICANT / PLANNING CONSULTANT
ARCADIS PROFESSIONAL SERVICES
(CANADA) INC.
SUITE 500, 333 PRESTON STREET
OTTAWA, ON K1S 5N4

ENGINEER
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
OTTAWA, ON K1T 4E1

LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3532 CARLING AVENUE
OTTAWA, ON K2H 5A8

DESIGNER
BELL + ASSOCIATES

SURVEYOR
FARLEY SMITH & DENIS SURVEYING LTD
UNIT 275, 30 COLONNADE ROAD
OTTAWA, ON K2E 1J6



PROJECT NORTH

BELL
+ ASSOCIATES
ARCHITECTURE

186 Pembroke St. E.
Pembroke, ON K8A 3J7
613-629-6988
120 Terence Matthews Cres.
Point St., Ottawa, ON K2M 1P7
613-831-9688
info@bell.ca
bellarchitecture.ca

VERSION NO.
2
APRIL 2022

SEAL:

NOTES:
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NO.	ITEM	DD.MM.YY
1	ISSUED FOR REVIEW	06.04.22
2	REVISED FOR SITE PLAN CONTROL	01.08.23
3	REVISED FOR SITE PLAN CONTROL	11.05.23
4	REVISED FOR SITE PLAN CONTROL	06.11.23
5	REVISED FOR SITE PLAN CONTROL	04.01.24
6	REVISED FOR SITE PLAN CONTROL	24.10.24
7	REVISED FOR SITE PLAN CONTROL	17.01.25
8	REVISED FOR SITE PLAN CONTROL	10.04.25
REVISIONS	DATE	

PROJECT
PROPOSED AUTO DEALERSHIP
2026 CARP ROAD
CARP, ON
K0A 1T0

CLIENT

NEIL CHADHA
417 AUTO SALES

DRAWING

SITE PLAN

SCALE AS SHOWN
DRAWN BY HS
DATE APRIL 2022
CHKD BY JCB
APPRD BY JCB
PROJECT NO. 222-03

SHEET NO.

A.1