

**OWNER:**  
TRIM WORKS DEVELOPMENT LTD.  
110 Place d'Orleans Drive  
Orleans, ON K1C 2L9

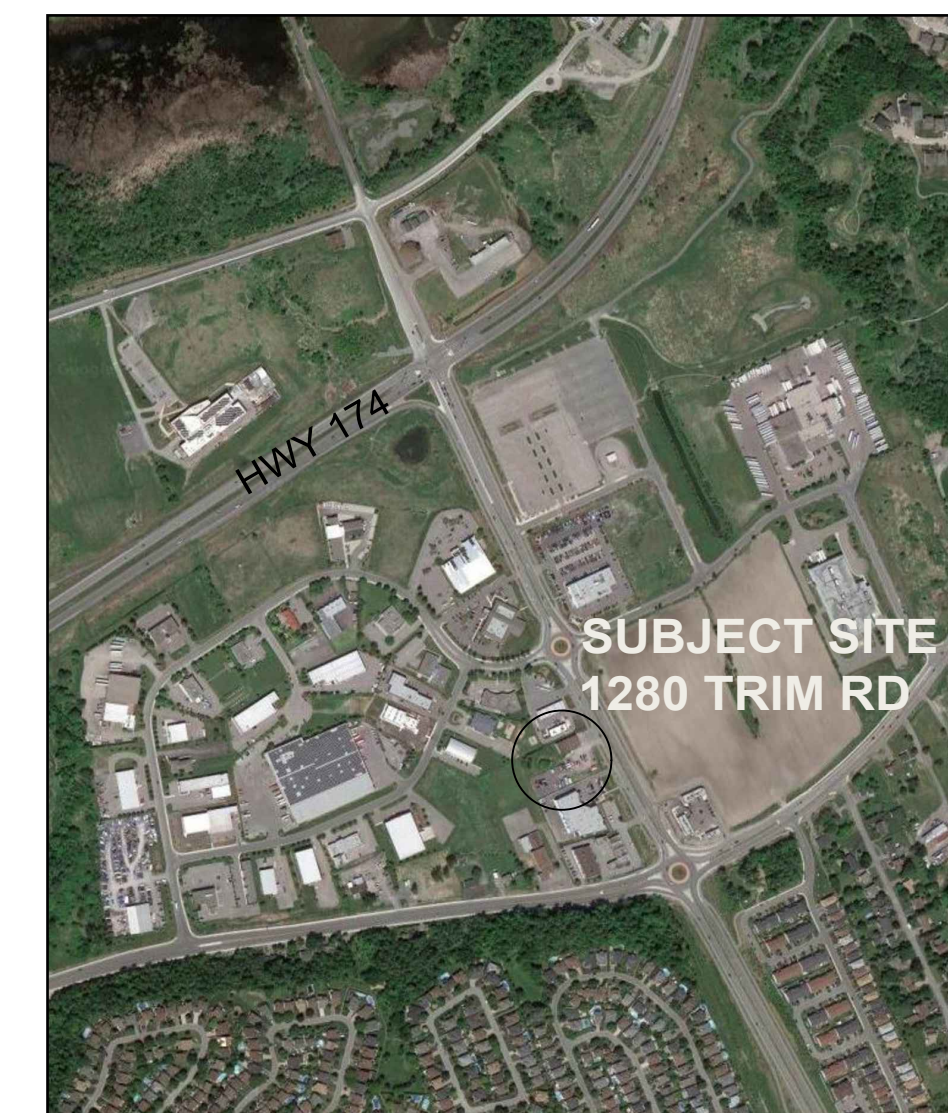
**SURVEYOR:**  
MCINTOSH PERRY  
3240 Drummond Street  
PERTH, ON K7H 3C9

**PLANNING CONSULTANT:**  
C9 PLANNING + DESIGN  
C-43 Eccles Street  
OTTAWA, ON K1R 6S3

**CIVIL ENGINEER:**  
LRL ENGINEERING  
5430 Canotek Road  
Ottawa, ON K1J 9G2

**LANDSCAPE ARCHITECTS:**  
RUHLAND & ASSOCIATES LTD.  
200-1750 Courtwood Crescent  
Ottawa, ON K2C 2B5

**TRAFFIC ENGINEERING:**  
J.L. RICHARDS & ASSOCIATES LTD.  
1000-343 Preston Street  
Ottawa, ON K1H 1N4



**03 LOCATION PLAN**  
SCALE: NTS

**SITE INFORMATION**

SITE AREA: 5,620sm

NOTE THAT PROPERTY BOUNDARY INFORMATION HAS BEEN TAKEN FROM MCINTOSH PERRY SURVEY DATED 7th MAY 2021 (PROJECT REF. NO. 22-0136)

**BUILDING DATA:**

AREA CALCULATIONS:

	GA	GFA
Building 1:	204.7sm	194.4sm
Building 2:	668.3sm	635.9sm
Building 3:	680.3sm	646.1sm
<b>TOTAL</b>	<b>1,553.3sm</b>	<b>1,476.4sm</b>
	16,720sf	15,892sf

**ZONING**

**DESIGNATION:**  
IL H(21) Light Industrial Zone (Section 203 and 204)

**PERMITTED USES:**

- Day care
- Drive-through facility
- Medical facility
- Office
- Personal brewing facility
- Place of assembly
- Post office
- Production studio
- Service and repair shop
- Training centre
- Warehouse

**PERMITTED USES LESS THAN 300sm PER USE TO A MAXIMUM CUMULATIVE OF 2,999sm:**

- Automotive service station
- Bar
- Convenience store
- Personal service business
- Recreational and athletic facility (no area limitation)
- Restaurant

**MAXIMUM FSI (Table 203):**

2 times coverage  
Permitted: 11,754sm  
Proposed: 1,553.3sm (28 times coverage)

**SETBACKS (Table 203):**

	Required	Proposed
Front & corner side yard:	7.5m	3.0m (east)
Interior side yard:	7.5m	3.0m (north)
		1.2m (south)
Rear yard:	15.0m	9.9m (west)

**MAXIMUM BUILDING HEIGHT (Table 203):**

Permitted: 18m maximum  
Proposed: 7m

**MAXIMUM LOT COVERAGE (Table 203):**

Permitted: 65% = 3,653sm  
Proposed: 28% = 1,553sm

**PARKING (Table 101):**

Restaurant: 10.0 cars per 100 sm of GFA = 31  
Pers. Serv.: 3.4 cars per 100sm of GFA = 18  
Auto Serv.: 2.0 per service bay = 14

Required: 63 cars  
Provided: 68 cars

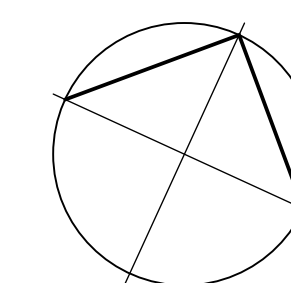
**PROVISIONS FOR DRIVE-THROUGH (Table 112):**  
7 before/at order board and a minimum total of 11

**BICYCLE PARKING (Section 111):**

Required: 6  
Provided: 6

**01 SITE, BUILDING and ZONING DATA**  
SCALE: NTS

North



**Revisions**

No.	By	Description	Date
13	JAS	ISSUED FOR SPA	2023-10-26
15	JAS	REVISED FOR SPA	2024-01-29
17	JAS	REVISED FOR SPA	2024-06-25
18	JAS	REVISED FOR SPA	2024-07-26
19	JAS	REVISED FOR SPA	2024-10-10
20	RVS	ISSUED FOR PERMIT	2024-10-02
21	RVS	REVISED FOR PERMIT RESPONSE 01	2024-10-18
22	JAS	FINAL FOR SPA	2024-12-13
23	RVS	REVISED FOR PERMIT RESPONSE 02	2024-12-20
24	JAS	REV. FOR FINAL FOR SPA	2025-01-15

Project

**PLAZA TRIM WORKS DEVELOPMENT**

1280 TRIM ROAD, ORLEANS, ON

Drawing

**SITE PLAN**

**LEGAL DESCRIPTION:**

PART OF LOT 30 CONCESSION 1 TOWNSHIP OF CUMBERLAND

Scale AS SHOWN

Stamp

Drawn AK

Checked JS



Project No.

Drawing No.

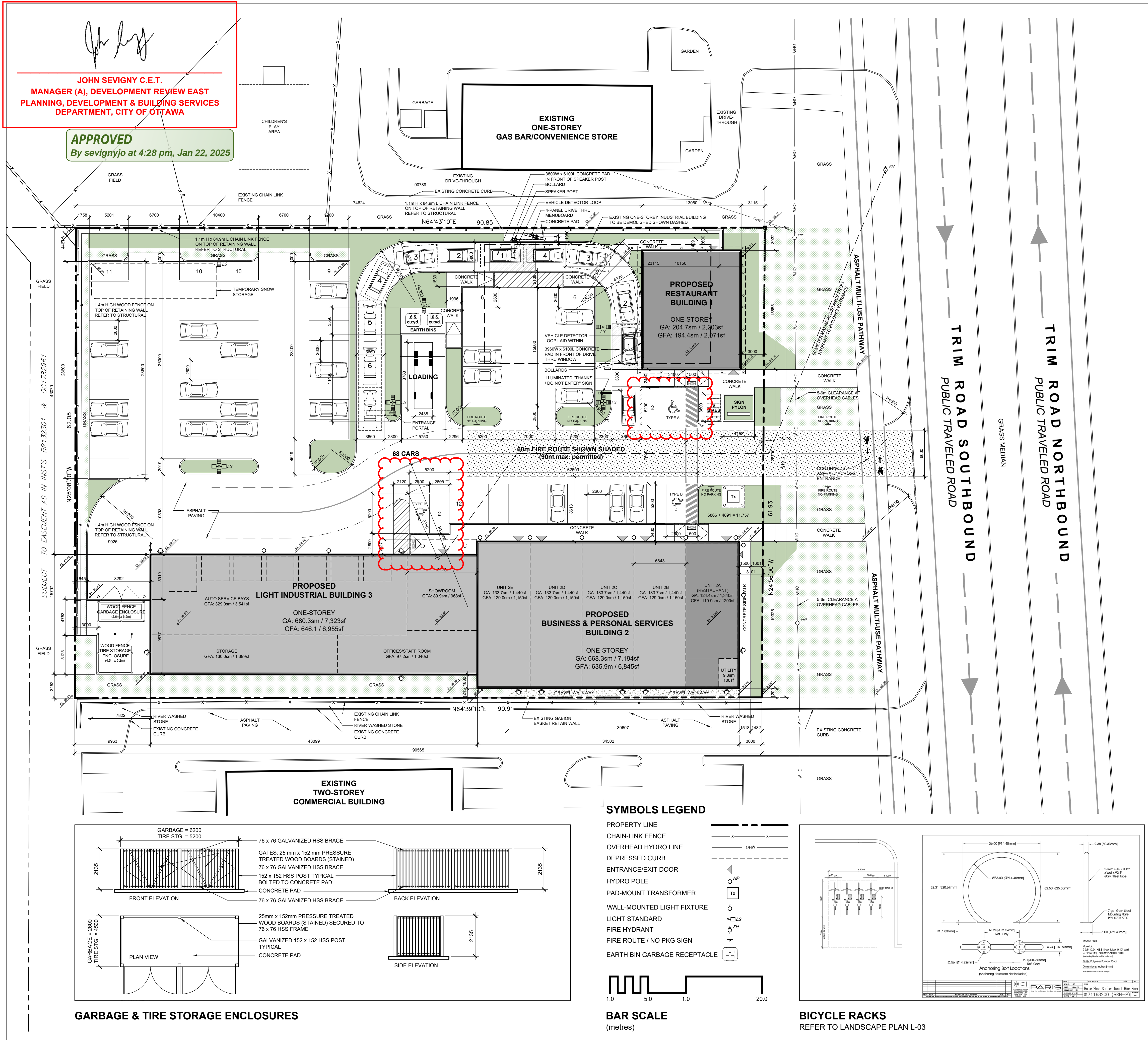
22-168

Date

07 JUNE 2022

**SP-A01**

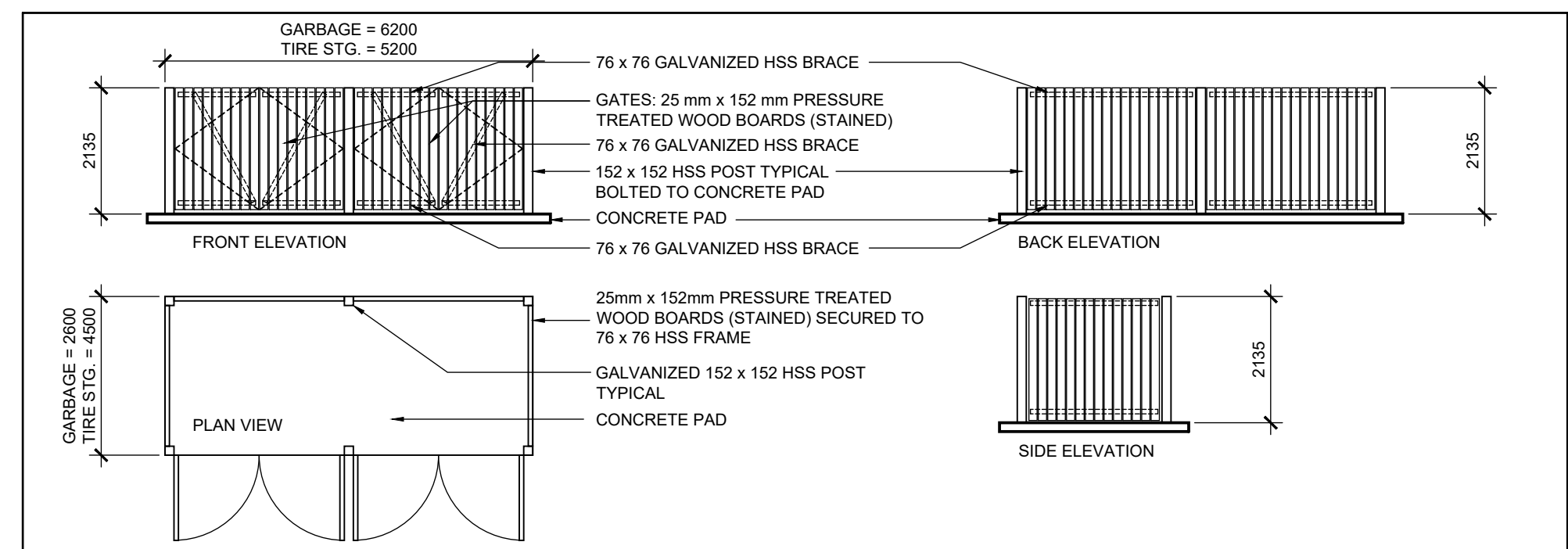
PLAN NO. 19188



**APPROVED**  
By sevignyjo at 4:28 pm, Jan 22, 2025

**JOHN SEVIGNY C.E.T.**  
MANAGER (A), DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

**GARBAGE & TIRE STORAGE ENCLOSURES**



**SYMBOLS LEGEND**

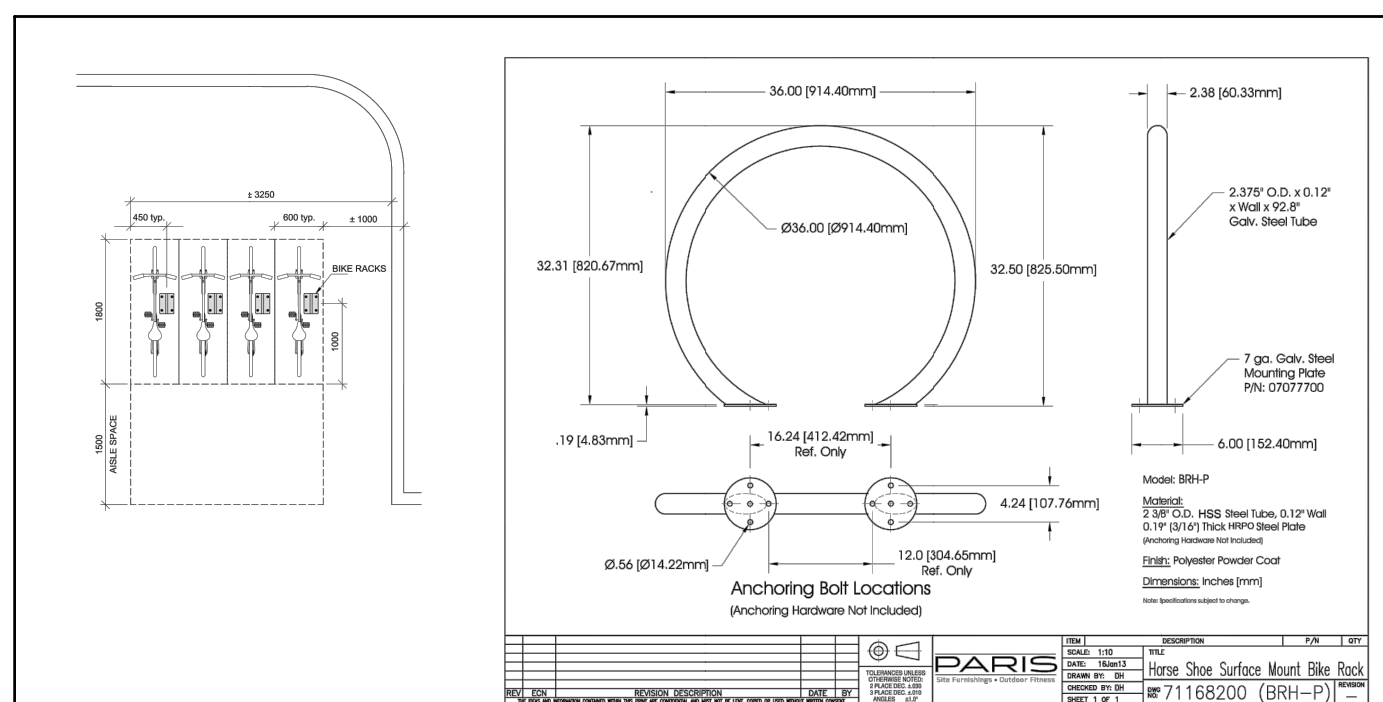
- PROPERTY LINE
- CHAIN-LINK FENCE
- OVERHEAD HYDRO LINE
- DEPRESSED CURB
- ENTRANCE/EXIT DOOR
- HYDRO POLE
- PAD-MOUNT TRANSFORMER
- WALL-MOUNTED LIGHT FIXTURE
- LIGHT STANDARD
- FIRE HYDRANT
- FIRE ROUTE / NO PKG SIGN
- EARTH BIN GARBAGE RECEPTACLE

**BAR SCALE**  
(metres)



**BICYCLE RACKS**

REFER TO LANDSCAPE PLAN L-03



**02 SITE PLAN**  
SCALE: 1:250