

No.	Issued For:	Date:
01	For Site Plan Approval	08-17-2023
02	For Coordination	11-01-2023
03	For SPA Response	11-09-2023
04	For Review	04-29-2024
05	For Permit	07-16-2024
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**Project Team:**

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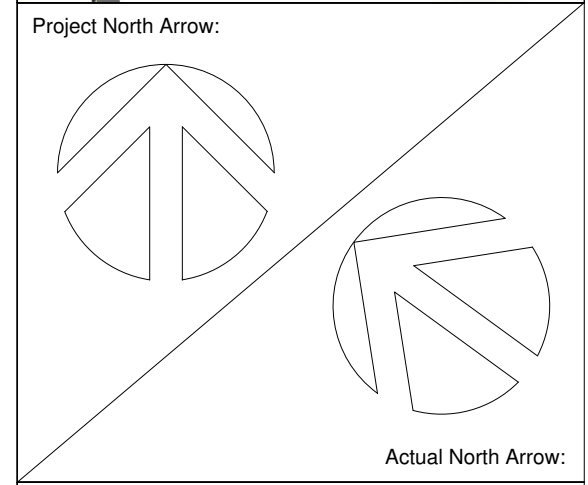
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**Architect:**  
  
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613-715-0431

**Project Title:**  
Sunbelt Rentals Inc. - Equipment Maintenance Facility  
151 - 159 Wescar Lane, Carp ON

**Drawing List:**  
Site Plan

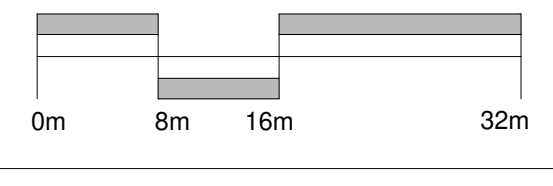
Job No.:	2302	Drawing No.:	A1.0
Scale:	As Noted	Drawn By:	TB
Reviewed By:	PM		

**Site Information:**

Municipal Address:	151 - 159 Wescar Lane, Carp ON	Phase 1 Site Area:	3.2579 hectares (8.05 acres) or 32,579m <sup>2</sup> (350,677R <sup>2</sup> )
Legal Description:	Part of Block 31 and 28, Registered Plan 4M-356, Geographic Township of West Carleton, City of Ottawa	Phase 2 Site Area:	1.3688 hectares (3.38 acres) or 13,688m <sup>2</sup> (147,336R <sup>2</sup> )
PIN:	04536-0077 (LT) - 151 Wescar Lane 04536-0078 (LT) - 159 Wescar Lane	Total Lot Area:	4.6267 hectares (11.43 acres) or 46,267m <sup>2</sup> (498,013R <sup>2</sup> )

This site plan has been compiled using information derived from the Topographic Plan of Survey provided by Callon Dietz Inc., Ontario Land Surveyors

**1 Site Plan**  
A1.0  
1:500



RU ZONING

RG4 ZONING

RU ZONING

RG4 ZONING



Zoning Mechanism:	Required:	Provided:	Zoning Mechanism:	Required:	Provided:	Site Information:
Definition	RG4 - Rural General Industrial Zone Area C - Suburban (Schedule 1A)	Phase 1 & 2 Sunbelt Rentals Equipment Maintenance Facilities	Maximum Principal Building Height	15.0m Table 220B (g)	12.431m (Phase 1 Building) 9.500m (Phase 2 Building)	Municipal Address: 151 - 159 Wescar Lane, Carp ON
Minimum Lot Width	30.0m Table 220B (a)	138.48m	Maximum Lot Coverage	50% Table 220B (h)	3,565.1m <sup>2</sup> / 46,267m <sup>2</sup> = 7.7%	Legal Description: Part of Block 31 and 28, Registered Plan 4M-356, Geographic Township of West Carleton, City of Ottawa
Minimum Lot Area	1,800m <sup>2</sup> Table 220B (b)	3,336.9 hectares (8.2456595 acres)	Outdoor Storage	(a) Outside storage is not permitted within any required front yard or corner side yard. (b) Outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from grade.	Phase 1 Site Area: 3,257.9 hectares (8.05 acres) or 32,579m <sup>2</sup> (350,677ft <sup>2</sup> ) Phase 2 Site Area: 1,368.8 hectares (3.38 acres) or 13,688m <sup>2</sup> (147,336ft <sup>2</sup> )	Total Lot Area: 4,626.7 hectares (11.43 acres) or 46,267m <sup>2</sup> (498,013ft <sup>2</sup> )
Minimum Front Yard Setback	12.0m Table 220B (c)	18,954m - Phase 1 (North Side)	Minimum Width of Landscaped Buffer of a Parking Lot abutting a Street	Table 110 (a)	3.0m for a parking lot containing more than 10 but fewer than 100 spaces	Phase 1 - Building Footprint Coverage: 2,629m <sup>2</sup> / 32,579m <sup>2</sup> = 8.1% Phase 1 - Soft Landscape Coverage: 8,470m <sup>2</sup> / 32,579m <sup>2</sup> = 26.0% Phase 1 - Sidewalk, Curbing & Retaining Wall Coverage: 399m <sup>2</sup> / 32,579m <sup>2</sup> = 1.2% Phase 1 - Concrete Surface & Apron Coverage: 17,340m <sup>2</sup> / 32,579m <sup>2</sup> = 53.2% Phase 1 - Asphalt Surface Coverage: 3,741m <sup>2</sup> / 32,579m <sup>2</sup> = 11.5%
Minimum Rear Yard Setback, from any Portion of a Rear Lot Line Abutting a RG, RH or RC Zone	7.5m Table 220B (d) (i)	N/A	Minimum Width of Landscaped Buffer of a Parking Lot not abutting a Street	Table 110 (b)	1.5m for a parking lot containing more than 10 but fewer than 100 spaces	Phase 2 - Building Footprint Coverage: 936m <sup>2</sup> / 13,688m <sup>2</sup> = 6.8% Phase 2 - Soft Landscape Coverage: 2,849m <sup>2</sup> / 13,688m <sup>2</sup> = 20.8% Phase 2 - Sidewalk, Curbing & Retaining Wall Coverage: 127m <sup>2</sup> / 13,688m <sup>2</sup> = 0.9% Phase 2 - Concrete Surface & Apron Coverage: 7,446m <sup>2</sup> / 13,688m <sup>2</sup> = 54.5% Phase 2 - Asphalt Surface Coverage: 2,330m <sup>2</sup> / 13,688m <sup>2</sup> = 17.0%
Minimum Rear Yard Setback, from any Portion of a Rear Lot Line Abutting all other Zones	10.0m Table 220B (d) (ii)	82,959m - Phase 1 (South Side) 54,705m - Phase 2 (South Side)	Outdoor Refuse Collection	Section 110 (3)	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: (a) located at least 9.0m from a lot line abutting a public street; (b) located at least 3.0m from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2.0m.	
Minimum Interior Side Yard Setback, from any Portion of an Interior Side Lot Line Abutting a RG, RH or RC Zone	4.5m Table 220B (e) (i)	38,197m - Phase 1 (East Side) 76,306m - Phase 1 (West Side) 27,502m - Phase 2 (North Side)				
Minimum Interior Side Yard Setback, from any Portion of an Interior Side Lot Line Abutting all other Zones	10.0m Table 220B (e) (ii)	40,051m - Phase 1 (East Side)				
Minimum Corner Side Yard Setback	12.0m Table 220B (f)	33,467m - Phase 2 (West Side)				

### Phase 1 Building Information:

Proposed Phase 1 Building	Occupancy Type
Phase 1 Building - Footprint Area:	2,629.2m <sup>2</sup> (28,300ft <sup>2</sup> )
Office Area - Ground Floor:	381.7m <sup>2</sup> (4,109ft <sup>2</sup> ) 'D' Office
Office Area - Second Floor:	381.7m <sup>2</sup> (4,109ft <sup>2</sup> ) 'D' Office
AWP Service Shop Bay - Ground Floor:	796.8m <sup>2</sup> (8,576ft <sup>2</sup> ) 'F2' Repair Garage
Wash Bay - Ground Floor:	142.1m <sup>2</sup> (1,530ft <sup>2</sup> ) 'F2' Repair Garage
AWP Service Shop Bay - Mezzanine:	142.1m <sup>2</sup> (1,530ft <sup>2</sup> ) 'F2' Repair Garage
Heavy Equipment Repair Bay - Ground Floor:	746.6m <sup>2</sup> (8,036ft <sup>2</sup> ) 'F2' Repair Garage
Heavy Equipment Office Area - Ground Floor:	188.6m <sup>2</sup> (2,030ft <sup>2</sup> ) 'D' Office
Heavy Equipment Bay - Mezzanine:	188.6m <sup>2</sup> (2,030ft <sup>2</sup> ) 'F2' Repair Garage
Equipment Storage - Ground Floor:	373.4m <sup>2</sup> (4,019ft <sup>2</sup> ) 'F3' Equipment Storage
Total Phase 1 Building - Gross Floor Area:	3,341.6m <sup>2</sup> (35,969ft <sup>2</sup> )
Proposed Phase 1 Building Height:	12.286m (40'-4")
Number of Storeys:	(2) above grade

### Phase 1 Vehicular Parking Information:

Proposed Phase 1 Building - Vehicular Parking Requirements	Zoning Mechanism
Office Area:	2.4 spaces / 100m <sup>2</sup> GFA = 763.4m <sup>2</sup> / 100m <sup>2</sup> x 2.4 = 18 spaces Table 101 (N59)
AWP Service Shop Bay:	3.4 spaces / 100m <sup>2</sup> GFA = 796.8m <sup>2</sup> / 100m <sup>2</sup> x 3.4 = 27 spaces Table 101 (N82)
Wash Bay:	3.0 spaces / service bay = 1 service bay x 3.0 = 3 spaces Table 101 (N9)
AWP Service Shop - Mezzanine Storage:	N/A - Storage Space = 0 spaces
Heavy Equipment Repair Bay:	0.75 spaces / 100m <sup>2</sup> GFA = 746.6m <sup>2</sup> / 100m <sup>2</sup> x 0.75 = 6 spaces Table 101 (N41)
Heavy Equipment Office Area:	2.4 spaces / 100m <sup>2</sup> GFA = 188.6m <sup>2</sup> / 100m <sup>2</sup> x 2.4 = 5 spaces Table 101 (N59)
Heavy Equipment - Mezzanine Storage:	N/A - Storage Space = 0 spaces
Equipment Storage:	0.8 spaces / 100m <sup>2</sup> GFA = 373.4m <sup>2</sup> / 100m <sup>2</sup> x 0.8 = 3 spaces Table 101 (N95)
Total Phase 1 Building - Vehicular Parking Required:	= 62 spaces
Total Phase 1 Building - Vehicular Parking Provided:	= 66 spaces consisting of: 65 standard spaces @ 2.9m x 5.2m 1 accessible space @ 3.7m x 5.2m
<b>Proposed Phase 1 Building - Equipment Parking (Additional)</b>	
Total Phase 1 Building - Equipment Parking Provided:	= 91 spaces consisting of: 91 oversized spaces @ 4.0m x 10.0m

### Phase 1 Loading Space Information:

Proposed Phase 1 Building - Loading Space Requirements	Zoning Mechanism
Office Area:	0 spaces / 350-999m <sup>2</sup> GFA = 763.4m <sup>2</sup> x 0 = 0 spaces Table 111A (b)
AWP Service Shop, Wash Bay & Mezzanine:	1 space / 1000-1999m <sup>2</sup> GFA = 1,081.0m <sup>2</sup> x 1 = 1 space Table 113A (a)
Heavy Equipment Bay, Office Area & Mezzanine:	1 space / 1000-1999m <sup>2</sup> GFA = 1,123.8m <sup>2</sup> x 1 = 1 space Table 113A (a)
Equipment Storage:	0 spaces / 350-999m <sup>2</sup> GFA = 373.4m <sup>2</sup> x 0 = 0 spaces Table 113A (a)
Total Phase 1 Building - Loading Spaces Required:	= 2 loading spaces
Total Phase 1 Building - Loading Spaces Provided:	= 2 loading spaces consisting of: 2 standard spaces @ 3.5m x 7.0m with no clearance issues above
<b>Proposed Phase 1 Building - Equipment Loading (Additional)</b>	
Total Phase 1 Building - Equipment Loading Provided:	= 1 space consisting of: 1 heavy duty portable loading ramp

### Phase 2 Building Information:

Proposed Phase 2 Building	Occupancy Type
Phase 2 Building - Footprint Area:	935.9m <sup>2</sup> (10,074ft <sup>2</sup> )
Office Area - Ground Floor:	192.2m <sup>2</sup> (2,069ft <sup>2</sup> ) 'D' Office
Service Shop Bay - Ground Floor:	743.7m <sup>2</sup> (8,005ft <sup>2</sup> ) 'F2' Repair Garage
Service Shop Bay - Mezzanine:	192.2m <sup>2</sup> (2,069ft <sup>2</sup> ) 'F2' Repair Garage
Total Phase 2 Building - Gross Floor Area:	1,128.1m <sup>2</sup> (12,143ft <sup>2</sup> )
Proposed Phase 2 Building Height:	9.500m (31'-2")
Number of Storeys:	(1) above grade

### Phase 2 Vehicular Parking Information:

Proposed Phase 2 Building - Vehicular Parking Requirements	Zoning Mechanism
Office Area:	2.4 spaces / 100m <sup>2</sup> GFA = 192.2m <sup>2</sup> / 100m <sup>2</sup> x 2.4 = 5 spaces Table 101 (N59)
Service Shop Bay:	3.4 spaces / 100m <sup>2</sup> GFA = 743.7m <sup>2</sup> / 100m <sup>2</sup> x 3.4 = 25 spaces Table 101 (N82)
Service Shop - Mezzanine Storage:	N/A - Storage Space = 0 spaces
Total Phase 2 Building - Vehicular Parking Required:	= 30 spaces
Total Phase 2 Building - Vehicular Parking Provided:	= 32 spaces consisting of: 31 standard spaces @ 2.9m x 5.2m 1 accessible space @ 3.7m x 5.2m
<b>Proposed Phase 2 Building - Equipment Parking (Additional)</b>	
Total Phase 2 Building - Equipment Parking Provided:	= 32 spaces consisting of: 32 oversized spaces @ 4.0m x 10.0m

### Phase 2 Loading Space Information:

Proposed Phase 2 Building - Loading Space Requirements	Zoning Mechanism
Office Area:	0 spaces / >350m <sup>2</sup> GFA = 192.2m <sup>2</sup> x 0 = 0 spaces Table 111A (b)
Service Shop Bay & Mezzanine:	1 space / 350-999m <sup>2</sup> GFA = 935.9m <sup>2</sup> x 1 = 1 space Table 113A (a)
Total Phase 2 Building - Loading Spaces Required:	= 1 loading space
Total Phase 2 Building - Loading Spaces Provided:	= 1 loading space consisting of: 1 standard space @ 3.5m x 7.0m with no clearance issues above

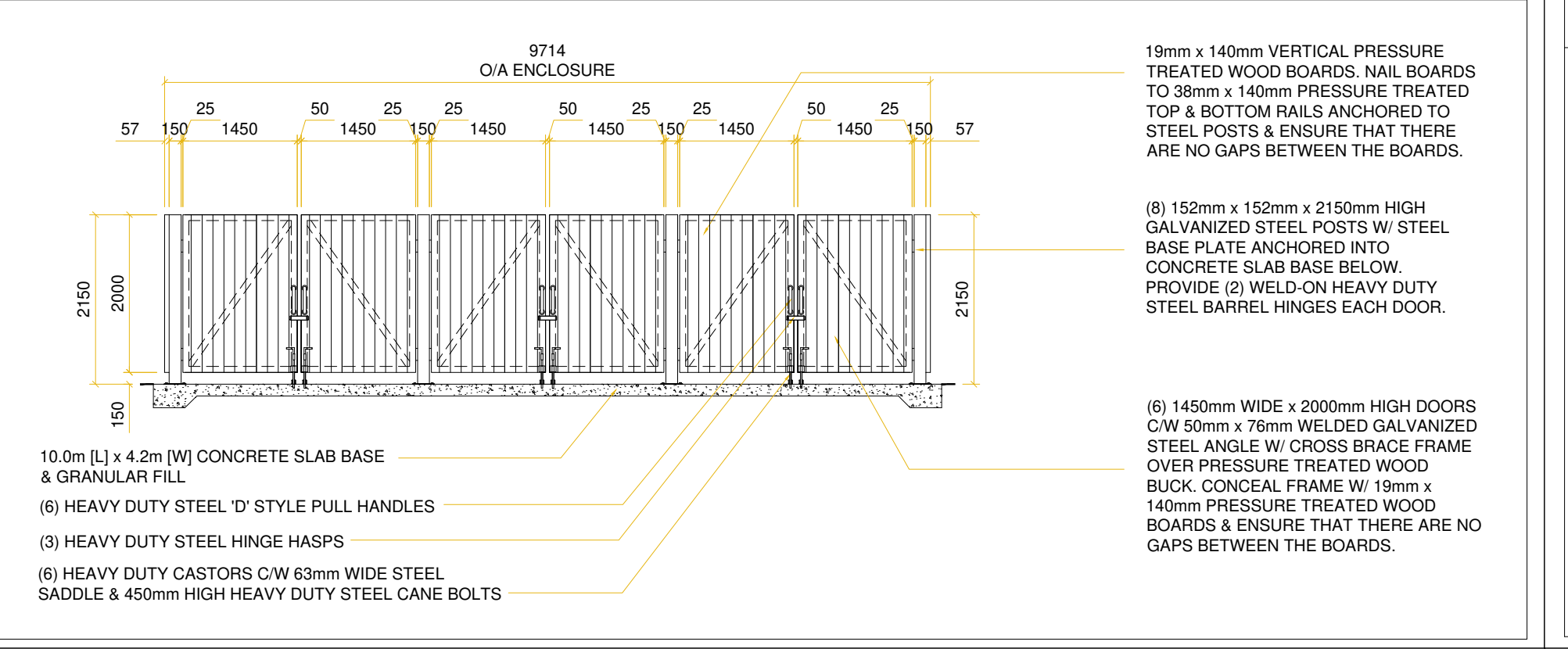
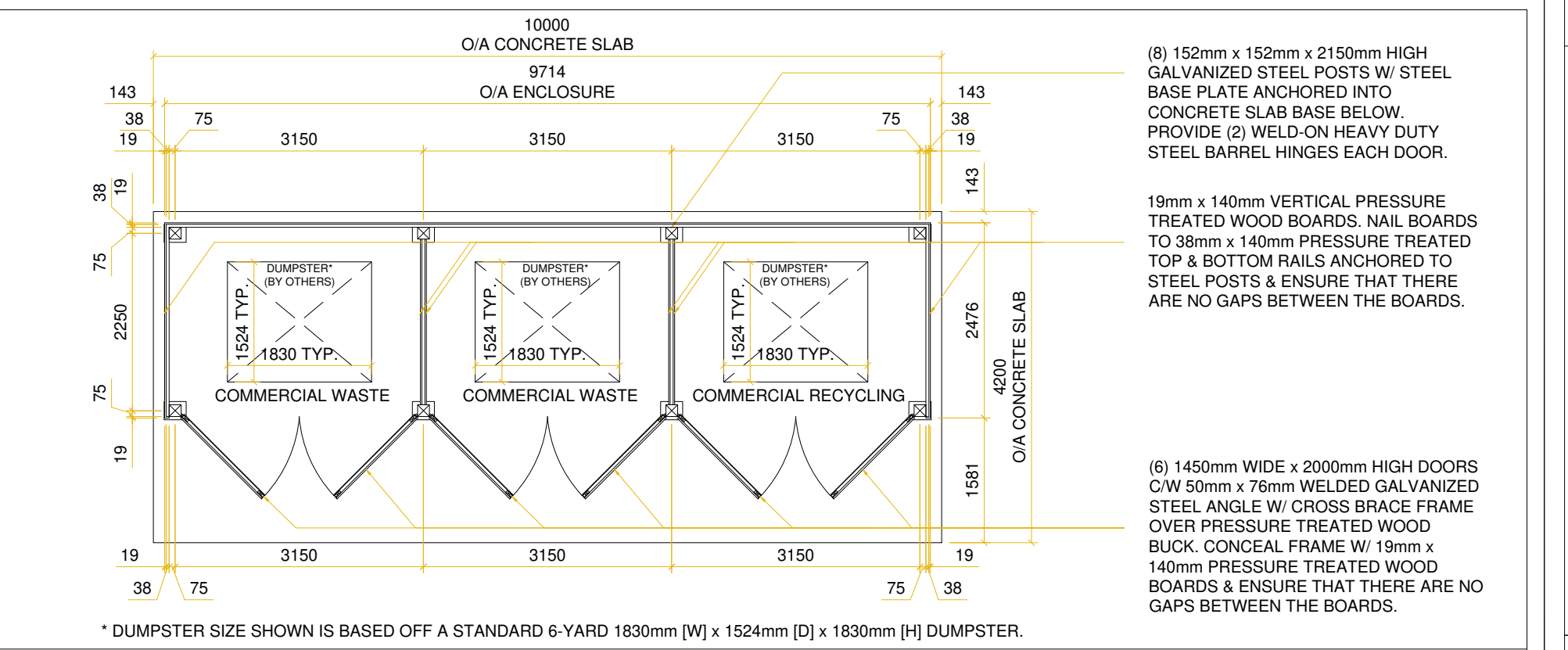
**ACCESSIBLE PARKING SIGN (APS)**

**FIRE ACCESS ROUTE SIGN (FARS)**

**CUSTOMER PARKING SIGN (CPS)**

**SIGNAGE NOTES:**

- ALL SIGNS TO BE 300mm WIDE x 450mm HIGH ALUMINUM AND MOUNTED ON A PERMANENT 60mm Ø GALVANIZED STEEL POST SET IN A 457mm Ø TO 610mm Ø CONCRETE BASE.
- ALL SIGNS TO BE VISIBLE DAY AND NIGHT WITH SCOTCH LIGHT REFLECTIVE VINYL BACKGROUND & LETTERING.
- MOUNT THE BOTTOM EDGE OF THE ACCESSIBLE PARKING & CUSTOMER PARKING SIGNS AT 1200mm ABOVE THE ASPHALT SURFACE.
- MOUNT THE BOTTOM EDGE OF THE FIRE ACCESS ROUTE SIGN AT 2000mm ABOVE THE ASPHALT SURFACE & SPACED MAX. 25m APART.
- PROVIDE MULTI-DIRECTIONAL ARROWS IDENTIFYING THE FIRE ACCESS ROUTE OR A SINGLE DIRECTIONAL ARROW INDICATING THE LIMIT OF THE FIRE ACCESS ROUTE.
- LOCATE THE SIGNS AS PER THE ARCHITECTURAL SITE PLAN WHERE NOTED BY THE SYMBOL.



### Phase 1 Bicycle Parking Information:

Proposed Phase 1 Building - Bicycle Parking Requirements	Zoning Mechanism
Office Area:	1 space / 250m <sup>2</sup> GFA = 763.4m <sup>2</sup> / 250m <sup>2</sup> x 1 = 3 spaces Table 111A (e)
AWP Service Shop, Wash Bay & Mezzanine:	1 space / 1000m <sup>2</sup> GFA = 1,081.0m <sup>2</sup> / 1000m <sup>2</sup> x 1 = 1 space Table 111A (g)
Heavy Equipment Repair Bay & Mezzanine:	1 space / 1000m <sup>2</sup> GFA = 935.2m <sup>2</sup> / 1000m <sup>2</sup> x 1 = 1 space Table 111A (g)
Heavy Equipment Office Area:	1 space / 250m <sup>2</sup> GFA = 188.6m <sup>2</sup> / 250m <sup>2</sup> x 1 = 1 space Table 111A (e)
Equipment Storage:	1 space / 1000m <sup>2</sup> GFA = 373.4m <sup>2</sup> / 1000m <sup>2</sup> x 1 = 1 space Table 111A (g)
Total Phase 1 Building - Bicycle Parking Required:	= 7 bicycle parking spaces
Total Phase 1 Building - Bicycle Parking Provided:	= 7 bicycle parking spaces in: (1) 'Maglin MBR300' 7-ring bicycle rack with 0.6m x 1.8m of space per bicycle

### Phase 2 Bicycle Parking Information:

Proposed Phase 2 Building - Bicycle Parking Requirements	Zoning Mechanism
Office Area:	1 space / 250m <sup>2</sup> GFA = 192.2m <sup>2</sup> / 250m <sup>2</sup> x 1 = 1 space Table 111A (e)
Service Shop Bay & Mezzanine:	1 space / 1000m <sup>2</sup> GFA = 935.9m <sup>2</sup> / 1000m <sup>2</sup> x 1 = 1 space Table 111A (g)
Total Phase 2 Building - Bicycle Parking Required:	= 2 bicycle parking spaces
Total Phase 2 Building - Bicycle Parking Provided:	= 7 bicycle parking spaces in: (1) 'Maglin MBR300' 7-ring bicycle rack with 0.6m x 1.8m of space per bicycle

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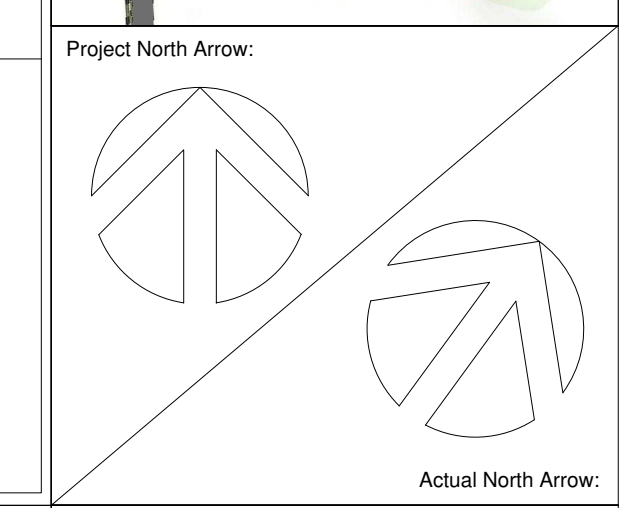
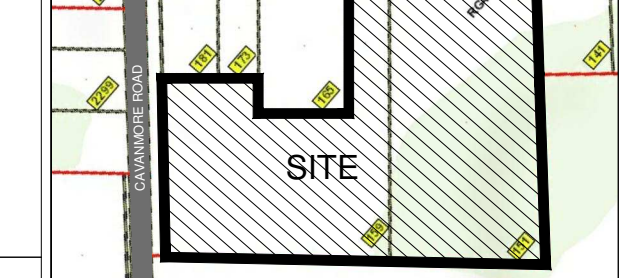
**Ontario Land Surveyor:**  
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**Architect:**  
  
**Peter Mansfield, Architect**  
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**Project Title:**  
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151 - 159 Wescar Lane, Carp ON

**Drawing List:**

**Site Details**

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