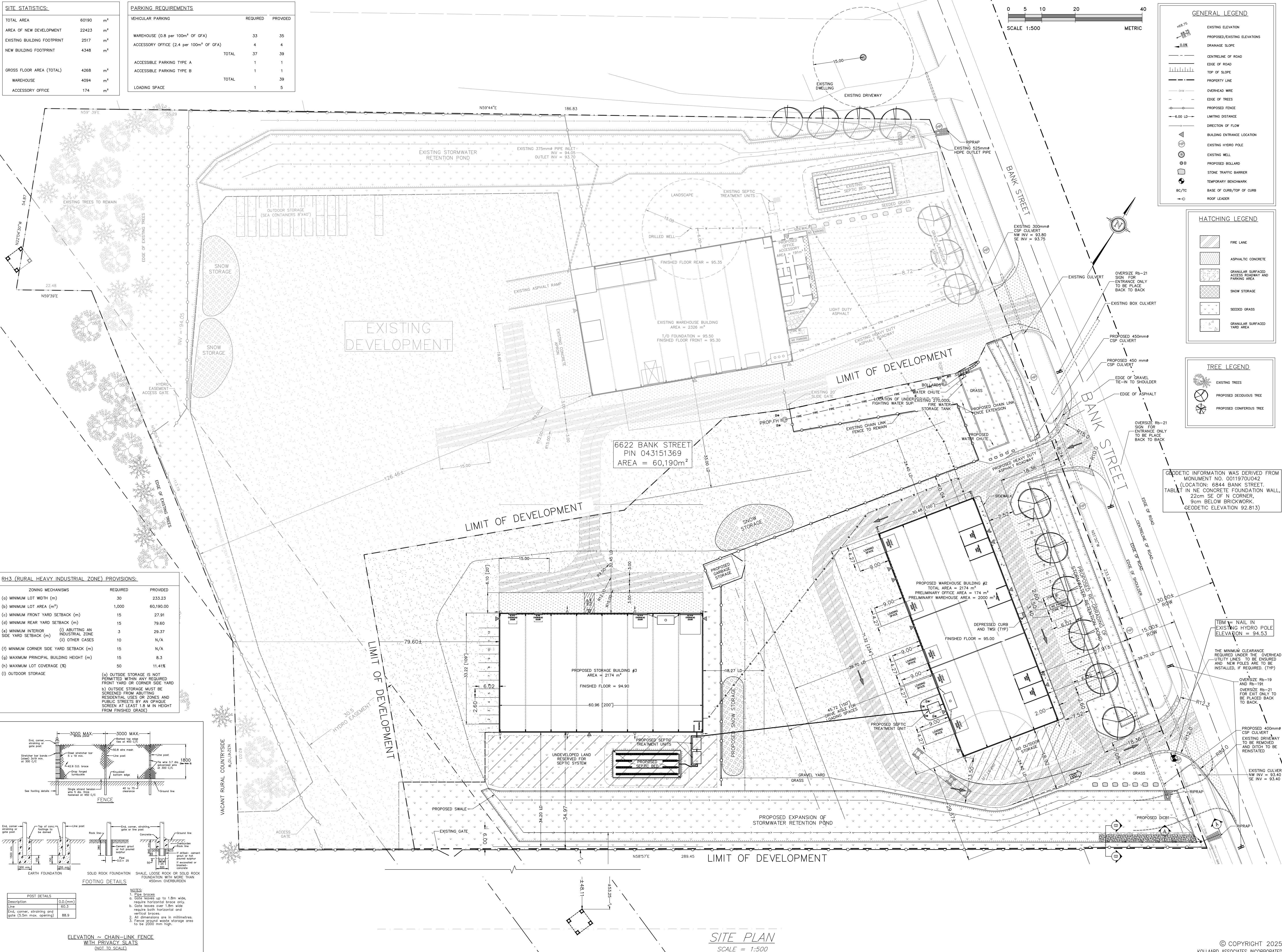
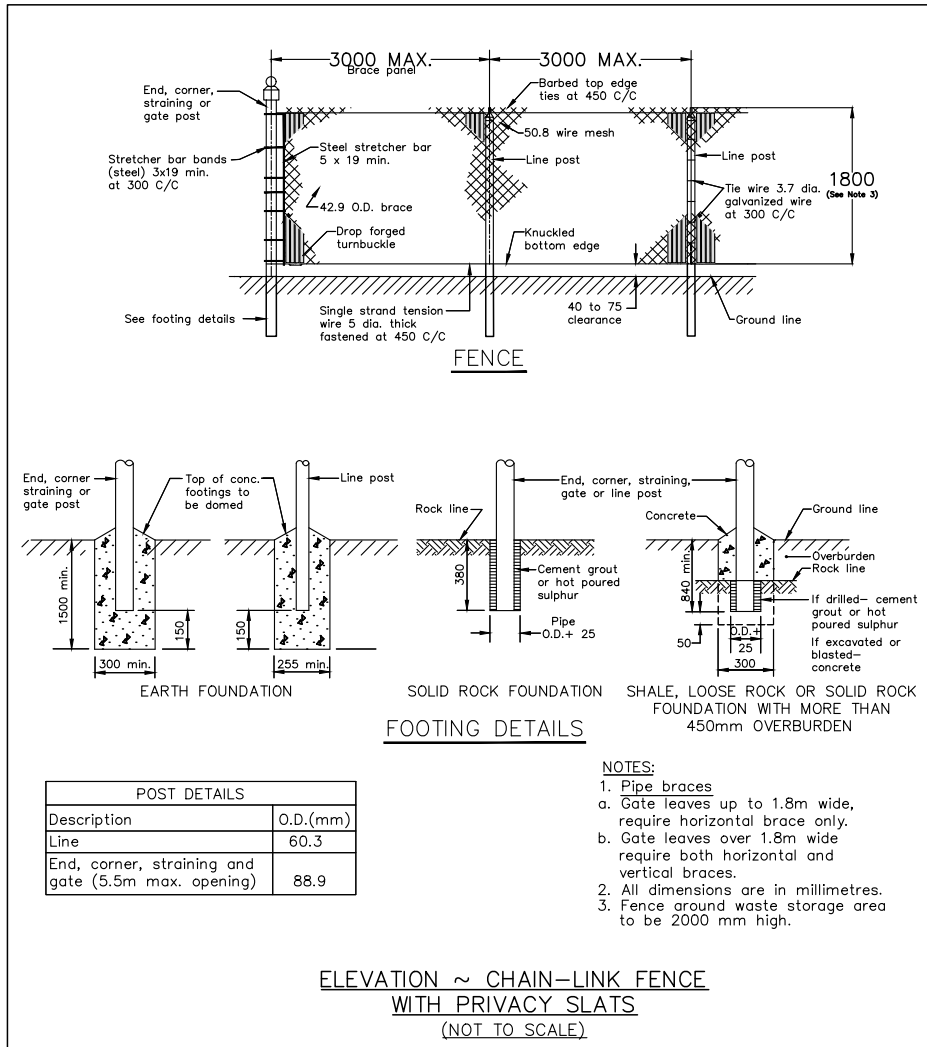


SITE STATISTICS:			PARKING REQUIREMENTS		
TOTAL AREA	60190	m ²	VEHICULAR PARKING	REQUIRED	PROVIDED
AREA OF NEW DEVELOPMENT	22423	m ²	WAREHOUSE (0.8 per 100m ² OF GFA)	33	35
EXISTING BUILDING FOOTPRINT	2517	m ²	ACCESSORY OFFICE (2.4 per 100m ² OF GFA)	4	4
NEW BUILDING FOOTPRINT	4348	m ²		TOTAL	37 39
			ACCESSIBLE PARKING TYPE A	1	1
GROSS FLOOR AREA (TOTAL)	4268	m ²	ACCESSIBLE PARKING TYPE B	1	1
WAREHOUSE	4094	m ²		TOTAL	39
ACCESSORY OFFICE	174	m ²	LOADING SPACE	1	5

RH3 (RURAL HEAVY INDUSTRIAL ZONE) PROVISIONS:		
ZONING MECHANISMS	REQUIRED	PROVIDED
(a) MINIMUM LOT WIDTH (m)	30	233.23
(b) MINIMUM LOT AREA (m ²)	1,000	60,190.00
(c) MINIMUM FRONT YARD SETBACK (m)	15	27.91
(d) MINIMUM REAR YARD SETBACK (m)	15	79.60
(e) MINIMUM INTERIOR (i) ABUTTING AN INDUSTRIAL ZONE SIDE YARD SETBACK (m) (ii) OTHER CASES	3	29.37
(f) MINIMUM CORNER SIDE YARD SETBACK (m)	10	N/A
(g) MAXIMUM PRINCIPAL BUILDING HEIGHT (m)	15	8.3
(h) MAXIMUM LOT COVERAGE (%)	50	11.41%
(i) 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 FINISHED GRADE	



DRAWING NUMBER:

230156-SP

DATE: 11/01/2023

BY: S.E. deWit

OTTAWA,
ONTARIO

SITE PLAN

GENERAL NOTES:

- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
- GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
- TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
- THIS IS NOT A LEGAL SURVEY. ADDITIONAL INFORMATION WAS DERIVED FROM PLAN 4R-25595. (SHIPMAN SURVEYING FILE NUMBER: 10-7-9718; HORIZONTAL DATUM: MTM ZONE 9, NAD 83)
- CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
- CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
- ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
- HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
- ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
- THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

REV	BY	DATE	DESCRIPTION
4	ARK	APR 16, 2025	REVISED FOR COMMENTS, DATE CORRECTED
3	ARK	JAN 10, 2025	REVISED FOR CITY COMMENTS
2	ARK	OCT 02, 2024	REVISED AS PER CITY MEMO
1	ARK	SEPT 04, 2024	REVISED AS PER PLANNER
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL

Kollaard Associates

Engineers

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 KEMPTVILLE, ONTARIO info@kollaard.ca
 KOG TJQ FAX (613) 258-0475
<http://www.kollaard.ca>

CONSULTANTS:

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 (613) 860-0923
info@haskensurveying.com

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LANDSCAPE ARCHITECTS
 2500 LANSBURG ROAD, OTTAWA, ON K1B 6S5
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Castleglenn Consultants
 Engineers, Project Managers & Planners
 2480 Lansburg Road, Ottawa, ON K1B 6S5
 (T) (613) 732-4052 / (F) (613) 732-4253

CLIENT:

CAMM WAREHOUSING AND RENTALS INC.

PROJECT:

PROPOSED WAREHOUSE WITH OFFICE

LOCATION:

6622 BANK STREET, OTTAWA, ON

DESIGNED BY:	CHECKED BY:
ARK	SD
DRAWN BY:	APPROVED BY:
ARK	SD
DATE:	
JULY 31, 2024	
SCALE:	
AS NOTED	
PROJECT NUMBER:	
230156	