

SITE STATISTICS:	
TOTAL AREA	60190 m <sup>2</sup>
AREA OF NEW DEVELOPMENT	22423 m <sup>2</sup>
EXISTING BUILDING FOOTPRINT	2517 m <sup>2</sup>
NEW BUILDING FOOTPRINT	4348 m <sup>2</sup>
GROSS FLOOR AREA (TOTAL)	4268 m <sup>2</sup>
WAREHOUSE	4094 m <sup>2</sup>
ACCESSORY OFFICE	174 m <sup>2</sup>

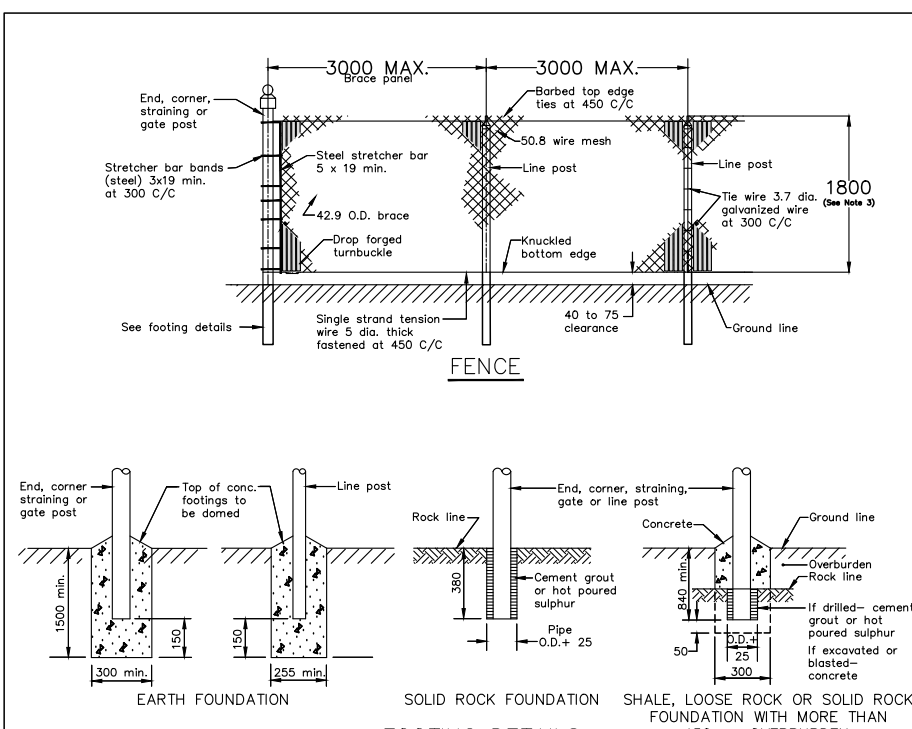
  

PARKING REQUIREMENTS			
VEHICULAR PARKING	REQUIRED	PROVIDED	
WAREHOUSE (0.8 per 100m <sup>2</sup> OF GFA)	33	35	
ACCESSORY OFFICE (2.4 per 100m <sup>2</sup> OF GFA)	4	4	
	TOTAL	37	39
ACCESSIBLE PARKING TYPE A	1	1	
ACCESSIBLE PARKING TYPE B	1	1	
	TOTAL	1	39
LOADING SPACE	1	5	

**RH3 (RURAL HEAVY INDUSTRIAL ZONE) PROVISIONS:**

ZONING MECHANISMS	REQUIRED	PROVIDED
(a) MINIMUM LOT WIDTH (m)	30	233.23
(b) MINIMUM LOT AREA (m <sup>2</sup> )	1,000	60,190.00
(c) MINIMUM FRONT YARD SETBACK (m)	15	27.91
(d) MINIMUM REAR YARD SETBACK (m)	15	29.60
(e) MINIMUM INTERIOR SIDE YARD SETBACK (m)	3	29.37
(f) MINIMUM CORNER SIDE YARD SETBACK (m)	10	N/A
(g) MAXIMUM PRINCIPAL BUILDING HEIGHT (m)	15	N/A
(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



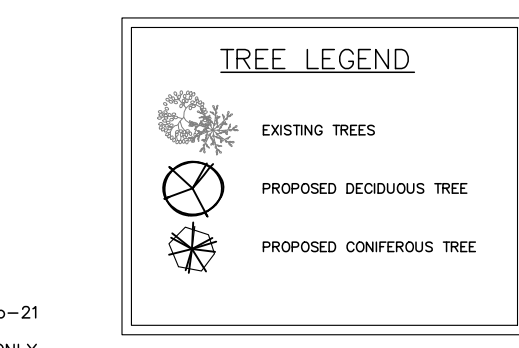
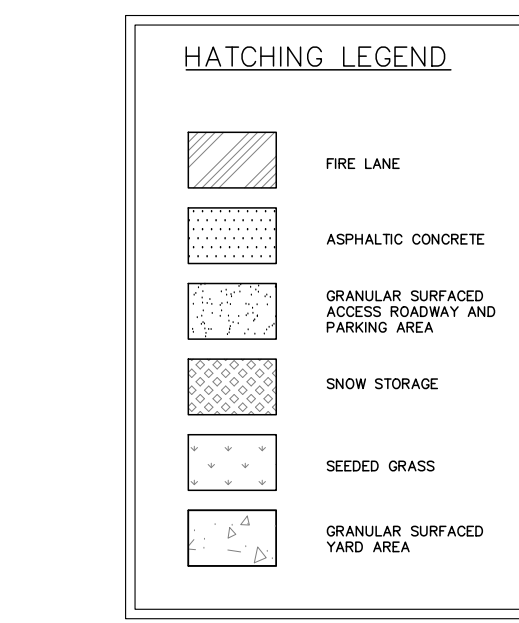
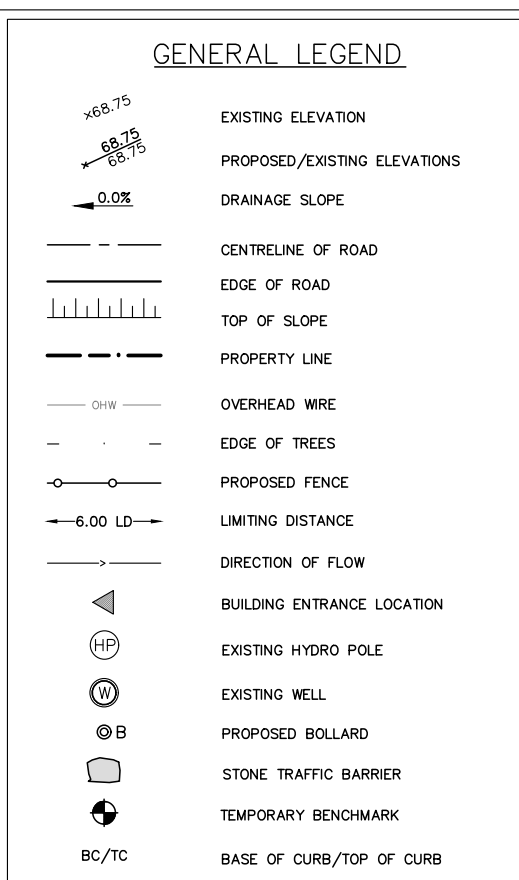
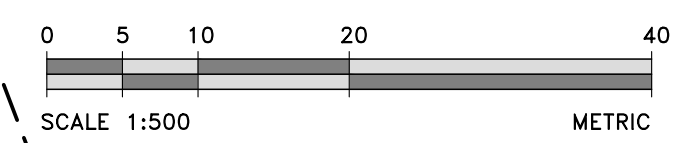
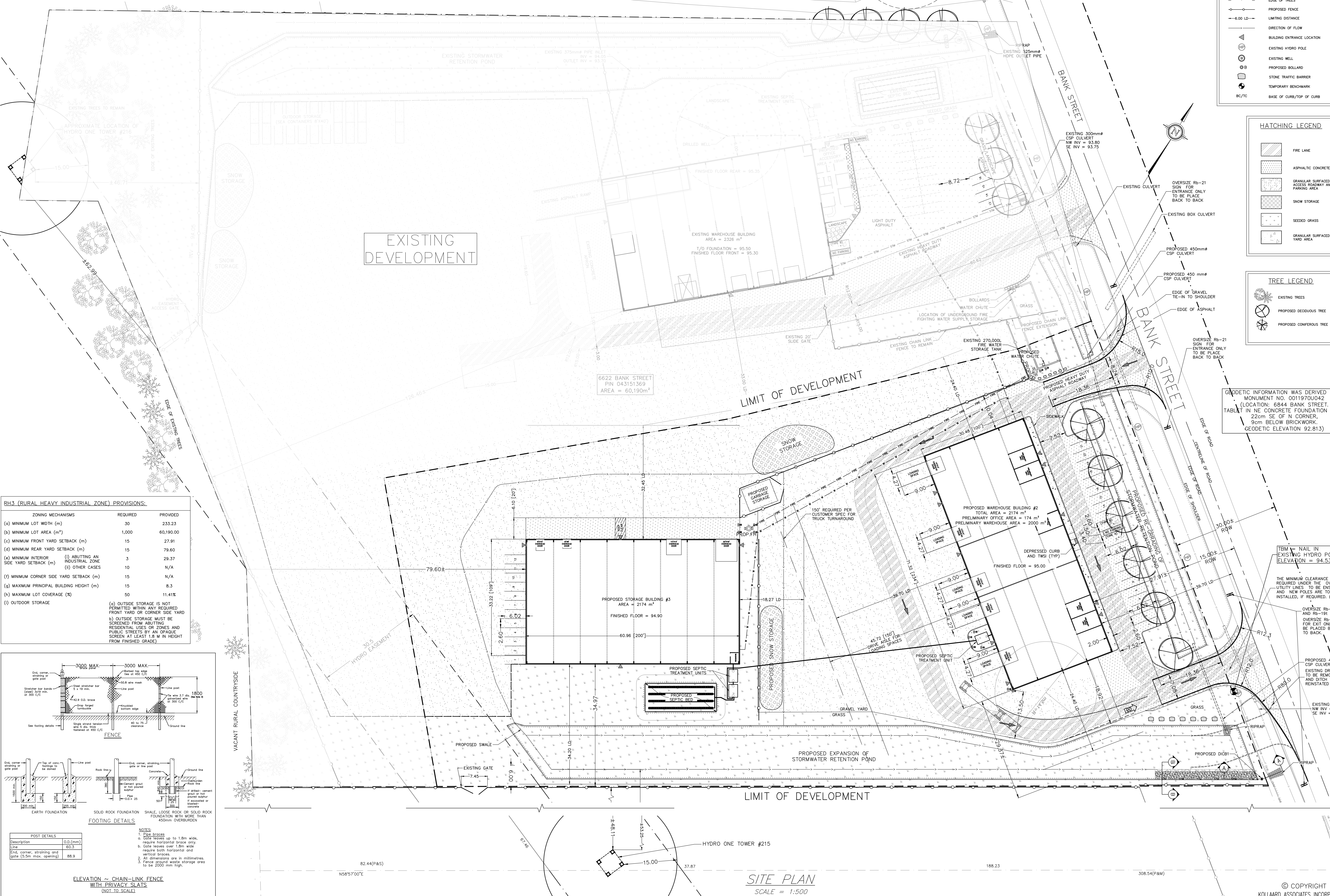
**POST DETAILS**

Description	O.D. (mm)
Line	60.3
End, corner, stringing and gate (5.5m max. opening)	88.9

**NOTES:**

1. Line braces
2. Solid braces up to 1.8m wide, require horizontal brace only.
3. Solid braces over 1.8m wide, require both horizontal and vertical braces.
4. All dimensions are in millimetres.
5. Fence around waste storage area to be 2000 mm high.

**ELEVATION ~ CHAIN-LINK FENCE WITH PRIVACY SLATS (NOT TO SCALE)**



- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED. ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
  2. GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
  3. TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
  4. THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25595.
  5. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
  6. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
  7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
  8. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  9. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
  10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
  11. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
  12. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
  13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

REV	BY	DATE	DESCRIPTION
1	ARK	SEPT 04, 2024	REVISED AS PER PLANNER
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL

**Kollaard Associates Engineers**

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
 KEMPTVILLE, ONTARIO  
 K0G 1J0 FAX (613) 258-0475  
 info@kollaard.ca  
 http://www.kollaard.ca

**CONSULTANTS:**

HAKEN SHIPMAN SURVEYING LTD.  
 P.O. BOX 53, NORTH GOWER, ONT. N0A 2T0

JAMES B. LENNOX & ASSOCIATES INC.  
 LANDSCAPE ARCHITECTS  
 1000 Highway 104, Ottawa, Ontario K2H 9R9  
 Tel: (613) 723-1100 Fax: (613) 723-1202

Castlegreen Consultants  
 2465 Lancaster Road, Ottawa, ON K2H 4S3  
 Tel: (613) 751-4002 / 791-8639 / 731-0263

CLIENT: CAMM WAREHOUSING AND RENTALS INC.

PROJECT: PROPOSED WAREHOUSE WITH OFFICE

LOCATION: 6622 BANK STREET, OTTAWA, ON

DESIGNED BY: ARK CHECKED BY: SD

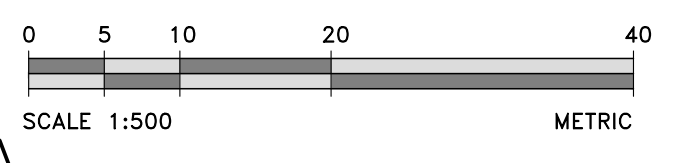
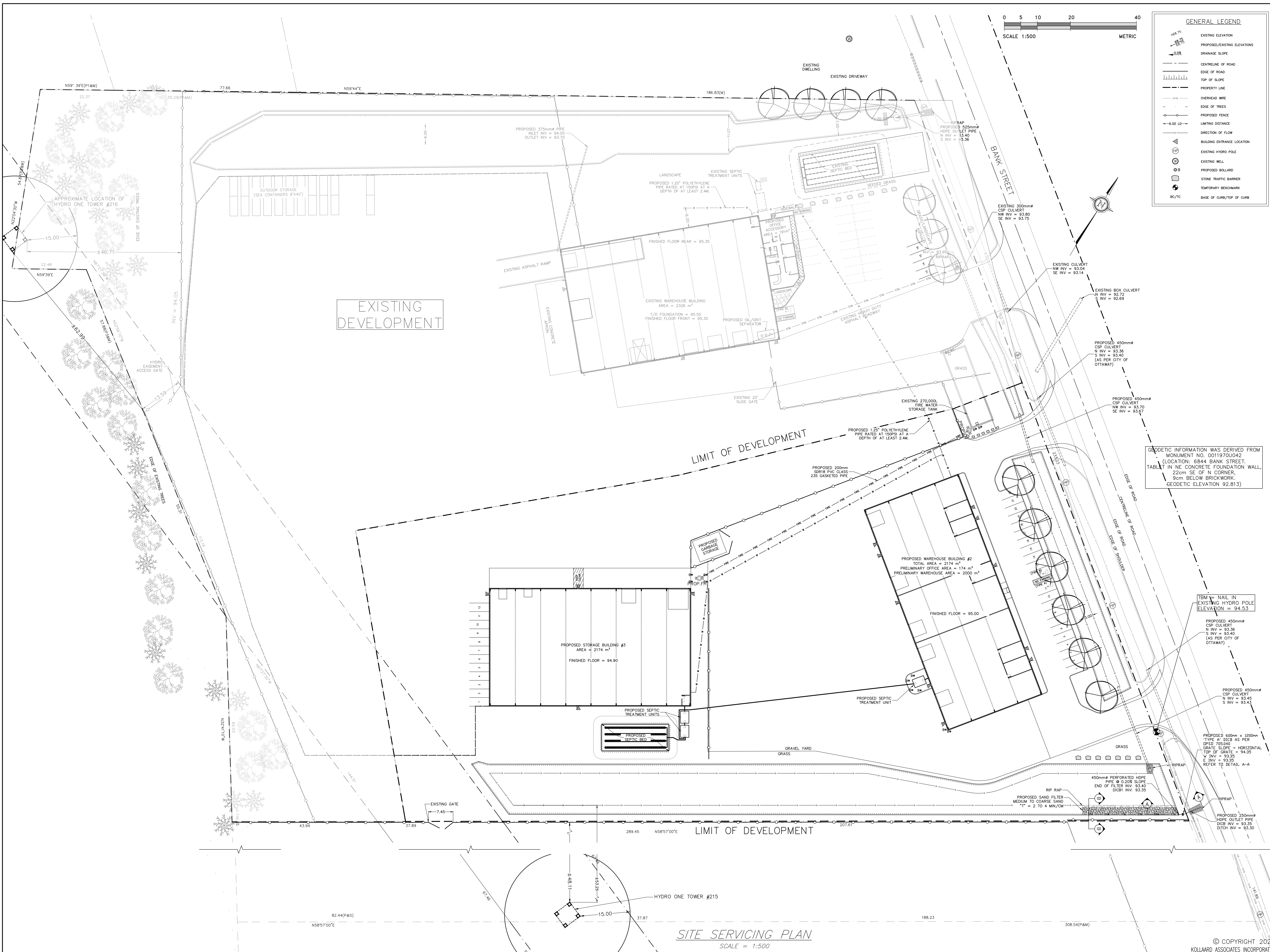
DRAWN BY: ARK APPROVED BY: SD

DATE: JULY 31, 2024

SCALE: AS NOTED

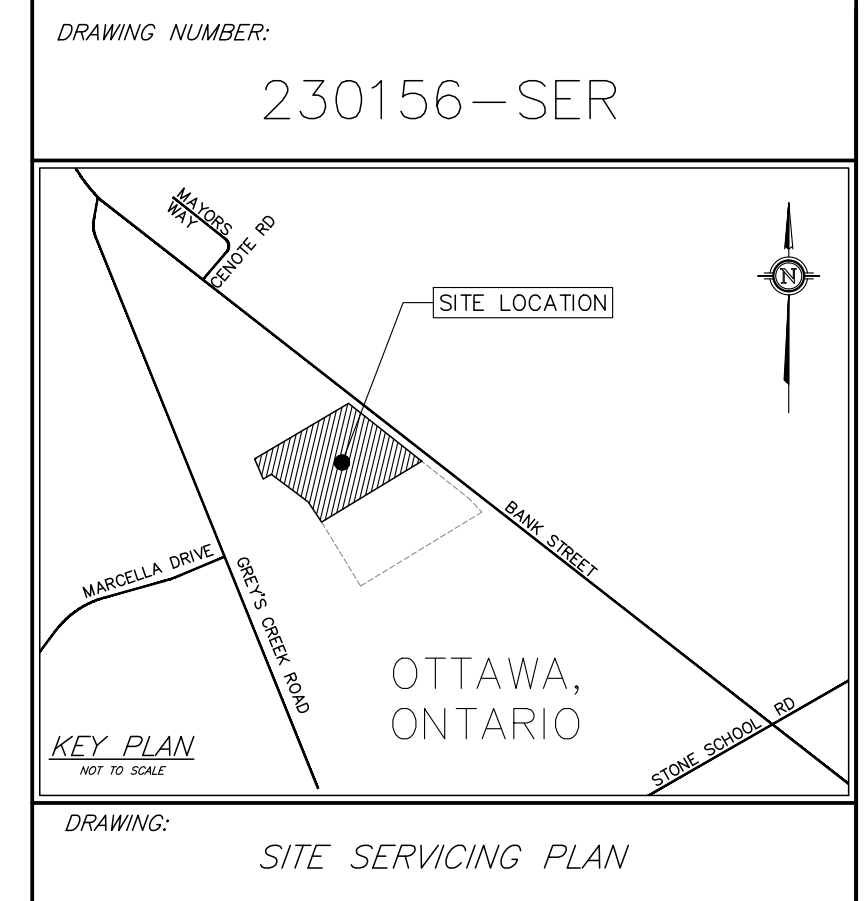
PROJECT NUMBER: 230156

PROFESSIONAL ENGINEER  
 S.E. deWit  
 100079612  
 PROVINCE OF ONTARIO



**GENERAL LEGEND**

	EXISTING ELEVATION
	PROPOSED/EXISTING ELEVATIONS
	DRAINAGE SLOPE
	CENTRELINE OF ROAD
	EDGE OF ROAD
	TOP OF SLOPE
	PROPERTY LINE
	OVERHEAD WIRE
	EDGE OF TREES
	PROPOSED FENCE
	LIMITING DISTANCE
	DIRECTION OF FLOW
	BUILDING ENTRANCE LOCATION
	EXISTING HYDRO POLE
	EXISTING WELL
	PROPOSED BOLLARD
	STONE TRAFFIC BARRIER
	TEMPORARY BENCHMARK
	BASE OF CURB/TOP OF CURB



- GENERAL NOTES:**
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  - THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #230156.

GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042 (LOCATION: 6844 BANK STREET, 22cm SE OF N CORNER, 9cm BELOW BRICKWORK, GEODETIC ELEVATION 92.813)

REV	BY	DATE	DESCRIPTION
1	ARK	SEPT 04, 2024	NO CHANGES TO THIS SHEET
0	ARK	JULY 31, 2024	SUBMITTED FOR SITE PLAN CONTROL

**Kollaard Associates Engineers**

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
KEMPVILLE, ONTARIO info@kollaard.ca  
KOG 1J0 FAX (613) 258-0475  
http://www.kollaard.ca

**CONSULTANTS:**

H.A.KEN SHIPMAN SURVEYING LTD. JAMES B. LENNON & ASSOCIATES INC. LANDSCAPE ARCHITECTS  
P.O. BOX 53, NORTH GOWER, ONT. N0A 2T0 122-2275-7225-0000

Castleglenn Consultants  
Engineers, Project Managers & Planners  
2460 Lancaster Road, Ottawa, ON K1B 4S5  
(613) 837-0140 / (613) 833-724-0000

CLIENT: CAMM WAREHOUSING AND RENTALS INC.

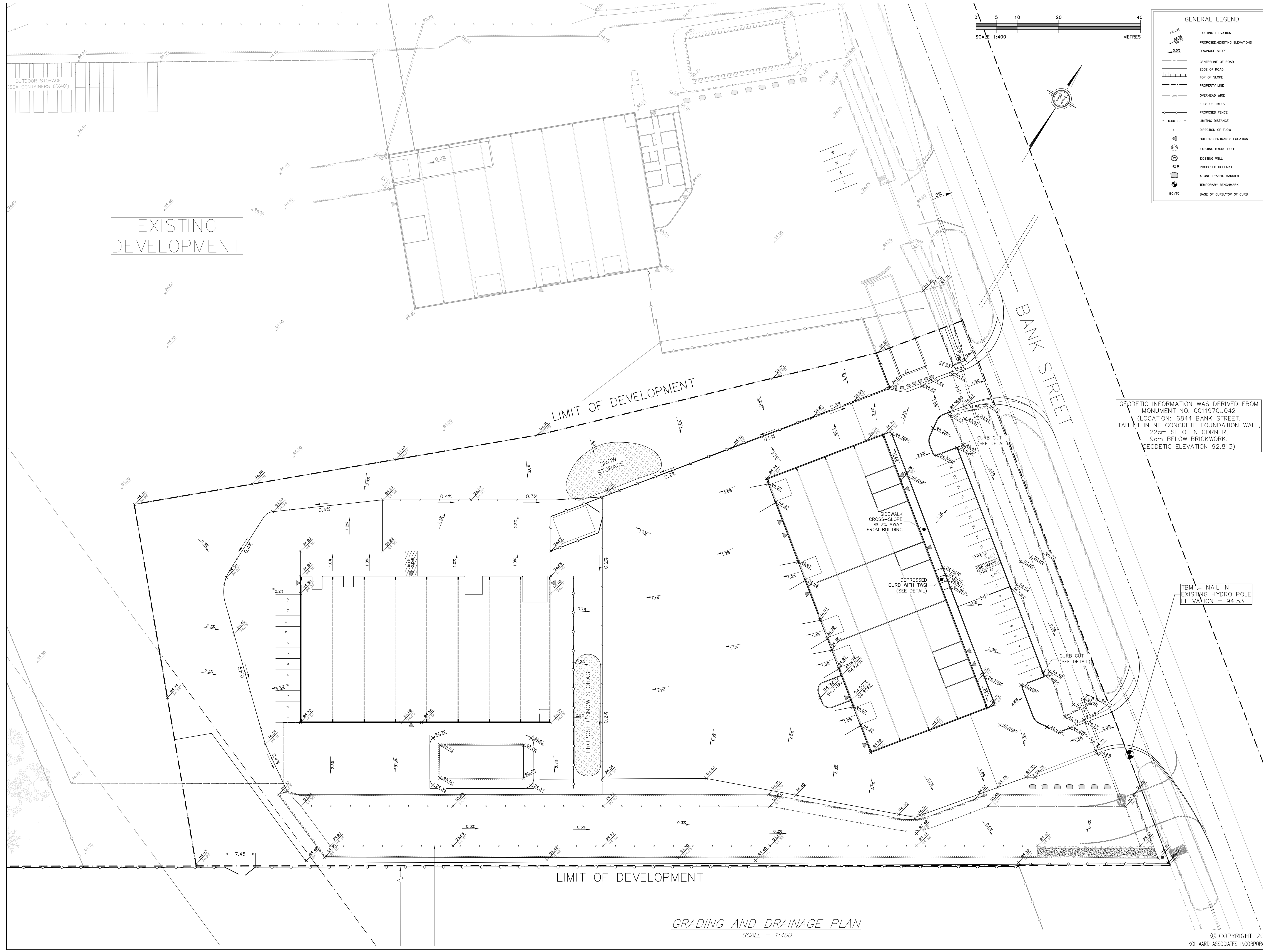
PROJECT: PROPOSED WAREHOUSE WITH OFFICE

LOCATION: 6622 BANK STREET, OTTAWA, ON

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

SEPT 04, 2024  
S. E. deWit  
100079612  
PROVINCE OF ONTARIO

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**GENERAL LEGEND**

- EXISTING ELEVATION
- PROPOSED/EXISTING ELEVATIONS
- DRAINAGE SLOPE
- CENTERLINE OF ROAD
- EDGE OF ROAD
- TOP OF SLOPE
- PROPERTY LINE
- OVERHEAD WIRE
- EDGE OF TREES
- PROPOSED FENCE
- LIMITING DISTANCE
- DIRECTION OF FLOW
- BUILDING ENTRANCE LOCATION
- EXISTING HYDRO POLE
- EXISTING WELL
- PROPOSED WELL
- STONE TRAFFIC BARRIER
- TEMPORARY BENCHMARK
- BC/TC
- BASE OF CURB/TOP OF CURB

DRAWING: GRADING AND DRAINAGE PLAN

- GENERAL NOTES:
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**Kollaard Associates**  
Engineers

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CONSULTANTS:

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2465 Lancaster Road, Ottawa, ON K1Z 4S3  
(613) 751-4052 / (613) 751-0253

CLIENT:  
Camm Warehousing and Rentals Inc.

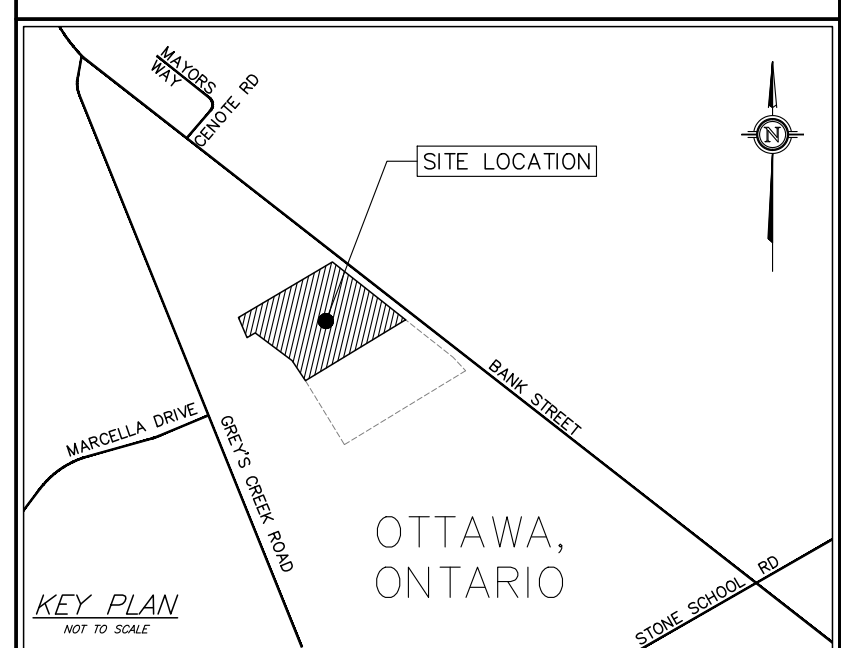
PROJECT:  
PROPOSED WAREHOUSE WITH OFFICE

LOCATION:  
6622 BANK STREET, OTTAWA, ON

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



GRADING AND DRAINAGE PLAN  
SCALE = 1:400



KEY PLAN  
REF TO 2304  
OTTAWA, ONTARIO

- DRAWING: DETAILS
- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
  2. GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970UG42.
  3. TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53.
  4. THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25595.
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Kollaard Associates  
Engineers

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
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CONSULTANTS:

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JAMES B. LENOX & ASSOCIATES INC.  
LANDSCAPE ARCHITECTS  
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URBAN PLANNING CONSULTANTS PROJECT MANAGEMENT  
128 HURON ST. SUITE 200, OTTAWA, ONT. K1P 1H8  
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Castleglenn  
Consultants  
Civil, Mechanical, Electrical & Plumbing  
2465 Lancaster Road, Ottawa, ON K1B 4S5  
(613) 723-4552 / (613) 723-4553

CLIENT:  
Camm Warehousing and Rentals Inc.

PROJECT:  
PROPOSED WAREHOUSE WITH OFFICE

LOCATION:  
6622 BANK STREET, OTTAWA, ON

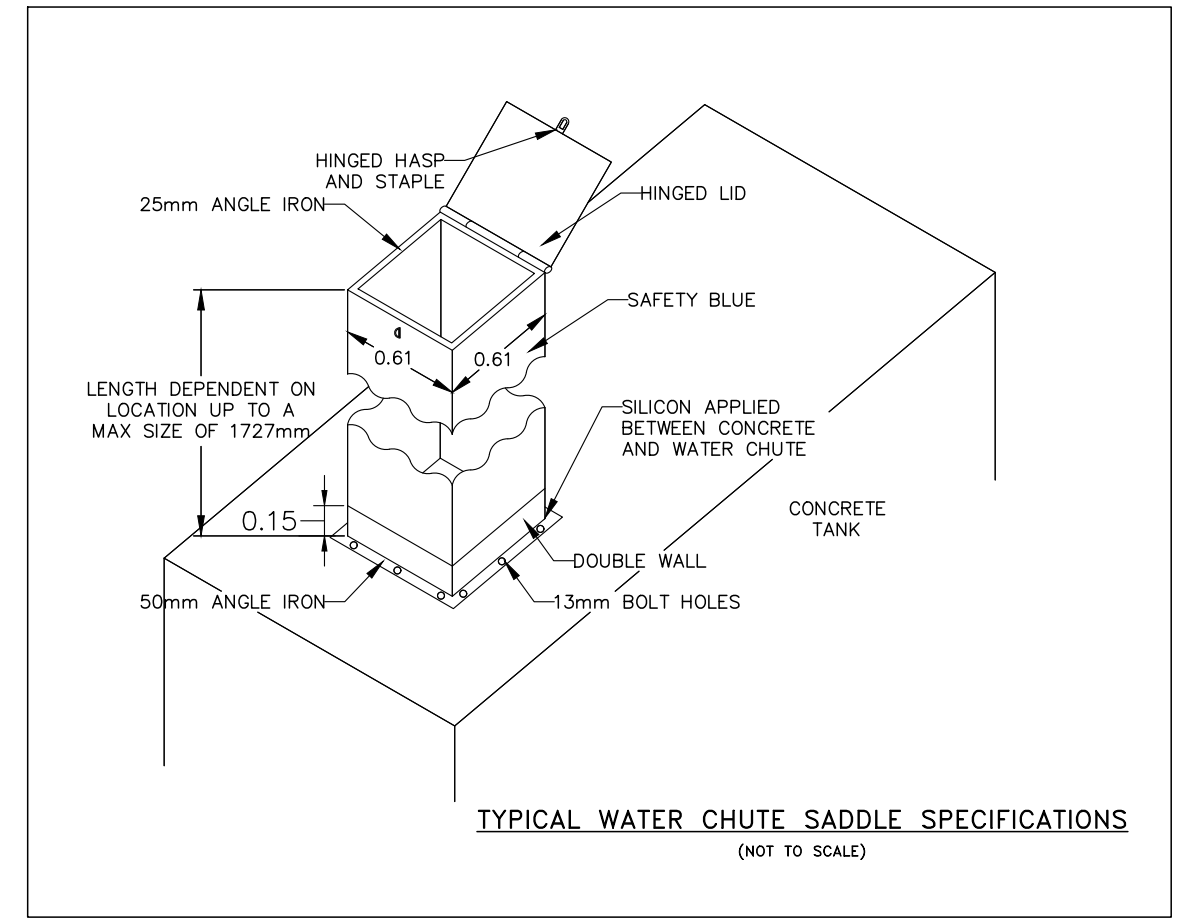
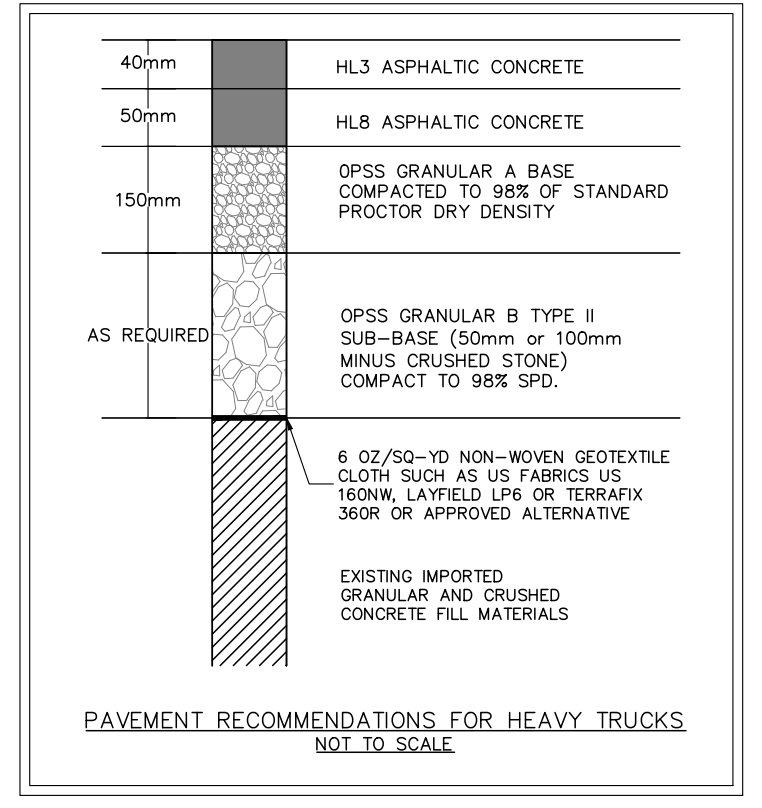
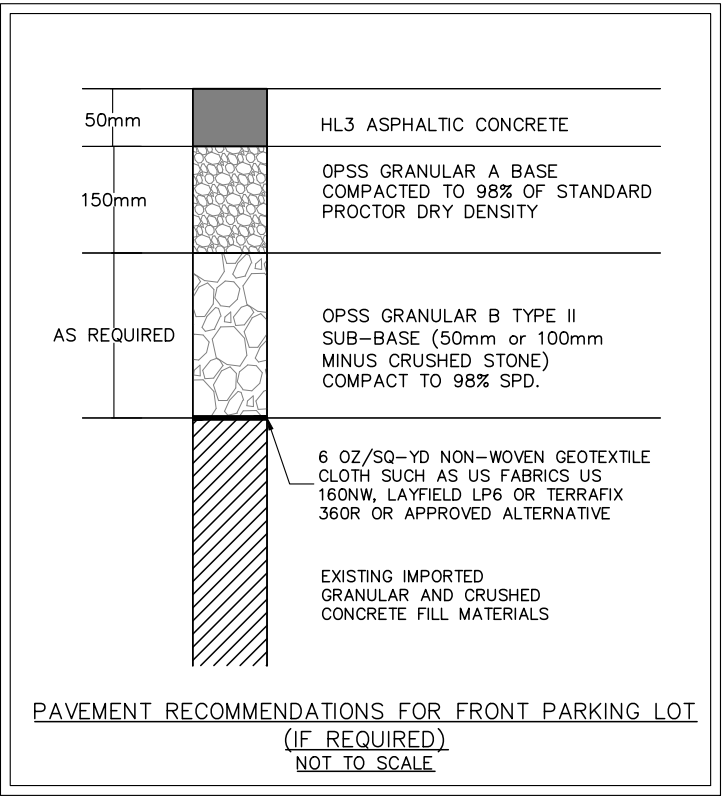
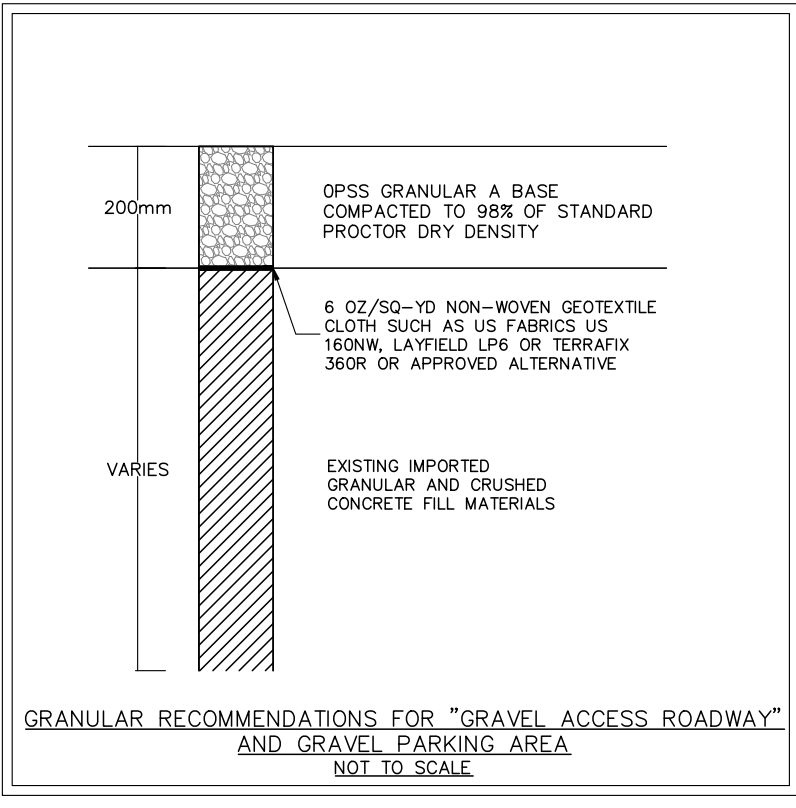
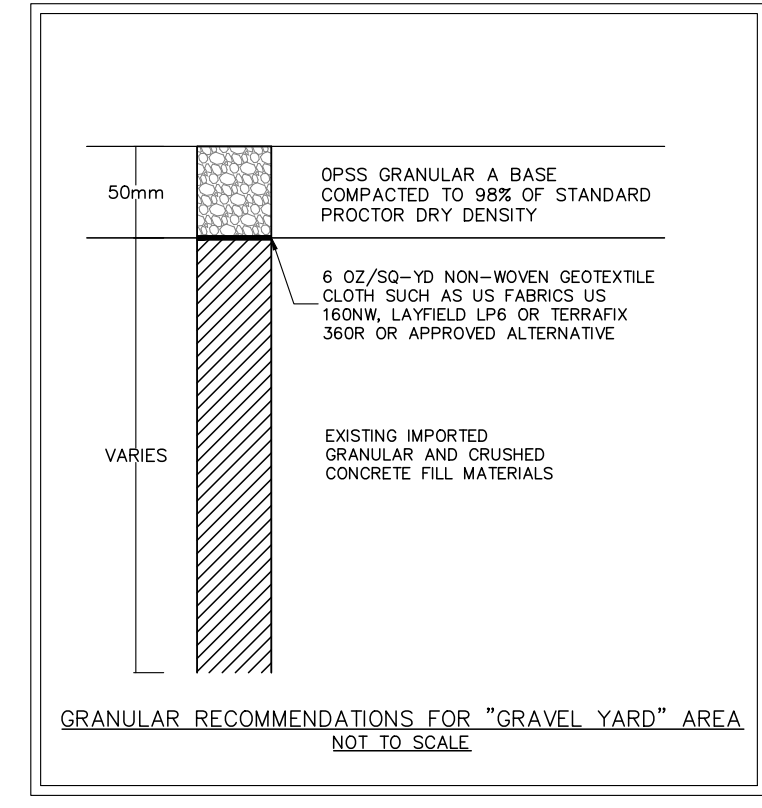
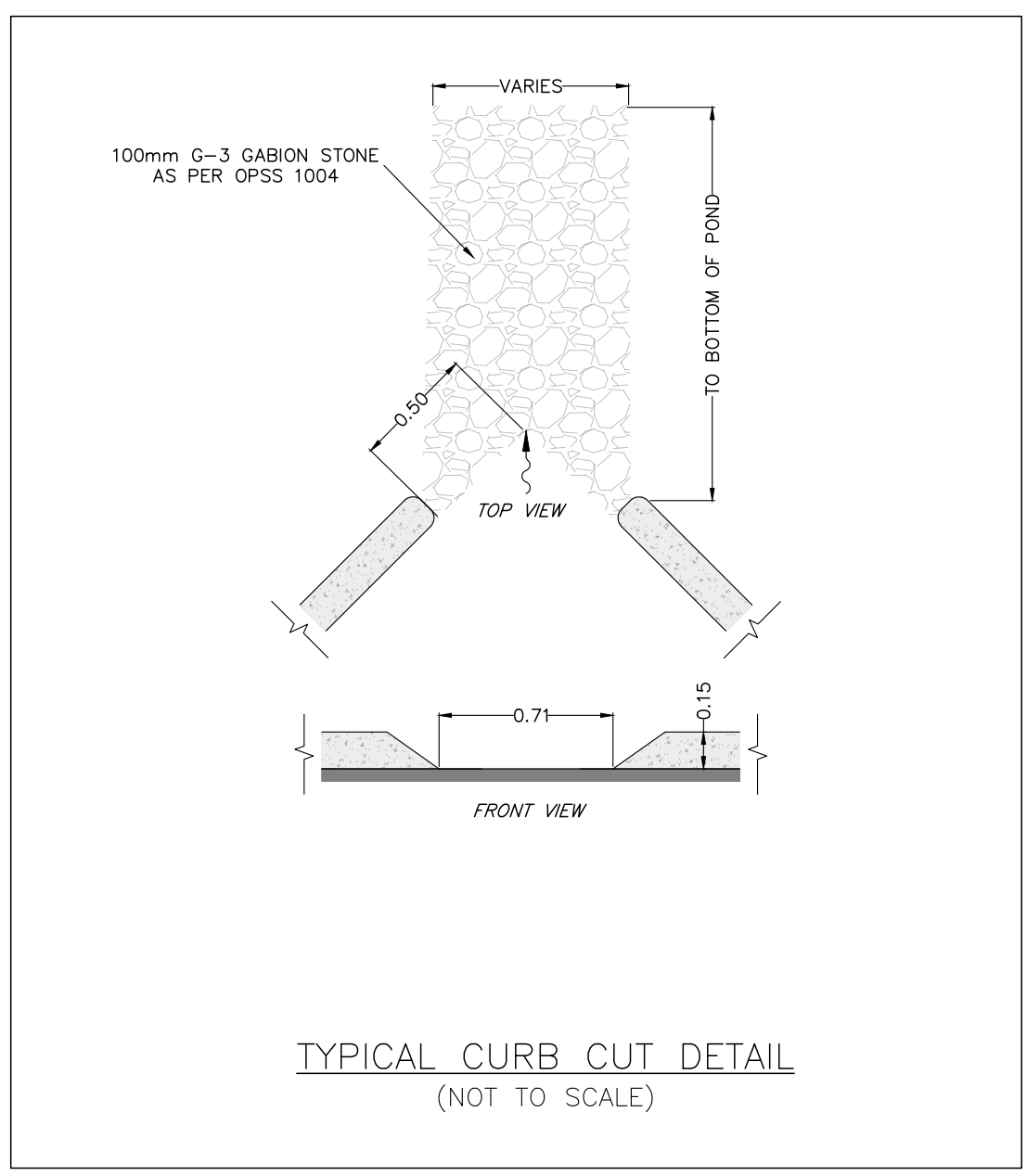
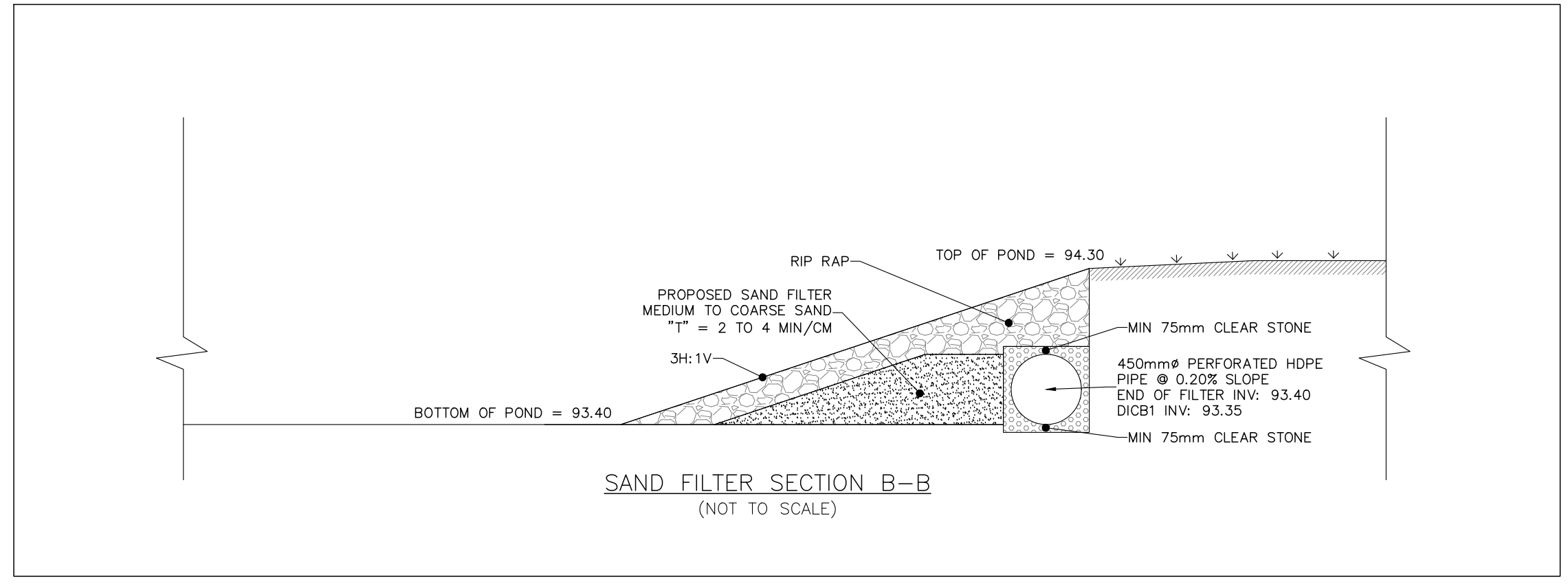
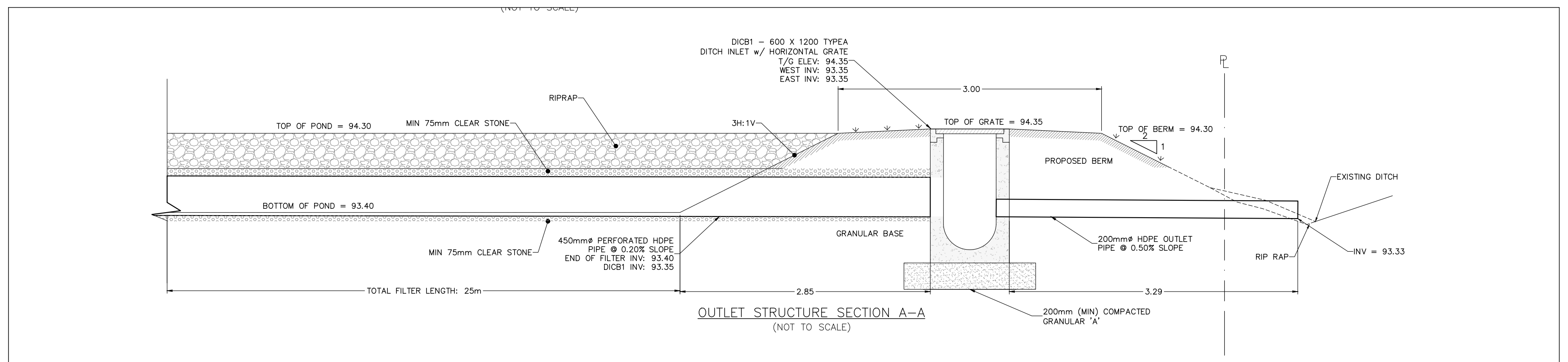
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CHECKED BY: SD

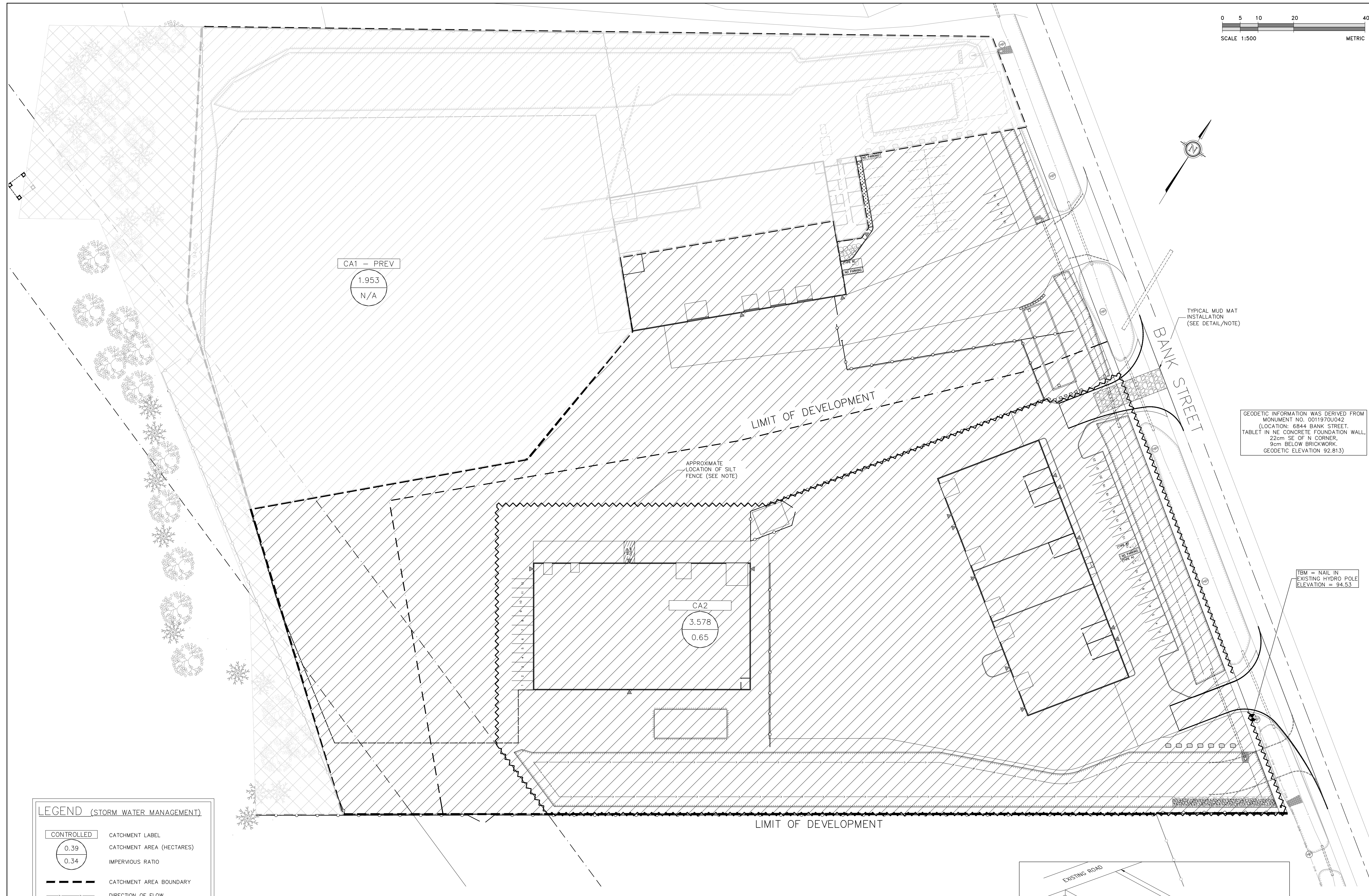
DRAWN BY: ARK  
APPROVED BY: SD

DATE: JULY 31, 2024

SCALE: DETAILS

PROJECT NUMBER: 230156-DET





0 5 10 20 40  
SCALE 1:500 METRIC

DRAWING NUMBER:  
230156-SWM/SEC



DRAWING: STORMWATER MANAGEMENT PLAN/  
SEDIMENT AND EROSION CONTROL PLAN

**EROSION AND SEDIMENT CONTROL NOTES:**

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
2. THE CONTRACTOR AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN AT LEAST EQUAL TO THE STATED MINIMUM REQUIREMENTS AND TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
3. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL SITE WORKS ARE COMPLETE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES DURING CONSTRUCTION. INSPECTION IS TO BE CARRIED OUT ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL OR SNOWMELT EVENT. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE MEASURES ONCE DEVELOPMENT IS COMPLETE AND THE VEGETATION IS ESTABLISHED.
5. THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND STREETS ADJACENT TO THE ACCESS POINTS ARE MAINTAINED AND KEPT CLEAN OF CONSTRUCTION MATERIALS SUCH AS, BUT NOT LIMITED TO MUD, DIRT, CLAY AND GRANULARS ON A DAILY BASIS OR AS NECESSARY, TO THE SATISFACTION OF THE CITY OF OTTAWA. A MUD MAT IS TO BE UTILIZED AT ANY LOCATION WHERE THE SITE IS ACCESSED FOR CONSTRUCTION.
6. EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.
7. THE SEDIMENT AND EROSION CONTROL PLAN IS A LIVING DOCUMENT WHICH MAY BE AMENDED BY ONSITE REQUIREMENTS AT THE APPROVAL OF THE MUNICIPALITY AND THE CONSERVATION AUTHORITY.

GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042 (LOCATION: 6844 BANK STREET, 22cm SE OF N CORNER, 9cm BELOW BRICKWORK, GEODETIC ELEVATION 92.813)

TYPICAL MUD MAT INSTALLATION (SEE DETAIL/NOTE)

TBM = NAIL IN EXISTING HYDRO POLE ELEVATION = 94.53

1	ARK	SEPT 04, 2024	NO CHANGES TO THIS SHEET
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REV	BY	DATE	DESCRIPTION

**Kollaard Associates Engineers**  
P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923  
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http://www.kollaard.ca

**CONSULTANTS:**  
H.A.KEN SHIPMAN SURVEYING LTD. P.O. BOX 53, NORTH GOWER, ONT. N0A 2T0  
JAMES R. LENOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS  
P#18 Business Consulting URBAN PLANNING, CONSULTING, PROJECT MANAGEMENT  
Castleglenn Consultants  
2465 Lancaster Road, Ottawa, ON K1B 4S5  
(416) 833-7351 / (416) 833-7352

CLIENT:  
CAMM WAREHOUSING AND RENTALS INC.

PROJECT:  
PROPOSED WAREHOUSE WITH OFFICE

LOCATION:  
6622 BANK STREET, OTTAWA, ON

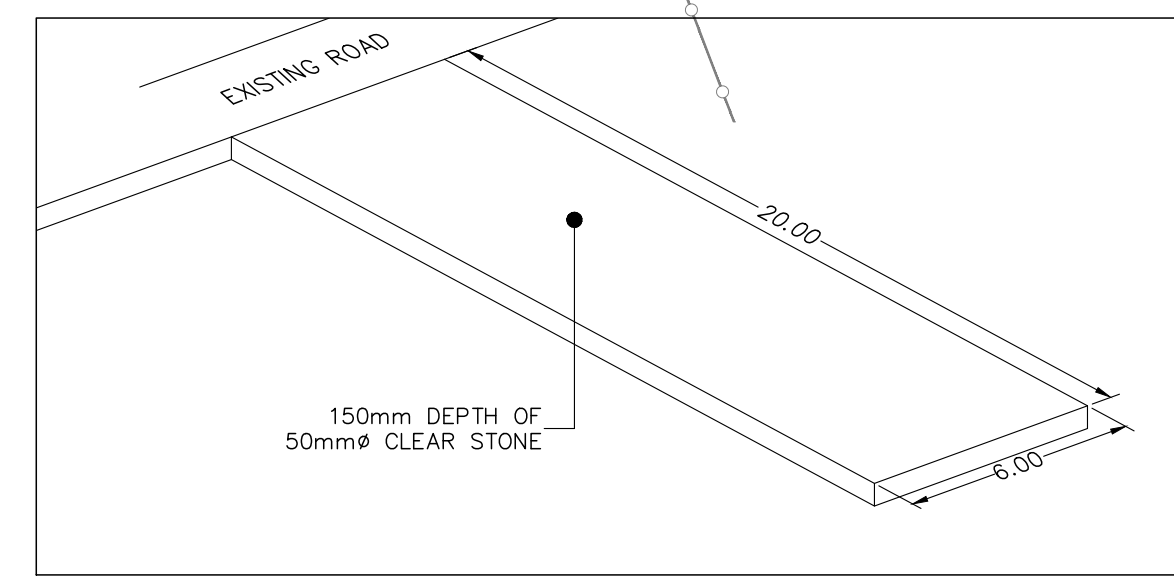
DESIGNED BY: ARK	CHECKED BY: SD
DRAWN BY: ARK	APPROVED BY: SD
DATE: JULY 31, 2024	SCALE: AS NOTED
PROJECT NUMBER: 230156	

**LEGEND (STORM WATER MANAGEMENT)**

<b>CONTROLLED</b>	CATCHMENT LABEL
0.39	CATCHMENT AREA (HECTARES)
0.34	IMPERVIOUS RATIO
---	CATCHMENT AREA BOUNDARY
→	DIRECTION OF FLOW
---	PROPERTY LINE
~~~~~	TOP OF SLOPE
~~~~~	PROPOSED SILT FENCE
▨	CONTROLLED AREA
▩	UNCONTROLLED AREA

- MINIMUM EROSION AND SEDIMENT CONTROL PLAN REQUIREMENTS:**
- TIME THE DEMOLITION AND EXCAVATION ACTIVITIES SO THAT THEY OCCUR NO SOONER THAN IS NECESSARY FOR SUBSEQUENT CONSTRUCTION ACTIVITIES.
  - LANDSCAPE THE SITE AS SOON AS PRACTICALLY POSSIBLE.
  - USE SILT FENCES AROUND ANY STOCKPILES OF SOIL.
  - PRIOR TO CONSTRUCTION, SILT FENCE BARRIERS (OPSD 219.110) WILL BE PLACED AS SHOWN ON THE DRAWING.
  - IF CONSTRUCTION IS PHASED, SILT FENCES TO BE PLACED AROUND ACTIVE CONSTRUCTION ZONES.
  - THE SILT FENCE SHOULD BE REMOVED ONLY WHEN THE SITE IS STABILIZED.

STORMWATER MANAGEMENT PLAN  
SEDIMENT AND EROSION CONTROL PLAN  
SCALE = 1:500



MUD MAT DETAIL  
NOT TO SCALE