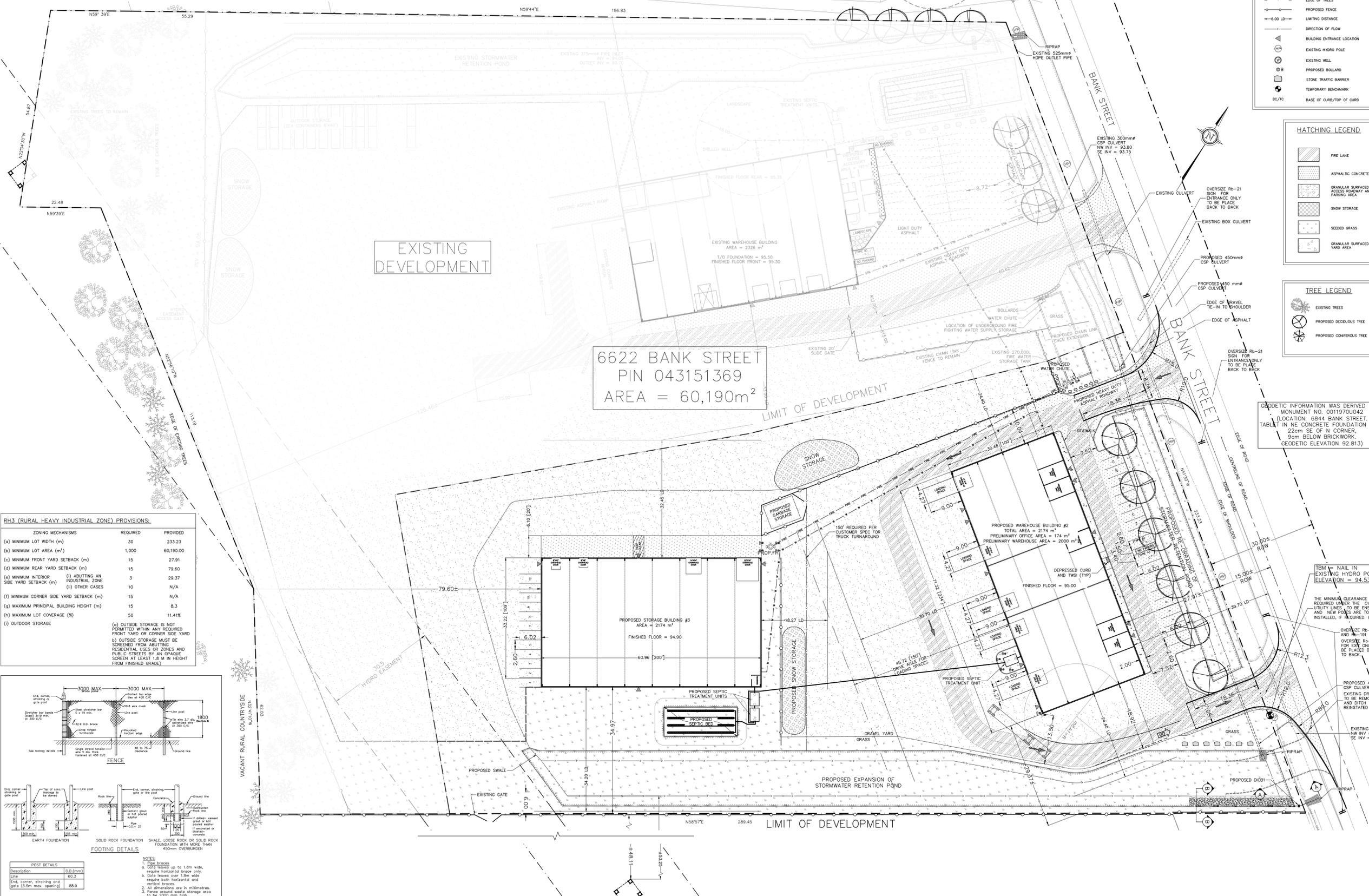


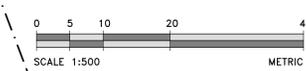
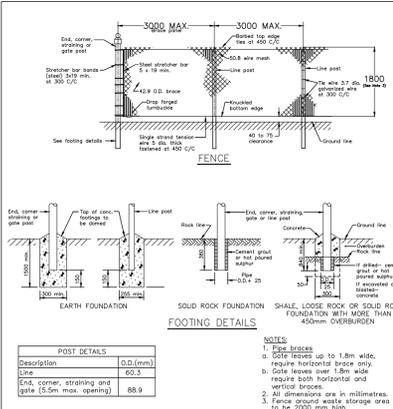
SITE STATISTICS:		
TOTAL AREA	60190	m ²
AREA OF NEW DEVELOPMENT	22423	m ²
EXISTING BUILDING FOOTPRINT	2517	m ²
NEW BUILDING FOOTPRINT	4348	m ²
GROSS FLOOR AREA (TOTAL)		
WAREHOUSE	4094	m ²
ACCESSORY OFFICE	174	m ²

PARKING REQUIREMENTS			
VEHICULAR PARKING	REQUIRED	PROVIDED	
WAREHOUSE (0.8 per 100m ² OF GFA)	33	35	
ACCESSORY OFFICE (2.4 per 100m ² OF GFA)	4	4	
	TOTAL	37	39
ACCESSIBLE PARKING TYPE A	1	1	
ACCESSIBLE PARKING TYPE B	1	1	
	TOTAL	2	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	29.60
(e) MINIMUM INTERIOR SIDE YARD SETBACK (m)	3	29.37
(f) MINIMUM CORNER SIDE YARD SETBACK (m)	15	N/A
(g) MAXIMUM PRINCIPAL BUILDING HEIGHT (m)	15	N/A
(h) MAXIMUM LOT COVERAGE (%)	50	11.41%
(i) OUTDOOR STORAGE		

(c) 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



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
- 6.00 LD
- DIRECTION OF FLOW
- BUILDING ENTRANCE LOCATION
- EXISTING HYDRO POLE
- EXISTING WELL
- PROPOSED BOLLARD
- STONE TRAFFIC BARRIER
- TEMPORARY BENCHMARK
- BC/TC
- BASE OF CURB/TOP OF CURB

HATCHING LEGEND

- FIRE LANE
- ASPHALTIC CONCRETE
- GRANULAR SURFACED ACCESS ROADWAY AND PARKING AREA
- SNOW STORAGE
- SEEDED GRASS
- GRANULAR SURFACED YARD AREA

TREE LEGEND

- EXISTING TREES
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE



DRAWING: 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. BOUNDARY 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.
 - THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
 - 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
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

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

CONSULTANTS:

SHIPMAN SURVEYING LTD. JAMES B. LENNOX & ASSOCIATES INC. ARCHITECTS
 LANDSCAPE ARCHITECTS

Castleguard Consultants
 2465 Lancaster Road, Ottawa, ON K1B 4S3
 (1) (613) 751-4002 / (1) (613) 751-0263

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

LICENSED PROFESSIONAL ENGINEER
 OCT 02, 2024
 S.E. deWit
 100079612
 PROVINCE OF ONTARIO