

ZONING INFORMATION

1.0 GENERAL INFORMATION:

LEGAL DESCRIPTION:
PART OF BLOCK 5 REGISTERED PLAN 4M-300,
THE CITY OF OTTAWA

BUILDING AREA (B.A.):
1,627.51m²

GROSS FLOOR AREA (G.F.A.):
1,815.71m²

PROPOSED USE:
HEAVY EQUIPMENT & VEHICLE SALES, RENTAL & SERVICING

2.0 ZONING PROVISIONS:

DESIGNATION:
RURAL GENERAL INDUSTRIAL ZONE (RG4)

LOT AREA:
REQUIRED: 1,800.00m² (MIN.)
PROPOSED: 23,696.64m²

LOT FRONTAGE:
REQUIRED: 30.00m
PROPOSED: 179.56m

SETBACKS:
FRONT YARD:
REQUIRED: 12.00m (MIN.)
PROPOSED: 24.91m

CORNER SIDE YARD:
REQUIRED: 12.00m (MIN.)
PROPOSED: N/A

INTERIOR SIDE YARD:
REQUIRED: 4.50m (MIN.)
PROPOSED: 16.62m

REAR YARD:
REQUIRED: 7.50m (MIN.)
PROPOSED: 29.96m

LOT COVERAGE:
REQUIRED: 50% (MAX.)
PROPOSED: 7%

BUILDING HEIGHT:
REQUIRED: 15.00m (MAX.)
PROPOSED: 7.46m

3.0 PARKING (PER SECTIONS 3.30 & 3.41):

STANDARD SPACES:
PROVISION: HEAVY EQUIPMENT AND VEHICLE
SALES, RENTAL AND SERVICING
0.75 SPACE PER 100m² G.F.A.
OFFICE
2.4 SPACE PER 100m² G.F.A.

REQUIRED: $= (1134\text{m}^2 \times 0.75/100\text{m}^2) + (713\text{m}^2 \times 2.4/100\text{m}^2)$
= 27 SPACES
132 STANDARD SPACES

PROVIDED:
BARRIER-FREE SPACES:
PROVISION: 1-19 STANDARD = 1 SPACE
REQUIRED: 2 SPACE
PROVIDED: 2 SPACE

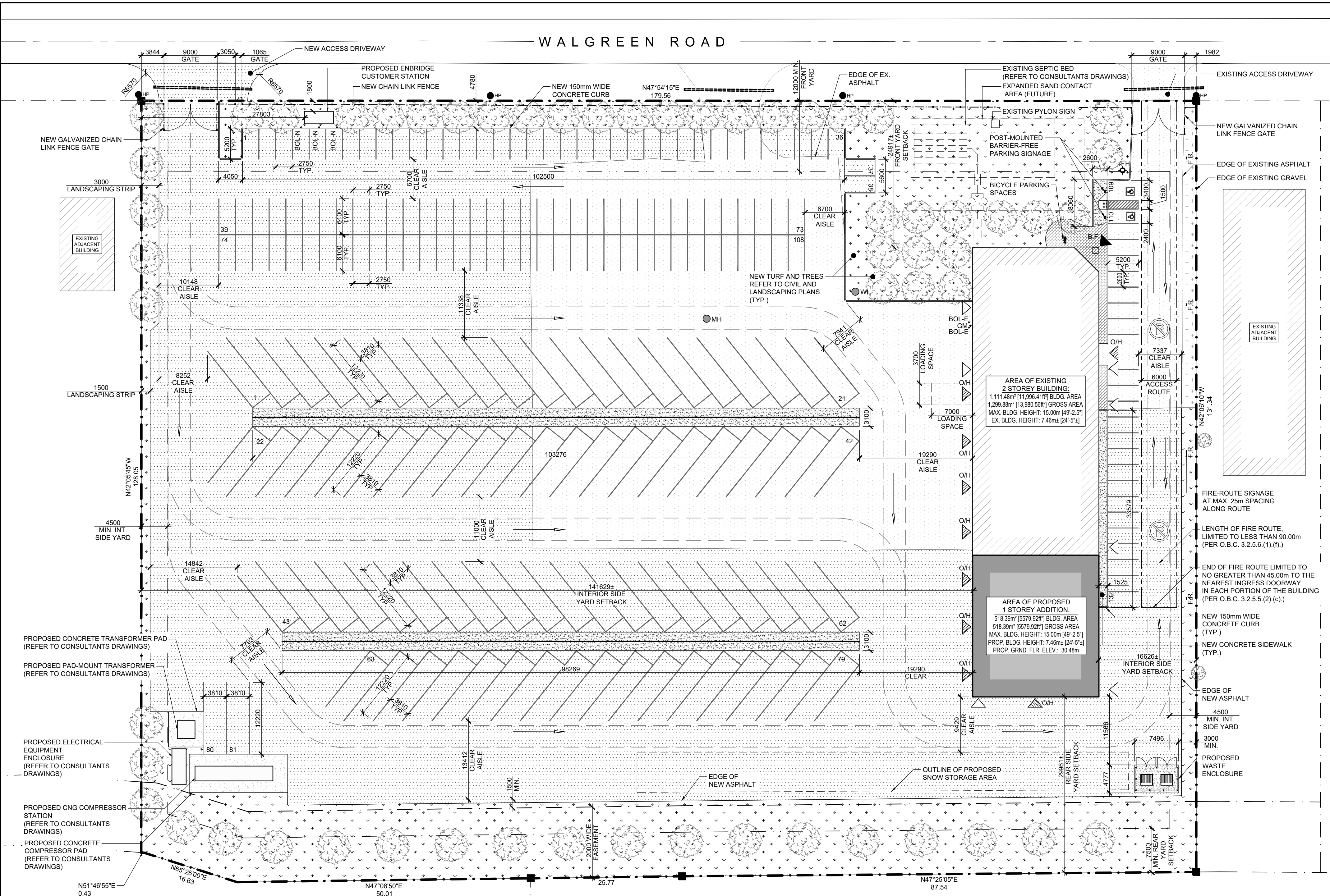
LOADING SPACES:
PROVISION: 1000m²-1,999m² G.F.A. = 1 SPACE
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

BICYCLE SPACES:
PROVISION: LIGHT INDUSTRIAL USE
1 PER 1000m² G.F.A. = 2 SPACE
REQUIRED: 2 SPACE
PROVIDED: 2 SPACE

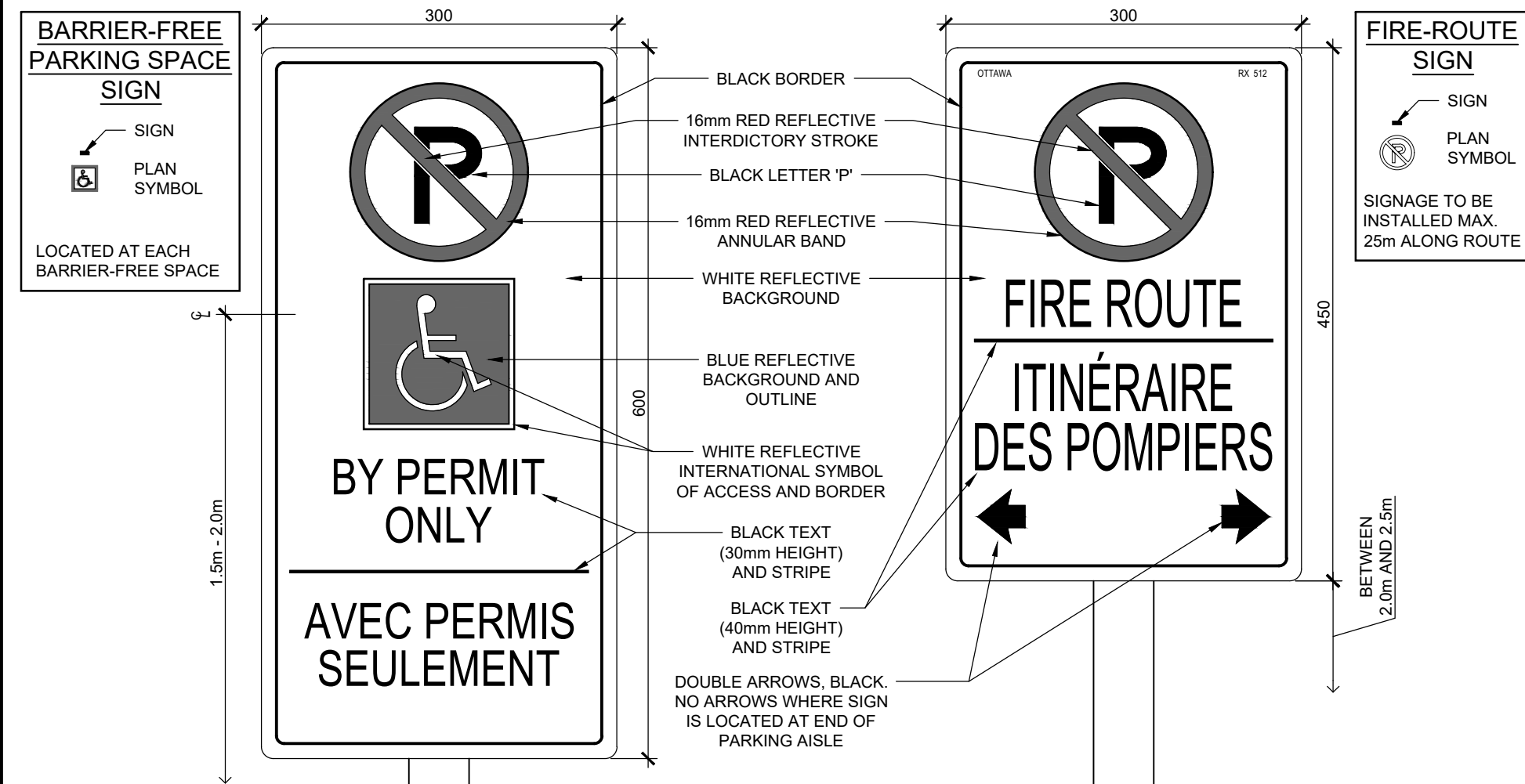
SYMBOL LEGEND

---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK LINE
---	ROAD CENTRELINE
---	FIRE ROUTE LINE
---	NEW CHAIN LINK FENCE
---	MUNICIPAL ROAD BOUNDARY
---	SNOW STORAGE AREA BOUNDARY
---	TRUCK AISLE OUTLINE
---	DIRECTION OF TRAVEL
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	EXISTING HEAVY DUTY ASPHALT
---	PROPOSED HEAVY DUTY ASPHALT
---	EXISTING GRAVEL
---	EXISTING INTERLOCK
---	PROPOSED CONCRETE SIDEWALK AREA
---	LANDSCAPED AREA

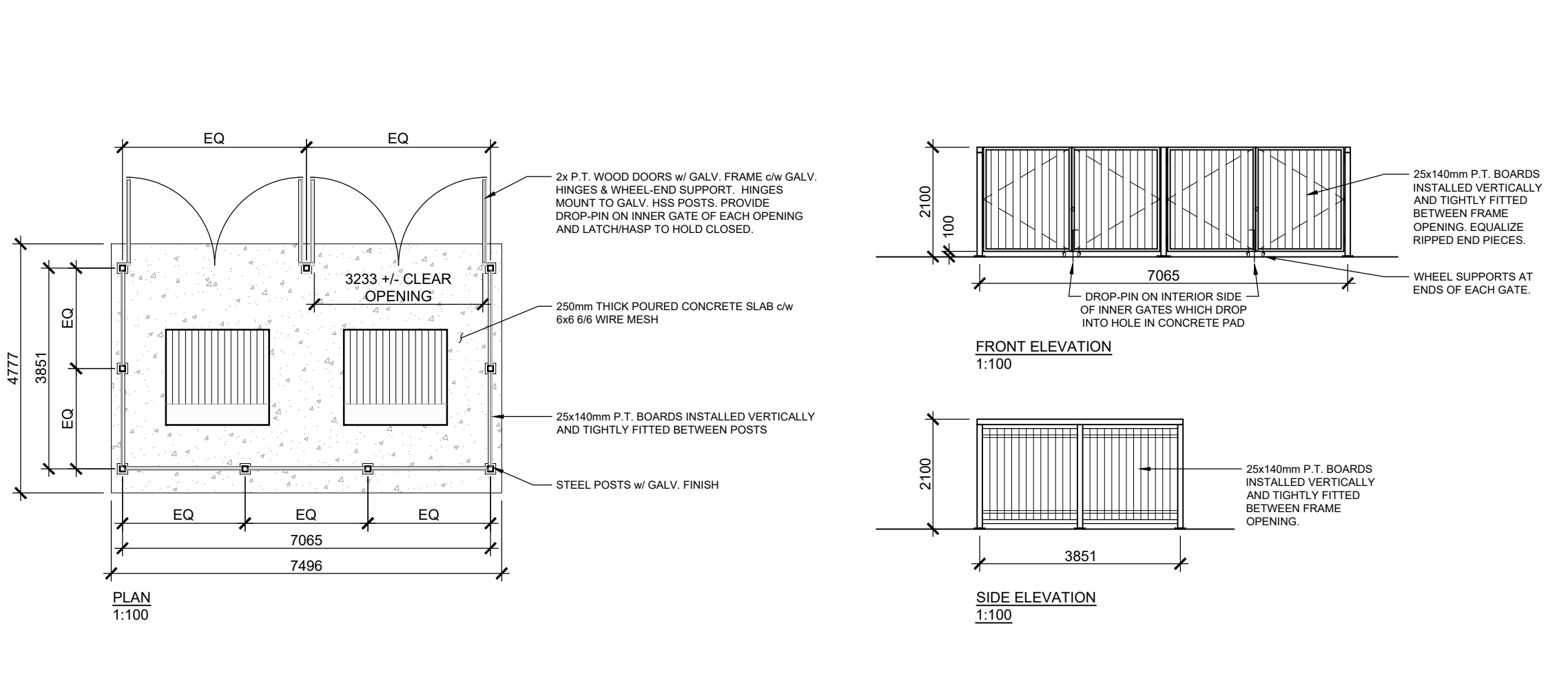
---	NEW CULVERT
---	EXISTING UTILITY POLE
---	PRIMARY BUILDING ENTRANCE OR BARRIER-FREE ENTRANCE
---	SECONDARY ENTRANCES / EXITS OR BARRIER-FREE ENTRANCE / EXITS
---	OVERHEAD DOOR
---	BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS
---	FIRE HYDRANT (EXISTING)
---	EXISTING WELL
---	EXISTING MANHOLE
---	EXISTING HYDRO POLE
---	EXISTING GAS METER
---	EXISTING BOLLARD
---	NEW BOLLARD



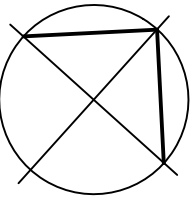
VERTICAL PARKING LOT SIGNAGE (POST OR WALL MOUNTED)



WASTE ENCLOSURE DETAILS



North



Revisions

No.	By	Description	Date
07	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	25 FEB 2025
06	W.P.	ISSUED FOR COORDINATION	19 FEB 2025
05	W.P.	ISSUED FOR SITE PLAN CONTROL APPLICATION	20 DEC 2024
04	W.P.	ISSUED FOR COORDINATION	11 DEC 2024
03	T.D.	ISSUED FOR COORDINATION	02 DEC 2024
02	T.D.	ISSUED FOR COORDINATION	13 NOV 2024
01	T.D.	ISSUED FOR COORDINATION	08 NOV 2024

Project

EGIS
SITE PLAN DEVELOPMENT

145 WALGREEN RD, OTTAWA, ON

Drawing

PROPOSED
SITE PLAN

Scale AS NOTED

Drawn T.D.

Checked W.P.

Project No.

24-138

Date
SEPTEMBER, 2024

Drawing No.

SP-A01

