



ZONING INFORMATION		
NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250		
ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	RG3 [385] RURAL GENERAL INDUSTRIAL ZONE	BUILDING #1: WAREHOUSE, RETAIL STORE, BAR (25%) BUILDING #2: WAREHOUSE
MIN. LOT WIDTH	30.0 m	110.0 m
MIN. LOT AREA	2,000 m ²	22,680 m ² (± 5.6 Acres)
MIN. FRONT YARD SETBACK	15.0 m	45.0 m
MIN. REAR YARD SETBACK	15.0 m	110.0 m
MIN. INTERIOR SIDE YARD SETBACK	3.0 m	9.0 m
MAX. LOT COVERAGE	35%	2.85%
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 10-100 SPACES ABUTTING A STREET 3 m NOT ABUTTING A STREET 1.5 m	
STANDARD PARKING SPACE	2.6 WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.4x5.2m (A): 2.4x5.2m(B)	3.4x5.2m (A): 2.4x5.2m(B)
PARKING REQUIREMENTS		
BUILDING#1: LIGHT INDUSTRIAL USE (N49): 0.8 PER 100 m ² FOR THE FIRST 5,000 m ² OF GFA (0.32 REQUIRED) RETAIL STORE (N79): 3.4 PER 100m ² OF GFA (2.75 REQUIRED) BAR (N15): 6 PER 100m ² OF GFA (6.48 REQUIRED)		BUILDING#1: 19 PARKING SPACES BUILDING#2: 9 PARKING SPACES
TOTAL REQUIRED: 12.725		
BUILDING#2: LIGHT INDUSTRIAL USE (N49): 0.8 PER 100 m ² FOR THE FIRST 5,000 m ² OF GFA (0.32 REQUIRED)		
BARRIER FREE ACCESSIBLE	AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS, PARAGRAPH 3.1.2, TABLE 3 1 TYPE 'A', 1 TYPE 'B'	BUILDING#1: 2 ACCESSIBLE PARKING SPACES (1xTYPE 'A' + 1xTYPE 'B') BUILDING#2: 2 ACCESSIBLE PARKING SPACES (1xTYPE 'A' + 1xTYPE 'B')
LOADING SPACES	GFA 350-999m ² - 0 required	0 PROVIDED
BICYCLE PARKING RATE	BUILDING#1: LIGHT INDUSTRIAL USE: 1 PER 1,000 m ² OF GFA (0.485 REQUIRED) RETAIL STORE: 1 PER 250 m ² OF GFA (0.32 REQUIRED) BAR: 1 PER 1,500 m ² OF GFA (0.072) TOTAL REQUIRED: 0.8285	BUILDING#1: 6 BICYCLE SPACES BUILDING#2: 6 BICYCLE SPACES
BUILDING#2: LIGHT INDUSTRIAL USE: 1 PER 1,000 m ² OF GFA (1.042 REQUIRED)		

OWNER:
STRATFORD FOX RUN
9917756 CANADA INC.
411 LEGGET DRIVE, SUITE 710,
OTTAWA, ONTARIO, K2C 3C9

ARCHITECT:
N45 ARCHITECTURE INC
71 BANK STREET
OTTAWA, ONTARIO, K1P 5N2

LANDSCAPE ARCHITECT:
LEVSTEK CONSULTANTS INC
5871 HUGH CRESCENT
OSGOODE ONTARIO K0A 2W0

CIVIL ENGINEER & SURVEYOR
EGIS CANADA LTD.
115 WALGREEN ROAD
CARP, ONTARIO, K0A 1L0

GEOTECHNICAL ENGINEER*
PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ONTARIO, K2E 2A9

RAIL SAFETY ENGINEER
ENTTUITIVE
7-200 UNIVERSITY AVENUE
TORONTO ONTARIO, M5H 3C6

5 ISSUED FOR SPA 26NOV25

4 ISSUED FOR SPA 09OCT25

3 ISSUED FOR SPA 29JUL25

2 ISSUED FOR SPA 15MAY25

1 ISSUED FOR SITE PLAN CONTROL 07OCT24

no. revision date

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ONTARIO ASSOCIATION OF ARCHITECTS
VLADIMIR POPOVIC LICENCE 5919

drawing title
SITE PLAN

scale AS NOTED drawn by NF
date JUNE 2022 checked by VP
project number 24-826 drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.
revision -