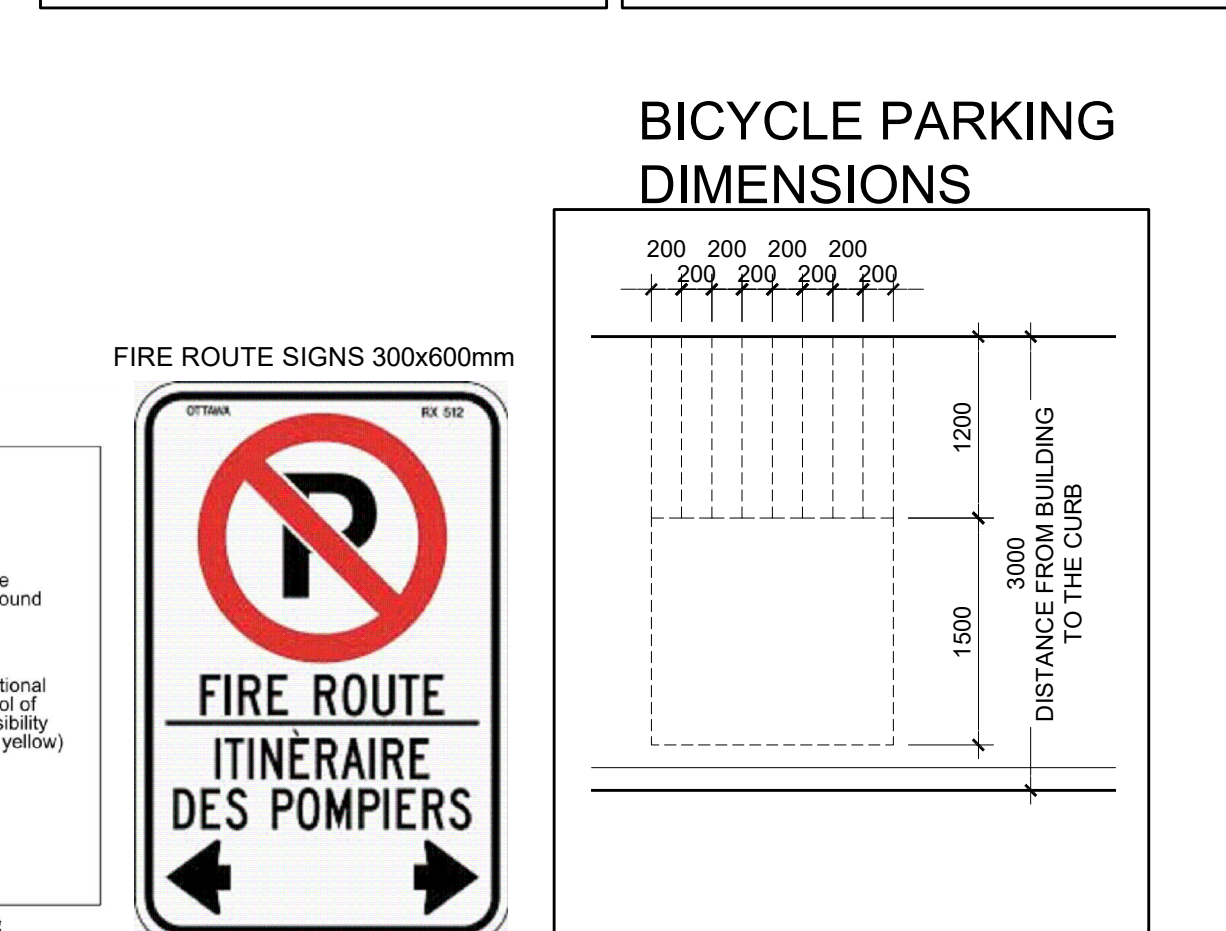


| ZONING INFORMATION   |   |  |
|--|---|--|
| NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250 |   |  |
| ZONING MECHANISM   | REQUIRED  | PROVIDED   |
| DEFINITION   | R3 (385) RURAL GENERAL INDUSTRIAL ZONE  | BUILDING #1: WAREHOUSE, RETAIL STORE, BAR (25%)<br>BUILDING #2: WAREHOUSE  |
| MIN. LOT WIDTH   | 30.0 m  | 110.0 m  |
| MIN. LOT AREA  | 2,000 m <sup>2</sup>  | 22,680 m <sup>2</sup> (± 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:<br>ABUTTING A STREET = 3 m<br>NOT ABUTTING A STREET = 1.5 m   | ABUTTING A STREET 3 m<br>NOT ABUTTING A STREET 3 m   |
| STANDARD PARKING SPACE   | 2.6m 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:<br>LIGHT INDUSTRIAL USE (N49): 0.8 PER 100 m <sup>2</sup> FOR THE FIRST 5,000 m <sup>2</sup> OF GFA (3.405 REQUIRED)<br>RETAIL STORE (N79): 3.4 PER 100m <sup>2</sup> OF GFA (2.75 REQUIRED)<br>BAR (N15): 6 PER 100m <sup>2</sup> OF GFA (6.48 REQUIRED)<br>TOTAL REQUIRED: 12.725<br>BUILDING#2:<br>LIGHT INDUSTRIAL USE (N49): 0.8 PER 100 m <sup>2</sup> FOR THE FIRST 5,000 m <sup>2</sup> OF GFA (8.336 REQUIRED) | BUILDING#1:<br>19 PARKING SPACES<br>BUILDING#2:<br>9 PARKING SPACES  |
| BARRIER FREE ACCESSIBLE  | AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS, PARAGRAPH 3.1.2, TABLE 3<br>1 TYPE 'A', 1 TYPE 'B'  | BUILDING#1:<br>2 ACCESSIBLE PARKING SPACES (1xTYPE 'A' + 1xTYPE 'B')<br>BUILDING#2:<br>2 ACCESSIBLE PARKING SPACES (1xTYPE 'A' + 1xTYPE 'B') |
| LOADING SPACES   | GFA 350-999m <sup>2</sup> - 0 required  | 0 PROVIDED   |
| BICYCLE PARKING RATE   | BUILDING#1:<br>LIGHT INDUSTRIAL USE: 1 PER 1,000 m <sup>2</sup> OF GFA (0.4365 REQUIRED)<br>RETAIL STORE: 1 PER 250 m <sup>2</sup> OF GFA (0.32 REQUIRED)<br>BAR: 1 PER 1,500 m <sup>2</sup> OF GFA (0.072) TOTAL REQUIRED: 0.8285<br>BUILDING#2:<br>LIGHT INDUSTRIAL USE: 1 PER 1,000 m <sup>2</sup> OF GFA (1.042 REQUIRED)   | BUILDING#1:<br>6 BICYCLE SPACES<br>BUILDING#2:<br>6 BICYCLE SPACES   |

| SYMBOL LEGEND:  |                      |
|---|----------------------|
| ▲ ▼   | BLDG ENTRANCE/EXIT   |
| — FDC   | FIRE DEPARTMENT CON  |
| — FH  | NEW FIRE HYDRANT     |
| ○ WM  | WATER METER          |
| — DC  | NEW DEPRESSED CURB   |
| —   | NEW CURB             |
| —   | PROPERTY LINE        |
| —   | NEW CHAIN LINK FENCE |
| ○ B   | BOLLARD              |
| BR  | BIKE RACKS           |
| SIGNAGE LEGEND:   |                      |
| BF  | BF PARKING           |
| FR  | FIRE ROUTE           |
| FIRE ROUTE (AS PER OBC 3.2.5):  |                      |
| • 6m WIDE   |                      |
| • 12m CENTRE LINE RADIUS  |                      |
| • 3m CLEAR OF ANY OBSTRUCTIONS AND/OR BUILDINGS   |                      |
| • 15m TO FRONT ENTRANCE   |                      |
| • 90m MAX TO TURN AROUND FACILITIES   |                      |
| GROUND COVER LEGEND:  |                      |
| REFER TO LANDSCAPE  |                      |
| GRASS   | CONCRETE             |
| ASPHALT   | PAVERS               |
| PROJECT INFORMATION (BUILDING#1):   |                      |
| <b>BUILDING CLASSIFICATION:</b><br>THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2024 (CURRENT EDITION) PART 3  |                      |
| <b>MAJOR OCCUPANCY:</b><br>GROUP F, DIVISION 2, SPRINKLERED, UP TO TWO STOREY (3.2.2.72)  |                      |
| <b>MINOR OCCUPANCIES:</b><br>GROUP E, AND GROUP D   |                      |
| <b>BUILDING STATISTICS:</b><br>BUILDING AREA (FOOTPRINT): 623 sq.m.<br>BUILDING GFA: 738 sq.m.<br>NUMBER OF STOREYS: 1 (4MEZZANINE)<br>BUILDING SPRINKLERED: YES<br># OF STREET ACCESS ROUTES: 1<br>CONSTRUCTION TYPE: NON-COMB.<br>FLOOR ASSEMBLY & F.R.R.: 1 HOUR   |                      |
| PROJECT INFORMATION (BUILDING#2):   |                      |
| <b>BUILDING CLASSIFICATION:</b><br>THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2024 (CURRENT EDITION) PART 3  |                      |
| <b>MAJOR OCCUPANCY:</b><br>GROUP F, DIVISION 2, SPRINKLERED, UP TO TWO STOREY (3.2.2.72)  |                      |
| <b>MINOR OCCUPANCIES:</b><br>GROUP D  |                      |
| <b>BUILDING STATISTICS:</b><br>BUILDING AREA (FOOTPRINT): 925 sq.m.<br>BUILDING GFA: 1,042 sq.m.<br>NUMBER OF STOREYS: 1 (4MEZZANINE)<br>BUILDING SPRINKLERED: YES<br># OF STREET ACCESS ROUTES: 1<br>CONSTRUCTION TYPE: NON-COMB.<br>FLOOR ASSEMBLY & F.R.R.: 1 HOUR |                      |
| TOPOGRAPHICAL PLAN INFORMATION:   |                      |
| SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF SURVEY OF PART OF UNIT 10, INDEX PLAN D-26, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA  |                      |
| PREPARED BY EGIS SURVEYING INC., JULY 9, 2024   |                      |



**OWNER:**  
STRATFORD FOX RUN  
99117756 CANADA INC.  
411 LEGGET DRIVE, SUITE 710,  
OTTAWA, ONTARIO, K2K 3C9

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

**LANDSCAPE ARCHITECT:**  
LEVISTEK 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**  
ENTUITIVE  
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    |

**N45 ARCHITECTURE INC.**  
71 Bank Street, 7th floor - Ottawa, Ontario, K1P 5N2  
tel. 613.224.0095 fax 613.224.9811

project  
**FOXRUN RICHMOND**

5923 OTTAWA STREET  
OTTAWA, ON

project north

seal  
ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
VLADIMIR POPOVIC  
LICENCE  
5918

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