

**SITE SURVEY INFORMATION:**  
INFORMATION ON THIS PLAN WAS  
TAKEN FROM THE SURVEY PLAN  
PREPARED BY ANNIS, O'SULLIVAN,  
VOLLEBEKK ltd DATED 2022-11-18

**LEGAL DESCRIPTION:**  
PLAN OF SURVEY OF  
PART OF BLOCK A  
REGISTERED PLAN 4M-121  
AND  
PART OF LOTS 24 AND 25  
CONCESSION 3 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

OTW21-0002-00

SITE STATISTICS		
ZONING	IH/IL	
GROSS SITE AREA	84,452 SM	
PROJECT LIMIT AREA	37,191 SM	
Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)		
Proposed Use	Warehouse	
Regulations (Part 11: Industrial Zones)		
	Proposed	Required IH (IL)
Min. Front Yard Building Setback (m)	18.66 m	7.5 m
Min. Interior Side Yard Building Set back (m)	12.29 m	7.5 m
Min.Rear Yard Building Setback (m)	N/A	7.5 m
Min.Landscape Front Yard Setback (m)	4.72 m	3 m
Min.Landscape Side Yard Setback (m)	3.15 m	3 m
Min.Landscape Rear Yard Setback (m)	N/A	3 m
Max. Floor Space Index	0.12	2
Max. Building Height	12 m	22 m (18m)

*G. Wildman*

**GERALDINE WILDMAN**  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

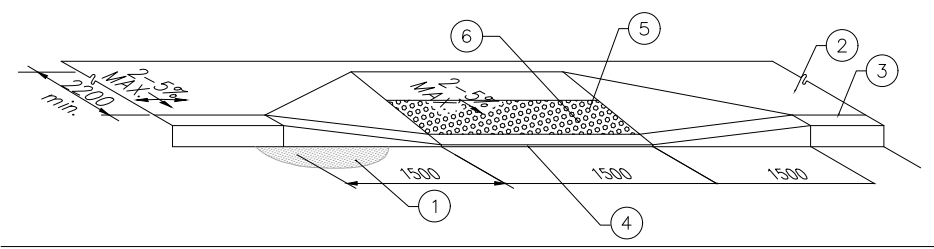
**APPROVED**  
By Geraldine Wildman at 2:40 pm, Oct 17, 2025

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

architecture 180 bass pro mills drive, unit 103  
planning vaughan, ontario, L4K 5W9  
interiors p 905.760.1221  
graphics f 905.248.3344  
civil engineering a business name of WMA Inc.



**SHEFFIELD RD.**  
**RICHCRAFT**  
**2760-2770 SHEFFIELD RD.**  
**OTTAWA, ONTARIO**



- 1 PAVEMENT
- 2 ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 2200mm MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- 3 TOP FACE OF CURB.
- 4 DEPRESSED CURB
- 5 TRUNCATED DOMES WITH A HEIGHT OF 4.5-5.5mm, BASE DIAMETER OF 21-25mm. REGULAR SPACING PATTERN AT 55-65mm ON CENTRE
- 6 A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJOINS A VEHICULAR WAY (0mm CURB FACE)

**ACCESSIBLE CURB RAMP**  
SCALE: N.T.S.

**KEY PLAN**

SCALE: N.T.S.

**File No.:** D07-12-25-0088  
**Plan No.:** 19210

## SITE PLAN NOTES

- 1 PROPERTY LINE
- 2 PROJECT LIMIT LINE
- 3 150mm WIDE CURB TYPICAL SEE CIVIL DWGS
- 4 CONCRETE SIDEWALK
- 5 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---)
- 6 LANDSCAPE AREA
- 7 STEEL BOLLARD
- 8 SHADED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- 9 METAL STEPS TO BE PROTECTED BY BOLLARDS.
- 10 SNOW STORAGE AREA
- 11 BUILDING SETBACK LINE.
- 12 CONCRETE STAIRS WITH BOLLARDS
- 13 EXISTING BOLLARDS TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION
- 14 EXISTING LANDSCAPE
- 15 FUTURE CROSSWALK

## SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW CONCRETE SIDEWALK (HATCHED)
- TACTILE INDICATORS AT DEPRESSED CURB
- NEW GRAVEL (HATCHED)
- PROPERTY LINE
- ØMH DENOTES MANHOLE
- F FIRE ROUTE SIGNS
- PROJECT LIMIT
- ↑ NEW SIGNS
- NEW COVER MIRROR TO ALLOW VISIBILITY TO BOTH INBOUND AND OUTBOUND VEHICLES.