

**SITE PLAN NOTES**

- PROPERTY LINE
- PROJECT LIMIT LINE
- 150mm WIDE CURB TYPICAL SEE CIVIL DWGS
- CONCRETE SIDEWALK
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (—)
- LANDSCAPE AREA
- STEEL BOLLARD
- SHADED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- METAL STEPS TO BE PROTECTED BY BOLLARDS.
- SNOW STORAGE AREA
- BUILDING SETBACK LINE
- CONCRETE STAIRS WITH BOLLARDS
- EXISTING BOLLARDS TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCT
- EXISTING LANDSCAPE
- FUTURE CROSSWALK

**SITE LEGEND**

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

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 Setback (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**  
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DEPARTMENT, CITY OF OTTAWA

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

A1.0

**ACCESSIBLE CURB RAMP**

1	SCALE: N.T.S.
REMARKS	
1 2023-05-16 ISSUED FOR SPAN	
2 2024-07-17 GENERAL FOR SPAN	
3 2024-08-12 REVISION FOR EV PARKING	
4 2024-08-27 ISSUE FOR FOOTPRINT UPDATING	
5 2024-09-03 SPA COMMENTS REVISION	
6 2024-09-20 SPA COMMENTS REVISION	
7 2024-12-09 ISSUE FOR SITE BOUNDARY	
8 2025-05-01 ISSUE FOR SITE BOUNDARY	

**KEY PLAN**

PA / PM:	JH
DRAWN BY:	SZ
JOB NO.:	OTW21-0002-02
DATE:	2023-05-16
REMARKS:	ISSUED FOR SPAN

1	2024-05-12	GENERAL FOR SPAN
2	2024-08-27	REVISION FOR EV PARKING
3	2024-08-12	ISSUE FOR FOOTPRINT UPDATING
4	2024-09-03	SPA COMMENTS REVISION
5	2024-09-20	SPA COMMENTS REVISION
6	2024-12-09	ISSUE FOR SITE BOUNDARY
7	2025-05-01	ISSUE FOR SITE BOUNDARY

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

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