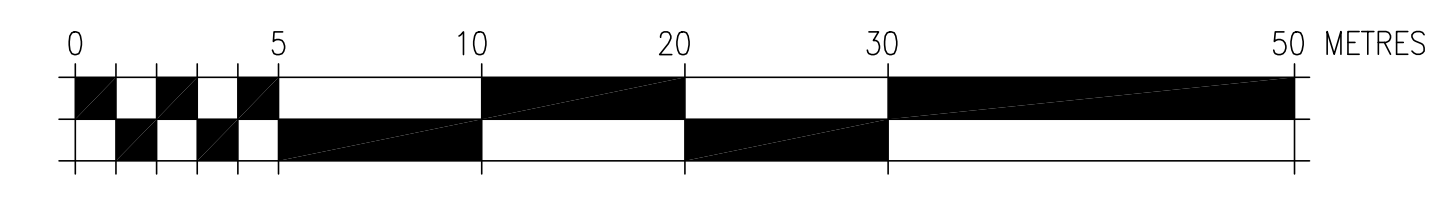


UP	UTILITY POLE	T/G	TOP OF STEEL GRATE
FH	FIRE HYDRANT	CB	CATCH BASIN
SAN	SANITARY SEWER	LS	LIGHT STANDARD
ST	STORM SEWER	BML	BUILDING MOUNTED LIGHT FIXTURE
MH	MAN HOLE	GS	GAS UTILITY SERVICE
R	RADIUS	AN	ANCHOR & GUY WIRE
O/H	OVERHEAD	S.Q.M.	SQUARE METRES



SITE STATISTICS	
MUNICIPAL OFFICIAL PLAN:	CITY OF OTTAWA
MUNICIPAL DESIGNATION:	GENERAL MIXED-USE
ZONING:	GM14 H(11)
SITE LEGAL DESCRIPTION:	LOTS 4, 5 & 6 REGISTERED PLAN 4M-691 GEOGRAPHIC TOWNSHIP OF GOULBOURN CITY OF OTTAWA
PLAN DERIVED FROM:	G.A. SMITH SURVEYING LTD. DATED JAN. 27, '10

USE & OCCUPANCY	
CLASSIFICATION:	GROUP F DIVISION 2 AUTOMOTIVE SALES & SERVICE (MEDIUM HAZARD INDUSTRIAL)
BUILDING DESIGN:	ONTARIO BUILDING CODE 3.2.2.71 ONE STOREY, NONCOMBUSTIBLE CONSTRUCTION FACING 2 STREETS, UNSPRINKLERED

ZONING MECHANISMS		
PROVISION	REQUIRED	PROVIDED
SITE AREA	NO MINIMUM	4,800.76 SQ.M.
LOT WIDTH	NO MINIMUM	78.93 METRES
FRONT YARD SETBACK	3.0 METRES	4.0 METRES
REAR YARD SETBACK	NO MINIMUM	34.7 METRES (VARIES)
INTERIOR SIDE YARD SETBACK	NO MINIMUM	29.4 METRES (VARIES)
EXTERIOR SIDE YARD SETBACK	3.0 METRES	18.345 METRES
BUILDING FOOTPRINT (G.F.A.)	35,000 SQ.M. (MAX.)	464.5 SQ.M.
LOT COVERAGE	NO MAXIMUM	9.68%
BUILDING HEIGHT	11 METRES	6.1 METRES
LANDSCAPED BUFFER	3 METRES	3 METRES +
LANDSCAPED AREA (PROPOSED)	NO MAXIMUM	613 SQ.M. (12.77%)
LANDSCAPED AREA (EXISTING TO REMAIN)	NO MINIMUM	2,001 SQ.M. (41.68%)
ASPHALT PAVING	NO MINIMUM	1,722 SQ.M. (35.87%)

PARKING PROVISIONS		
DESCRIPTION	REQUIRED	PROVIDED
PARKING SIZE	2.6 X 5.2 METRES	2.6 X 5.2 METRES
WIDTH OF AISLE	6.7 METRES (MIN.)	6.7 & 7.52 METRES
BUILDING AREA (OFFICES & SHOWROOM)	N/A	255 SQ.M.
BUILDING AREA (SERVICE BAYS)	N/A	279 SQ.M.
STAFF PARKING (OFFICE)	2/100 SQ.M. = 5	5
STAFF PARKING (5 SERVICE BAYS)	2 PER BAY = 10	10
CUSTOMER PARKING	5	5
DISPLAY PARKING	N/A	19
HANDICAP STALL SIZE	4.05 X 5.2 METRES	4.05 X 5.2 METRES
HANDICAP PARKING	1	1
TOTAL PARKING	20	36
LOADING SIZE	3.5 X 13.0 METRES	5.44 X 9.7 METRES
LOADING SPACE	1	1

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