

1 LOCATION PLAN
A100 SCALE N.T.S.

LEGAL DESCRIPTION:

PART OF LOT 26
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN

CITY OF OTTAWA

PREPARED BY
G. A. SMITH SURVEYING LTD.
MARCH 8, 2016

Project Zoning Review/Statistics

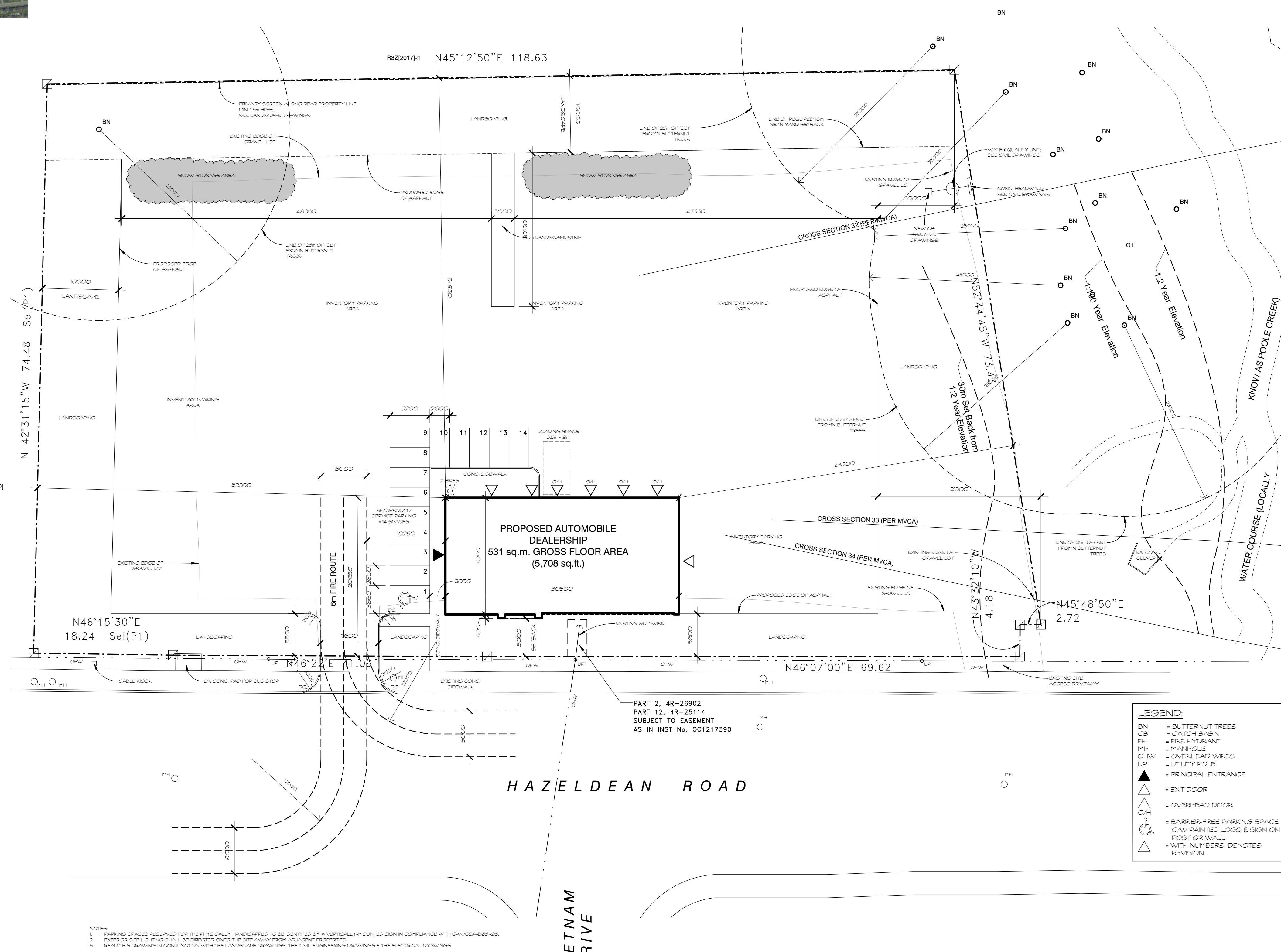
Municipality: City of Ottawa
Municipal Address: 5835 Hazeldean Road
Registered Owner:
Lot Area: 9,498 sq.m. (102,237 sq.ft.)(2.35 acres)

Zoning Analysis
Ottawa
Zoning By-law: 2008-250
Zone: AM9
Proposed Use: Automobile Dealership

| Building Areas | Gross (out-to-out) | |
|----------------|--------------------|--------|
| | Sq.m. | Sq.ft. |
| Ground Floor | | |
| Showroom | 132 | 1,420 |
| Sales/Offices | 53 | 570 |
| Service Area | 280 | 3,010 |
| | 465 | 5,000 |
| Mezzanine | 66 | 708 |
| Totals | 531 | 5,708 |

| Development Standards | Required | Provided |
|------------------------------|--|----------|
| | Minimum Lot Area | No min. |
| Minimum Lot Width | No min. | 131.67m |
| Minimum Required Yard | | |
| Front Yard (max.) | 5m | 5m |
| Interior Side Yard (min.) | No min. | 44.15m |
| Rear Yard (min.) | 10m | 54.7m |
| Maximum Building Height | 15m | 7.8m |
| Minimum Width to Landscaping | Abutting Residential, 10m Otherwise No min. | 10m |

| Parking Spaces | Required | Provided |
|---|----------|----------|
| Showroom (132 sq.m.) @ 2/100 sq.m. | 3 | |
| Repair Bays (4) @ 2/bay | 8 | |
| Offices & Other (119 sq.m.) @ 1/100 sq.m. | 2 | |
| | 13 | 14 |
| Loading Spaces (3.5m x 7m) | 1 | 1 |
| Bicycle Parking (1/1500 sq.m.) | 1 | 2 |
| Parking for Physically Disabled | 0 | 1 |



2 SITE PLAN
A100 SCALE 1:300



NOTES:
1. PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY MOUNTED SIGN IN COMPLIANCE WITH CAN/CSA-B88-05.
2. EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.
3. READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, THE CIVIL ENGINEERING DRAWINGS & THE ELECTRICAL DRAWINGS.

NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

Registered Owner:
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OTTAWA, ON. K2S 1V6
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Fax:
e-mail:

Project Manager:
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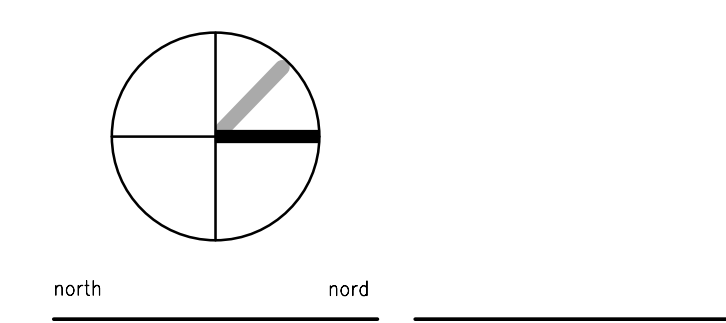
Civil Engineer:
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Geotechnical Engineer:
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Fax:
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Landscape Architect:
GINO J. AIELLO LANDSCAPE ARCHITECT
50 CAMELOT DRIVE
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| no. | revision | date |
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| detail no. | 1 | detail no. |
|------------|----|-------------|
| sheet no. | A1 | feuille no. |

PROPOSED AUTOMOBILE DEALERSHIP
5835 HAZELDEAN RD.
OTTAWA, ON.

| | | | |
|--------------------------|-------------------|------------------------------|----------|
| designed by colin par | LK | approved by approved par | LK |
| drawn by desain par | AK | project no. no. du projet | 1632 |
| date | 14 SEPTEMBER 2016 | scale | as noted |
| drawing / dessin | | | |

SITE PLAN