

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

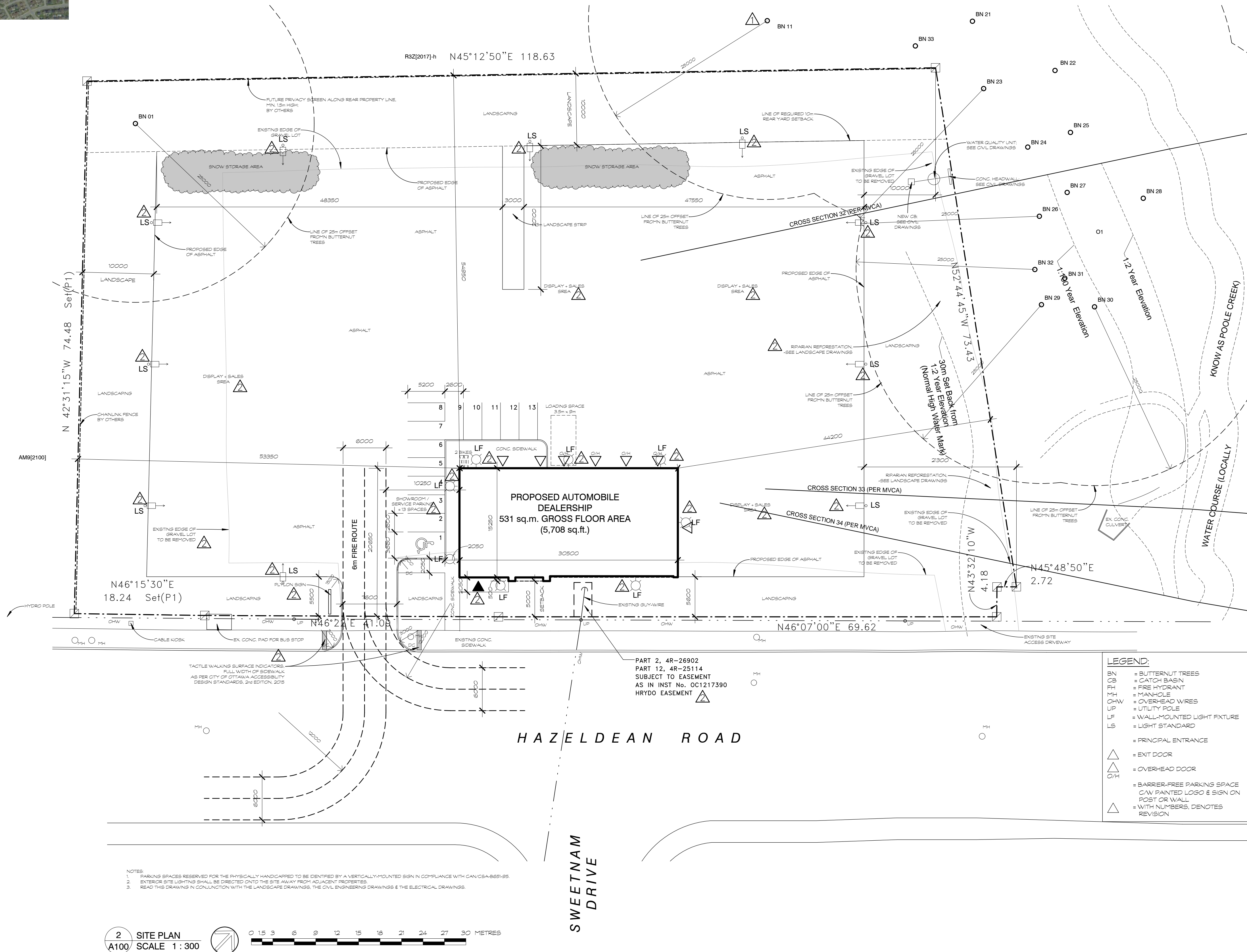
Development Standards	Required	Provided
Minimum Lot Area	No min.	9,498 sq.m.
Minimum Lot Width	No min.	131.67m
Minimum Required Yard		
Front Yard (max.)	5m	5m
Interior Side Yard (min.)	No min.	44.15m
Rear Yard (min.)	10m	54.7m
Maximum Building Height	15m	7.8m
Minimum Width for Landscaping		
Abutting Residential, 10m		10m
Otherwise No min.		

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

Registered Owner: 2347934 ONTARIO LTD. 6 CEDAROW COURT OTTAWA, ON. K2S 1V6 Tel: (613) 831-7044 Fax: (613) 831-6344 e-mail: keith@argueconstruction.ca	Civil Engineer: CAPITAL ENGINEERING GROUP LTD. 110 DOSSETT WAY OTTAWA, ONTARIO, K1G 4S5 Tel: (613) 739-0776 Fax: (613) 739-0776 e-mail: cegi@rogers.com	Landscape Architect: GINO J. AIELLO LANDSCAPE ARCHITECT 50 CAMELOT DRIVE OTTAWA, ON. K2G 5X8 Tel: (613) 852-1343 Fax: (613) 852-1343 e-mail: gino@ajala.com	Environmental Consultant: McKINLEY ENVIRONMENTAL SOLUTIONS OTTAWA, ONTARIO Tel: (613) 620-2255 Fax: (613) 620-2255 e-mail: mckinleyenvironmental@gmail.com
Project Manager: ARGUE CONSTRUCTION LTD. 105 WILLOWLEA RD. CARP, ON. K0A 1L0 Tel: (613) 831-7044 Fax: (613) 831-6344 e-mail: keith@argueconstruction.ca	Geotechnical Engineer: exp GLOBAL INC. 100-2650 QUEENSWAY DRIVE OTTAWA, ONTARIO, K2B 8H6 Tel: (613) 688-1899 Fax: (613) 688-1899 e-mail: exp@expinc.com	Surveyor: G.A. SMITH SURVEYING LTD. 145 HIGH STREET CARLETON PLACE, ON. K7C 1W5 Tel: (613) 253-6000 Fax: (613) 253-6001 e-mail: gsmith@ga-smith.com	Forester: IFS ASSOCIATES INC. P.O. BOX 13593 OTTAWA, ON. K2K 1X6 Tel: (613) 839-0101 Fax: (613) 839-0114 e-mail: ifs@ifsassoc.com

NOTES:

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



2 SITE PLAN
A100 SCALE 1:300

2 RESPONSE TO PLANNING 17 JAN 2017
COMMENTS

no.	revision	date
1	ADDED MISSING BUTTERNUT TREE	17 OCT 2016

383 Parkdale Avenue, Suite 201
Ottawa Ontario Canada K1Y 4R4

kwc KWC ARCHITECTS INC.

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FAX (613) 238-6595
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detail no.	1	detail no.
sheet no.	A1	feuille no.

PROPOSED AUTOMOBILE DEALERSHIP

5835 HAZELDEAN RD.
OTTAWA, ON.

designed by conçu par	LK	approved by approuvé par	LK
drawn by dessiné par	AK	project no. no. du projet	1632
date	14 SEPTEMBER 2016	scale	as noted
drawing / dessin			

SITE PLAN