

CITY OF OTTAWA  
MUNICIPAL BOUNDARY

RUSSELL TOWNSHIP  
MUNICIPAL BOUNDARY

BURTON ROAD

BURTON ROAD

**ZONING INFORMATION**

**1.0 GENERAL INFORMATION:**  
LEGAL DESCRIPTION:  
PLAN OF LOT 22, CONCESSION 2.  
BUILDING AREA (B.A.):  
1,550.61m<sup>2</sup>  
GROSS FLOOR AREA (G.F.A.):  
1550.61m<sup>2</sup>  
PROPOSED USE:  
NON-RESIDENTIAL - INDUSTRIAL USE, MEDIUM

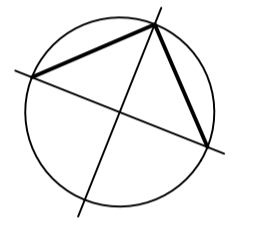
**2.0 ZONING PROVISIONS:**  
DESIGNATION:  
INDUSTRIAL PARK ZONE - UN-SERVICED (MP2)  
LOT AREA:  
REQUIRED: 4,000.00m<sup>2</sup> (MIN.)  
PROPOSED: 8,633.62m<sup>2</sup>  
LOT FRONTAGE:  
REQUIRED: 35.00m  
PROPOSED: 62.19m  
SETBACKS:  
FRONT YARD:  
REQUIRED: 10.00m (MIN.)  
PROPOSED: 21.21m  
EXTERIOR SIDE YARD:  
REQUIRED: 10.00m (MIN.)  
PROPOSED: 29.22m  
INTERIOR SIDE YARD:  
REQUIRED: 3.00m (MIN.)  
PROPOSED: 3.75m  
REAR YARD:  
REQUIRED: 7.50m (MIN.)  
PROPOSED: 56.07m  
LANDSCAPED AREA:  
REQUIRED: 10% (MIN.)  
ACTUAL: 17%  
LOT COVERAGE:  
REQUIRED: 50% (MAX.)  
PROPOSED: 23%  
BUILDING HEIGHT:  
REQUIRED: 30.00m (MAX.)  
PROPOSED: 7.06m  
ACCESSORY BUILDINGS:  
PROVISION: 10% TOTAL LOT AREA (MAX.)  
PROPOSED: 5% (386.48m<sup>2</sup>)

**3.0 PARKING (PER SECTIONS 3.30 & 3.41):**  
STANDARD SPACES:  
PROVISION: 0.8 SPACE PER 100m<sup>2</sup> G.F.A.  
REQUIRED: 12 SPACES  
PROVIDED: 13 SPACES  
BARRIER-FREE SPACES:  
PROVISION: 1-19 STANDARD = 1 SPACE  
REQUIRED: 1 SPACE  
PROVIDED: 1 SPACE  
LOADING SPACES:  
PROVISION: 500m<sup>2</sup> - 3,999m<sup>2</sup> G.F.A. = 1 SPACE  
REQUIRED: 1 SPACE  
PROVIDED: 1 SPACE

**SYMBOL LEGEND**

- SITE PROPERTY LINE
- - - MUNICIPAL BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - SETBACK LINE
- - - ROAD CENTRELINE
- - - FIRE ROUTE LINE
- - - EXISTING BOARD FENCE
- - - NEW CHAIN LINK FENCE
- - - MUNICIPAL ROAD BOUNDARY
- - - STORAGE AREA BOUNDARY LINE
- - - SNOW STORAGE AREA BOUNDARY LINE
- - - EXISTING MUNICIPAL STORM WATER LINE
- - - NEW MUNICIPAL STORM WATER LINE
- DIRECTION OF TRAVEL
- ▨ EXISTING BUILDING
- ▨ PROPOSED BUILDING
- ▨ EXISTING HEAVY DUTY ASPHALT
- ▨ PROPOSED HEAVY DUTY ASPHALT
- ▨ EXISTING GRAVEL
- ▨ PROPOSED GRAVEL
- ▨ PROPOSED CONCRETE SIDEWALK AREA
- ▨ LANDSCAPED AREA
- NEW CULVERT
- EXISTING UTILITY POLE
- ▶ OR ▶ B.F. PRIMARY BUILDING ENTRANCE OR BARRIER-FREE ENTRANCE
- ▶ OR ▶ B.F. SECONDARY ENTRANCES / EXITS OR BARRIER-FREE ENTRANCE / EXITS
- ▽ O.H. OVERHEAD DOOR
- ▨ BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS

North



**Revisions**

No.	By	Description	Date
08	W.P.	ISSUED FOR SITE PLAN APPROVAL	23 SEP 2024
07	W.P.	ISSUED FOR PERMIT	06 JUN 2024
06	W.P.	ISSUED FOR COORDINATION	23 APR 2024
05	T.D.	ISSUED FOR SITE PLAN APPROVAL	18 DEC 2023
04	W.P.	ISSUED FOR COORDINATION	03 NOV 2023
03	W.P.	ISSUED FOR COORDINATION	31 OCT 2023
02	W.P.	ISSUED FOR COORDINATION	12 OCT 2023
01	W.P.	ISSUED FOR COORDINATION	29 SEP 2023

**Project**

**MAINTENANCE REPAIR SERVICES BUILDING ADDITION**

960 BURTON ROAD, VARS, ON

**Drawing**

**PROPOSED SITE PLAN**

Scale AS NOTED

Drawn T.D.

Checked W.P.

Project No. 23-138

Date AUGUST, 2023

Stamp



Drawing No.

**SP-A01**

