



- ### Notes & Legend
- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - N&W Nail & Washer
  - (WIT) Witness
  - Meas. Measured
  - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
  - (P1) Plan 4R-34411
  - (P2) Plan 4R-35850
  - (P3) Plan 4R-19602
  - Maintenance Hole (Unidentified)
  - Overhead Wires
  - Utility Pole
  - Anchor
  - Catch Basin
  - Corrugated Steel Pipe
  - CPP Corrugated Plastic Pipe
  - CCP Concrete Pipe
  - Fire Hydrant
  - Water Valve
  - Invert
  - Top of Grate
  - Hydro Meter
  - Bell Terminal Box
  - Cable Terminal Box
  - Bollard
  - Sign
  - Chain Link Fence
  - PWF Post and Wire Fence
  - RWT Timber Retaining Wall
  - EOA Edge of Asphalt
  - TOS Top of Slope
  - BOS Bottom of Slope
  - AC Air Conditioner
  - Ø Diameter
  - + 65.00 Location of Elevations
  - + 65.00\*\* Top of Concrete Curb Elevation
  - C/L Centreline
  - Property Line
  - Deciduous Tree
  - Coniferous Tree
  - EG Edge of Gravel
  - EI Edge of Interlock
  - WE Waters Edge
  - Well Cap

- ### Legend
- GRAVEL SURFACE
  - ASPHALT PAVING SURFACE
  - UNIT PAVER SURFACE
  - GRASS
  - WOODED AREA
  - EXISTING TREES
  - DIRECTION OF SURFACE DRAINAGE
  - TOP OF SLOPE
  - BOTTOM OF SLOPE
  - PROPERTY LINE
  - FENCE - POST & WIRE
  - FENCE - CHAINLINK
  - EXIST CATCH BASIN
  - EXIST HYDRO POLE
  - EXIST OVERHEAD HYDRO WIRE
  - BELL / CABLE PEDESTALS
  - FIRE HYDRANT
  - BELOW GRADE SERVICES REFER TO CIVIL/CUP
    - LI/G Water Service
    - LI/G Storm Service
    - LI/G Sanitary Service
    - LI/G Gas Service
    - LI/G Tel/Co Service
    - LI/G Hydro Service
    - O/H Hydro Service

**TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 29 CONCESSION 4 (RIDEAU FRONT)**  
 Geographic Township of Gloucester  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**Q9** 613-850-8345  
 Q9 Planning & Design

**Stantec**  
 Stantec Consulting Ltd.  
 400-130 Clive Avenue  
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**GEMTEC** ENVIRONMENTAL  
 CONSULTING ENGINEERS AND SCIENTISTS

**BUILDING INFORMATION:**

STRUCTURE A:	SALT STORAGE DOME	127.65 sq.m.
STRUCTURE B:	SALT STORAGE DOME	127.65 sq.m.
STRUCTURE C:	SALT STORAGE DOME	91.40 sq.m.
STRUCTURE D:	GRAIN STORAGE BLDG	86.00 sq.m.
STRUCTURE E:	STORAGE SHOP-MAINTENANCE GARAGE	754.09 sq.m.
STRUCTURE F:	PRECAST UTILITY BLDG	9.25 sq.m.
STRUCTURE G:	FARM SHED	63.40 sq.m.
STRUCTURE H:	PORTABLE OFFICE TRAILER - CACE CONST	67.24 sq.m.
STRUCTURE I:	PORTABLE OFFICE TRAILER - CACE CONST	83.22 sq.m.
STRUCTURE J:	STORAGE DOME	237.92 sq.m.
TOTAL BUILDING AREA GFA		1,646.62 sq. m. 17,724.65 sq. ft.
SITE INFORMATION:		
SITE AREA:		67,517 sq.m. (8,7517 ha.)

Proposed Zone	RG – Rural General Industrial		
	Zoning Provisions	By-Law Requirement	Proposed
Principal Land Use(s)	Section 227-228 of By-law 2008-250	heavy equipment and vehicle sales, rental and servicing, light industrial uses, parking lot, retail store (limited to sale of agricultural, construction, gardening, landscape equipment / supplies) service and repair shop, storage yard warehouse	Yes
Min Lot Width	30 m	46.75 m	Yes
Min Lot Area	4,000 m <sup>2</sup>	67,517 m <sup>2</sup>	Yes
Min Front Yard Setback	15 m	136.57 m	Yes
Min Interior Side Yard Setback	3 m (abutting RC), 8 m other	3 m (north) 39 m (south)	No (north) Yes (south)
Min Rear Yard Setback	15 m	120.10 m	Yes
Lot Coverage	50%	2%	Yes
Max Building Height	15 m	6.7 m	Yes
Minimum Parking Requirement	Area D (0.8 spaces / 100 m <sup>2</sup> ) = 13.2 (13) parking spaces	13 spaces + 1 Barrier Free Type B	Yes
Outdoor Storage	Not permitted in the front yard	No outdoor storage in front yard	Yes
Loading Space Requirement	1 loading space (1 per 1000-1999 m <sup>2</sup> )	1 loading space	Yes
Minimum Bicycle Parking	1 per 1000 m <sup>2</sup> of GFA = 1.6 (2)	2 spaces	Yes

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2	PER MUNICIPAL COMMENTS	2026 01 12
1	MUNICIPAL REVIEW	2025 03 10
0	REVIEW/COORDINATION	2024 09 18
#	Revision	Date

PROPERTY OWNER  
**PERCY PYPER (1997) LTD.**

**GJA INC.**  
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 1150 BURNHAMTHORPE ROAD UNIT # 11, ST. CATHARINES, ONT. L7R 4K2

**LIGHT INDUSTRIAL DEVELOPMENT**  
 5360 BANK STREET

**Site Plan**  
**SP1**  
 Scale: 1:600

D07-12-25-0072 Plan Number 19295