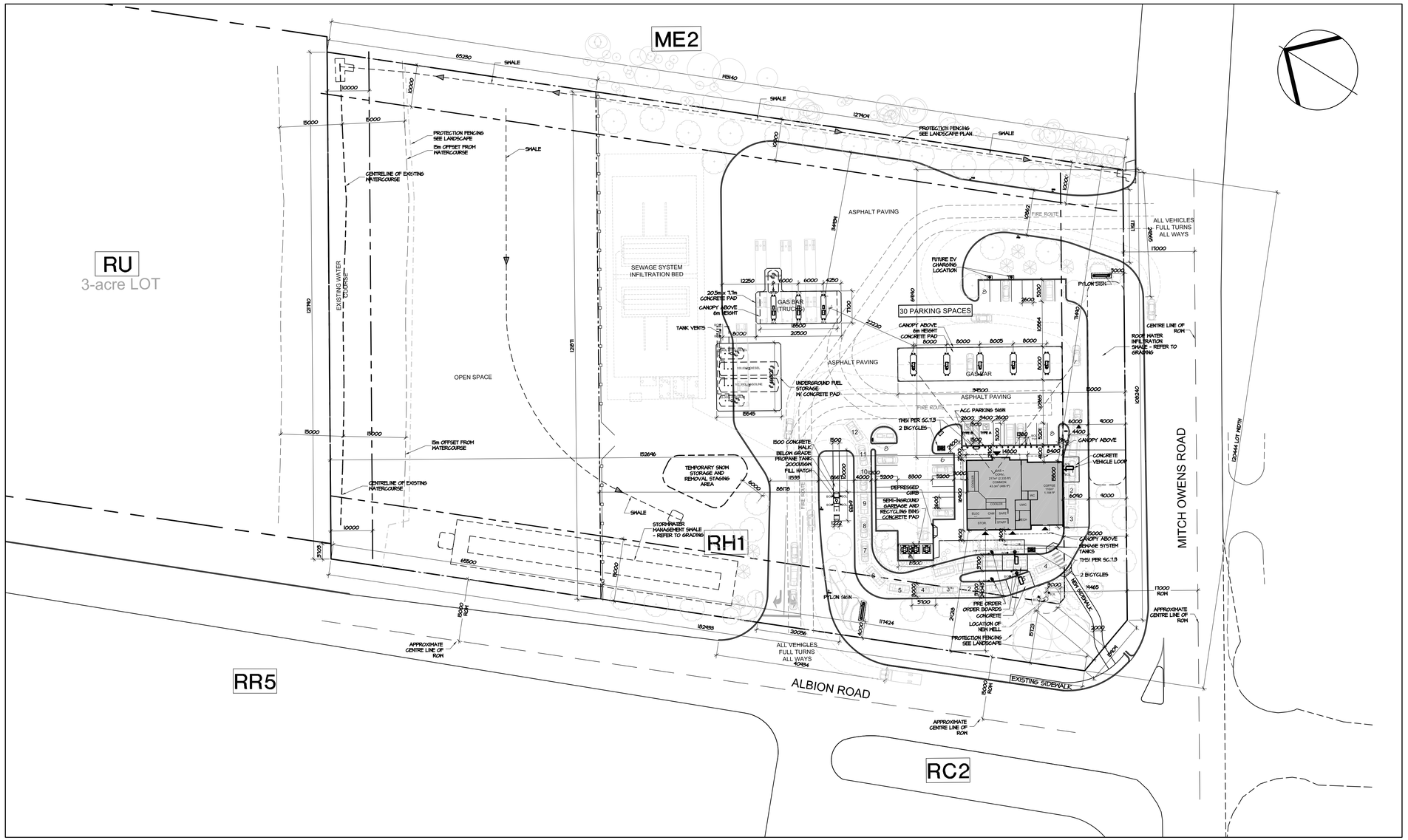

1 A1.00 SITE PLAN

SCALE: 1:500

W.O. STINSON & SON LTD.

Owner
W. O. STINSON & SON LTD.
4728 Bank Street, Ottawa, ON K1T 3M7
Attn: Scott Stinson - 613-822-7400

Architect/Agent
HOBIN ARCHITECTURE INC.
63 Pamilla Street, Ottawa, ON, K1S 3K7
Attn: Doug van den Ham - 613-238-7200 x 115

Survey
STANTEC GEOMATICS LTD.
100-600 Terry Fox Drive, Kanata, Ontario K2L 4B6
Attn: D. S. McMorran - 613-541-2580

Civil
ARCADIS
Suite 500, 333 Preston St, Ottawa, ON, K1S 5N4
Attn: Anton Chetrar P.Eng - 613 225 1311 ext 640712

Structural
NOT YET CONTRACTED

Electrical
MASCO INC.
Attn: David MacNaughton - 613-713-4739

Landscape
LEVSTEK AND ASSOCAITES
5811 High Cres Ottawa ON K0A 2H0
Attn: Rudy Levstek - 613-826-0518

Traffic
PARSONS ENGINEERS
1223 Michael St., Suite 100, Ottawa, ON K1J 7T2
Attn: Jake Berube - 613-854-1071

LEGAL DESCRIPTION:

PART OF LOT 30; CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

CIVIL ADDRESS:

5545 ALBION ROAD, OTTAWA

ZONING NOTES:

OFFICIAL PLAN DESIGNATION: RURAL COUNTRYSIDE
ZONING - RH1

ZONE: RH1	REQUIRED/ PERMITTED	PROVIDED
PERMITTED USE (AMONG OTHERS)	ALL LAND USES PROPOSED, INCLUDING OTHER HEAVY INDUSTRIAL TYPE USES	GAS BAR DRIVE-THROUGH FACILITY
CONDITIONAL USES PERMITTED:	ALL LAND USED PROPOSED	CONVENIENCE STORE, RESTAURANT
MIN. LOT AREA	20,000 sq.m.	23,200sq.m.
MIN. LOT WIDTH	60m	120.4m
MIN. FRONT YARD SETBACK	15 m	15 m
MIN. REAR YARD SETBACK	15 m	155 m
MIN. INTERIOR SIDE YARD SETBACK	OTHER CASE: 10m	71m
MIN. CORNER SIDE YARD SETBACK	15m	24m
MAX. PRINCIPAL BUILDING HEIGHT	15m	6m GAS CANOPIES 4.6m BUILDING
MAX. LOT COVERAGE (%)	50%	8%
PARKING LOT LANDSCAPE AREA	MIN 15% OF INTERIOR OR PERIMETER AREA	32%
OUTDOOR STORAGE	(a) outside storage is not permitted within any required front yard or corner side yard; (b) outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade	NO OUTDOOR STORAGE IS PROPOSED
GENERAL PROVISIONS FOR MOTOR VEHICLE PARKING	PARKING SPACES REQUIRED OR PROVIDED FOR A LAND USE MAY BE USED AS PART OF AN ELECTRIC VEHICLE CHARGING STATION	4 PARKING SPACES ARE IDENTIFIED AS FUTURE ELECTRIC VEHICLE CHARGING
MIN. PARKING SPACES	GAS BAR = NONE CONVENIENCE STORE 3.4 / 100m2 GFA = 7 RESTAURANT FAST FOOD PER 10(6)(b)(i) 20% reduction applies when operating with a drive-through. 10 / 100m2 GFA = 8	TOTAL OF 30 VEHICLE PARKING SPACES PROVIDED (15 REQUIRED)
MIN. ACCESSIBLE PARKING SPACES	WHERE 26-50 PARKING SPACES ARE PROVIDED: 2 SPACES; 1 TYPE A, 1 TYPE B	2 SPACES; 1 TYPE A, 1 TYPE B
PARKING SPACE DIMENSIONS	WIDTH: MIN 2.6, MAX 3.1 LENGTH: MIN 5.2m	WIDTH: 2.6m LENGTH: 5.2m
MINIMUM WIDTH OF DRIVEWAY	6m FOR TWO WAY TRAFFIC	10.8m
MINIMUM REQUIRED AISLE WIDTH	ANGLE PARKING 71-90d 6.7m	7.2m
OUTDOOR REFUSE	LOCATION: MIN. 4m FROM A PUBLIC ST & MIN. 3m FROM A LOT LINE. SCREENING: WHERE AN IN-GROUND REFUSE CONTAINER IS PROVIDED, THE SCREENING REQ. MAY BE ACHIEVED WITH SOFT LANDSCAPING.	LOCATION: MIN. 20m FROM A LOT LINE & PUBLIC ST SCREENING: IN-GROUND REFUSE CONTAINER ARE PROPOSED TO BE SCREENED WITH SOFT LANDSCAPING.
BICYCLE PARKING	N/A	4
MIN HORIZONTAL BICYCLE PARKING SPACE DIMENSIONS	WIDTH: 0.6m LENGTH: 1.8m	WIDTH: 0.6m LENGTH: 1.8m
MINIMUM NUMBER OF QUEUING SPACES REQUIRED	RESTAURANT: 10 WITH ORDER BOARD, 7 BEFORE/AT ORDER BOARD, MIN TOTAL OF 11	BEFORE / AT ORDER BOARD: 10 (PLUS 3 IN SECOND LANE) TOTAL: 15 FORM THE WINDOW (ADDITIONAL 4 IN THE SECOND LANE, 2 IN THE BYPASS LANE, 2 POST WINDOW)
MINIMUM QUEUING SPACES DIMENSIONS	ALL QUEUING SPACES MUST BE: (a) AT LEAST 3m WIDE (b) AT LEAST 5.7m LONG	MIN WIDTH: 3m MIN LENGTH: 5.7m

LEGEND:

TYPE A & B ACCESSIBLE PARKING STALLS c/w SIGNAGE AND UNIVERSAL ACCESSIBILITY SYMBOL	SIGN TMSI SIGN; TYPE A 3400 2500 1525; TYPE B 2600 2500 1525
TYPE A & B ACCESSIBLE PARKING SIGNAGE	300 mm; 1900 mm; 1900 mm; 300 mm; 1900 mm; 2100 mm; Van Accessible; Van Accessible
DEPRESSED CURB c/w TMSI	
6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE) w/ SLEAVE COVER	*BOL 150mm DIA; *BOL 200mm DIA
PAINTED LINE STOP BAR	
ROLLED CONCRETE CURB	RC
SITE SIGNAGE	
PAINTED LINES	
BIKE RACK	BICYCLE PARKING; BICYCLE
EXTERIOR LIGHTING/ REFER TO ELEC. DWGS. FOR TYPES	
CHAIN LINK FENCE	
FIRE ROUTE SIGNAGE	FRS
EXISTING TREE* *REFER TO LANDSCAPE L1.01 FOR DETAILS	
NEW TREE*	
NEW PLANTING*	

no.	date	revision
11	MAY 20, 2026	ISSUED FOR BUILDING PERMIT
10	FEB 11, 2026	ISSUED FOR BELOW GRADE COORD
9	DEC 2, 2025	ISSUED FOR SITEPLAN APPLICATION
8	SEPT 1, 2025	ISSUED FOR SITEPLAN APPLICATION
7	MAY 21, 2025	ISSUED FOR SITEPLAN APPLICATION
6	MAR 28, 2025	ISSUED FOR SITEPLAN APPLICATION
5	JAN 29, 2025	ISSUED FOR SITEPLAN APPLICATION
1	OCT 3, 2024	ISSUED FOR REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/ or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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ONTARIO ASSOCIATION OF ARCHITECTS
DARRYL J. HOBIN
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hobinarc.com
HOBIN ARCHITECTURE

PROJECT/LOCATION:
W.O. Stinson & Son Ltd.
Albion Road Property
5545 Albion Road

DRAWING TITLE:
GAS BAR AND CARDLOCK CONVENIENCE STORE SITE PLAN

DRAWN BY:	DATE:	SCALE:
DV / MF	SEPT. 2023	AS NOTED

PROJECT: 1813

DRAWING NO.: A1.00

REVISION NO.:

2025/12/02
1813_Site Plan_Gas Station.dwg