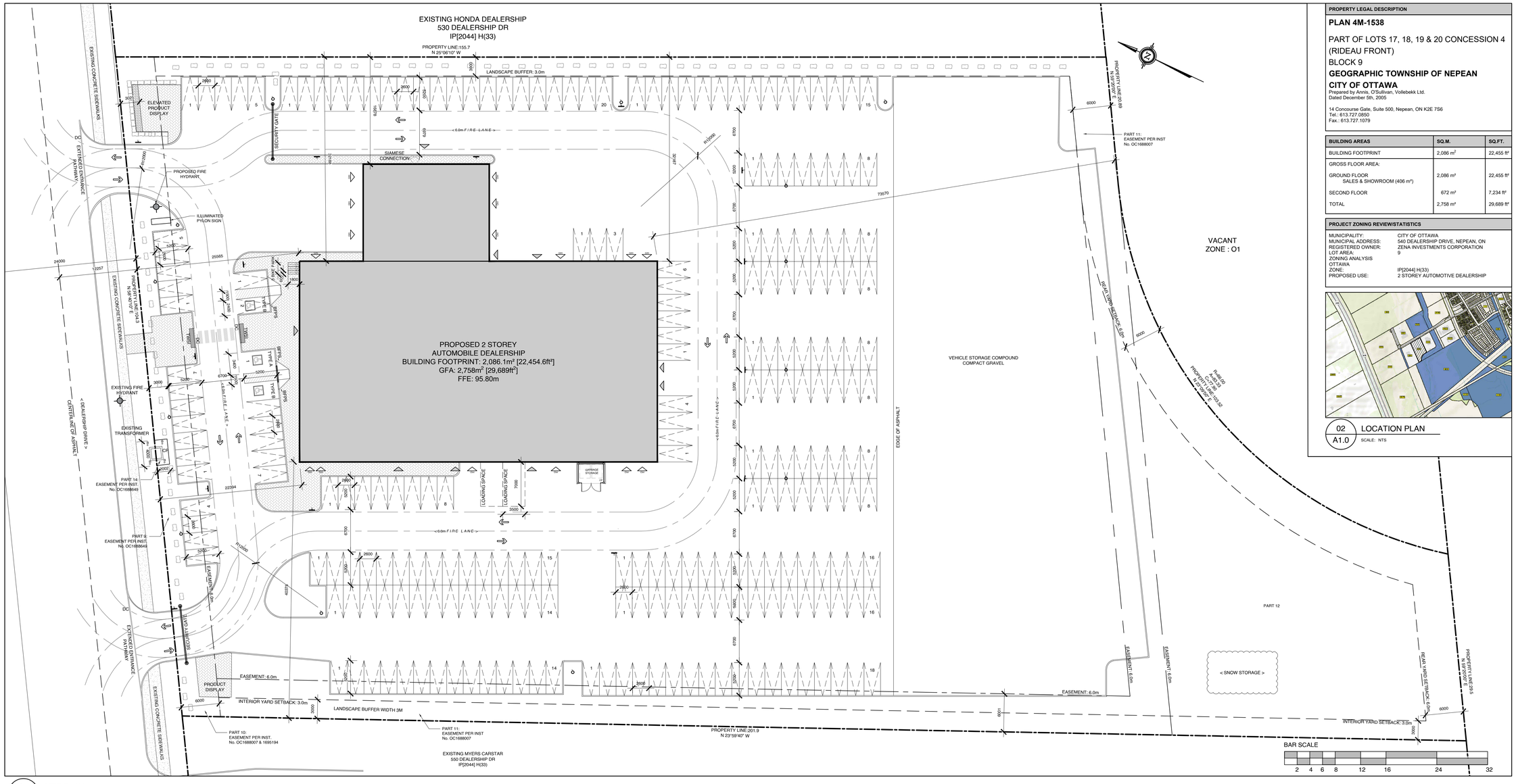
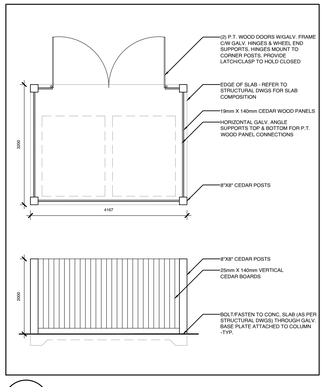


01 A1.0 SITE PLAN
SCALE: 1: 300

ZONING MECHANISM (IP[2044] H(33))	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100m	104.3m
MINIMUM LOT AREA	10,000m²	18,371.5 m² (19,7749.6 ft²)
MAXIMUM BUILDING HEIGHT	33m	8.1m
MINIMUM FRONT YARD SETBACK	6.0m	22.4m
MINIMUM REAR YARD SETBACK	6.0m	73.6m
MINIMUM INTERIOR YARD SETBACK	3.0m (FOR ALL OTHER)	40.4m, 16.9m
MAXIMUM LOT COVERAGE	55%	11.5%
MAXIMUM FLOOR SPACE INDEX	2	0.15
MINIMUM LANDSCAPE WIDTH	3.0m ABUTTING A STREET	3.0m
	3.0m ABUTTING O'KEEFE DRAINAGE CORRIDOR PARKING LOT W/ 100+ PARKING SPACES	3.0m
	NO MINIMUM ALL OTHER CASES	3.0m
PARKING	AREA C SCHEDULE 1A SALES/SHOWROOM AREA, 8 SPACES (2 per 100m2 of gross floor area) SERVICE AREA, 28 SPACES (2 per service bay); OTHER AREAS, 24 SPACES (1 per 100 m2 of gross floor area)	TOTAL PARKING : 235
ACCESSIBLE PARKING	1 TYPE A & 2 TYPE B	1 TYPE A & 2 TYPE B
LOADING SPACE	2	2
BIKE PARKING	1 PER 1000m² OF GROSS FLOOR AREA (Land Use G table 111a) 3 SPACES	3



01 A0.1 GARBAGE ENCLOSURE
SCALE: 1: 75

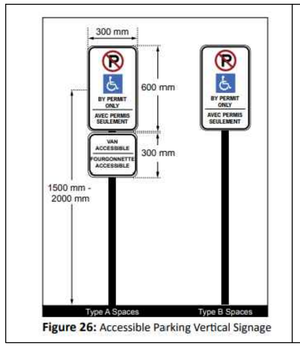


Figure 26: Accessible Parking Vertical Signage

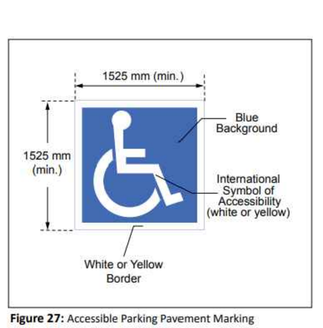
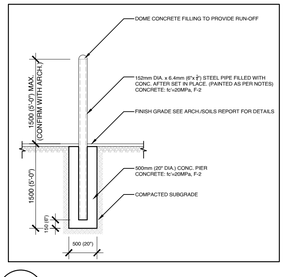


Figure 27: Accessible Parking Pavement Marking

02 A0.1 ACCESSIBLE PARKING SIGNAGE DETAIL
SCALE: NTS



03 A0.1 TYPICAL BOLLARD @GRADE DETAIL
SCALE: 1: 50

SITE PLAN SYMBOLS	
OH	NEW OVERHEAD DOOR
	NEW DOOR / ENTRANCE
	BICYCLE PARKING SPACE (1.8Mx0.6M)
	NO PARKING LINES
	FIRE ROUTE SIGN
SL	STREET LIGHT
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
V	VISITOR PARKING
	TWO WAY TRAFFIC
	DEPRESSED CURB (DC)
	TACTILE WALKING SURFACE INDICATORS (TWSI)
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	NEW CONSTRUCTION
	SOFT LANDSCAPING
	CONCRETE SIDEWALK
	PAVED SIDEWALK

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 19MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2100MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

PROPERTY LEGAL DESCRIPTION

PLAN 4M-1538

PART OF LOTS 17, 18, 19 & 20 CONCESSION 4 (RIDEAU FRONT)
BLOCK 9
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Dated December 5th, 2005

14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6
Tel.: 613.727.0850
Fax.: 613.727.1079

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	2,086 m²	22,455 ft²
GROSS FLOOR AREA:		
GROUND FLOOR SALES & SHOWROOM (406 m²)	2,086 m²	22,455 ft²
SECOND FLOOR	672 m²	7,234 ft²
TOTAL	2,758 m²	29,689 ft²

PROJECT ZONING REVIEW/STATISTICS

MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	540 DEALERSHIP DRIVE, NEPEAN, ON
REGISTERED OWNER:	ZENA INVESTMENTS CORPORATION
LOT AREA:	9
ZONING ANALYSIS OTTAWA ZONE:	IP[2044] H(33)
PROPOSED USE:	2 STOREY AUTOMOTIVE DEALERSHIP

02 A1.0 LOCATION PLAN
SCALE: NTS

CLIENT:
Myers Automotive Group

NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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Ontario Land Surveyors
14 Concourse Gate, Suite 500
Nepean, ON.
K2E 7S6
P: 613-727-0850
nepean@aovltd.com

egis

PLANNER
8093 HIGHWAY 27 UNIT 5
WOODBRIDGE
L4H 0A8
TEL. +1 613-714-5926

No.	DATE	REVISION
02	2025.12.19	ISSUED FOR COORDINATION
01	2025.10.07	ISSUED FOR SPA RESPONSE

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE LICENCE 9092

NORTH ARROW: N

LAWRENCE ARCHITECTS
205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7
T: 613.739.7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
MYERS NISSAN BARRHAVEN

540 DEALERSHIP DRIVE, NEPEAN ON

SHEET TITLE:
SITE PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE: 2025.12.19	**PROJECT DATE:** 2025.09.30
JOB NUMBER: LA-1161-25	**SCALE:** AS SHOWN

SHEET NUMBER:
A1.0

PLAN NUMBER: DOT-12-17-0168

FILE NUMBER: 17668