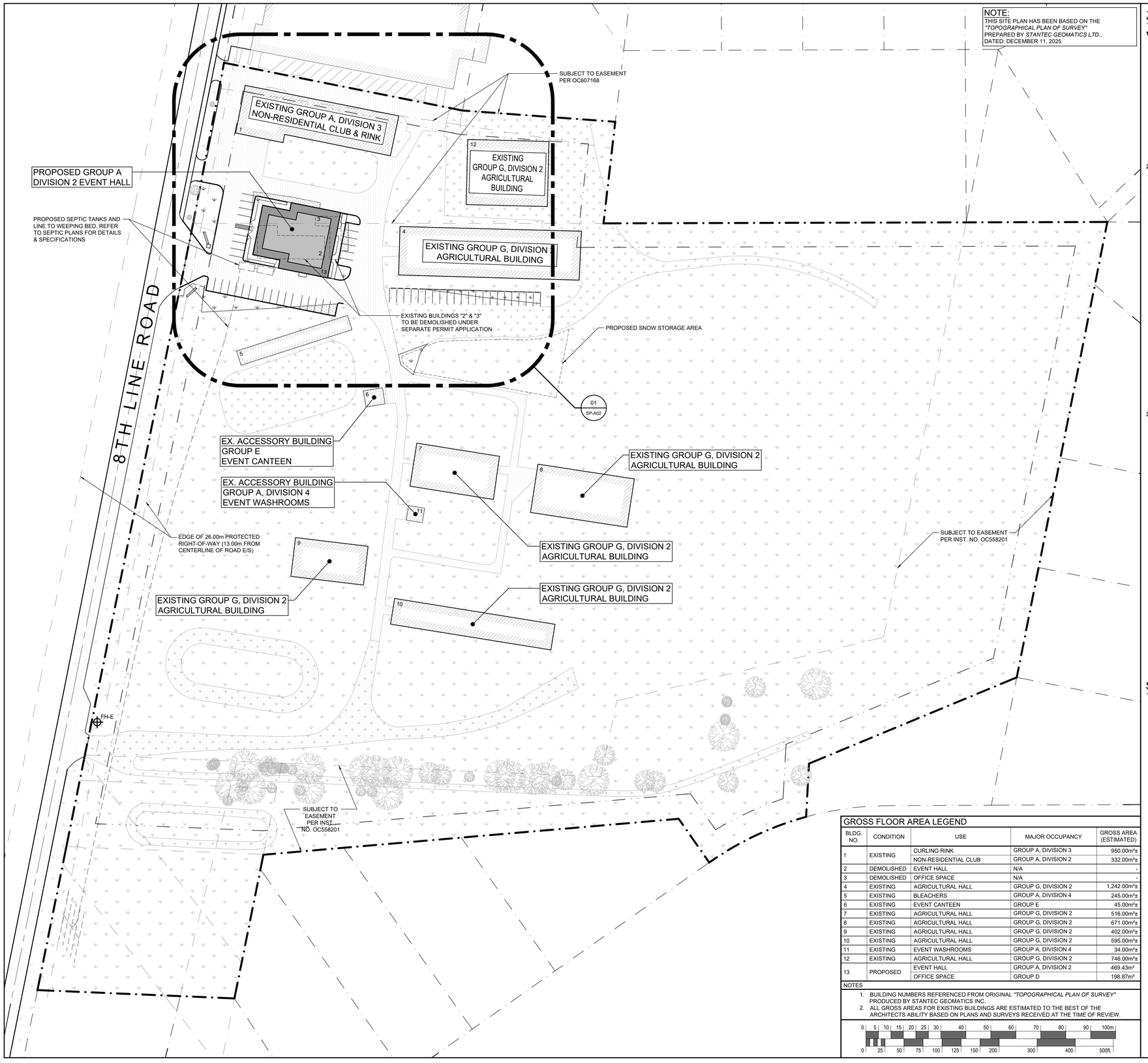

ZONING INFORMATION

1.0 GENERAL INFORMATION:

LEGAL DESCRIPTION:
PART OF LOTS 23 & 22, CONCESSION 8, AND PART OF BLOCK 79 REGISTERED PLAN 4M-896 CITY OF OTTAWA

BUILDING AREA (B.A.):
- OFFICE: 198.87m²
- COMMUNITY CENTER: 469.43m²
- TOTAL: 668.30m²

GROSS FLOOR AREA (G.F.A.):
- OFFICE: 198.87m²
- COMMUNITY CENTER: 469.43m²
- TOTAL 668.30m²

PROPOSED USE:
COMMUNITY CENTER

2.0 ZONING PROVISIONS (PER SECTION 13):

DESIGNATION:
RURAL INSTITUTIONAL ZONE (RI4)

LOT AREA:
REQUIRED: 10,000.00m² [1.00 ha] (MIN.)
PROPOSED: 87,636.54m² [8.76 ha]

LOT WIDTH (FRONTAGE):
REQUIRED: 75.00m
PROPOSED: 354.86m

SETBACKS:
FRONT YARD:
- REQUIRED: 9.00m
- PROPOSED: 24.28m

CORNER SIDE YARD:
- REQUIRED: 9.00m (MIN.)
- PROPOSED: N/A

INTERIOR SIDE YARD:
- REQUIRED: 9.00m (MIN.)
- PROPOSED: 46.50m (MIN.)

REAR YARD:
- REQUIRED: 10.00m (MIN.)
- PROPOSED: 282.96m

LOT COVERAGE:
REQUIRED: 30% (MAX.)
PROPOSED: 7%

LANDSCAPING:
REQUIRED: 20% (MIN.)
PROPOSED: 79%

BUILDING HEIGHT
REQUIRED: 12.00m (MAX.)
PROPOSED: 8.77m

3.0 PARKING (PER SECTION 3.19):

MIN. REQUIRED: PLACE OF ASSEMBLY: AREA D
10.00 PER 100m² GROSS BLDG. AREA

OFFICE: AREA D
2.40 PER 100m² GROSS BLDG. AREA

- REQUIRED: (469.43m² + 100m²) x 10.00 SPACES
46.95 SPACES ≈ 47.00 SPACES

(198.87m² + 100m²) x 2.40 SPACES
4.77 SPACES ≈ 5.00 SPACES

52 SPACES (MIN.)

- PROVIDED: **53 SPACES**

MIN. BARRIER FREE: CAPACITY OF PUBLIC PARKING AREA
22-99 ≈ 1 SPACE

- REQUIRED: 52 REQUIRED SPACES = 1 SPACE
- PROVIDED: 2 SPACES

MIN. BICYCLE: OTHER NON-RESIDENTIAL USES (PLACE OF ASSEMBLY & FAIRGROUNDS):
1.00 PER 1,500m² GROSS BLDG. AREA

OFFICE:
1.00 PER 250m² GROSS BLDG. AREA

- REQUIRED: ((4,415m² + 469.43m²) ÷ 1,500m²/SPACE)
3.26 SPACES ≈ 4.00 SPACES

198.87m² ÷ 250m²/SPACE
0.80 SPACES ≈ 1.00 SPACES

5 SPACES (MIN.)

- PROVIDED: **6 SPACES**

SYMBOL LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- MUNICIPAL ROAD CENTRELINE
- DRIVE AISLE BOUNDARY
- FIRE ROUTE BOUNDARY
- EXIST. CHAIN LINK FENCE
- MUNICIPAL ROAD BOUNDARY
- SNOW STORAGE BOUNDARY
- DIRECTION OF TRAVEL
- PROPOSED BUILDING
- EXISTING BUILDING
- HEAVY DUTY ASPHALT (EXIST. OR NEW)
- LANDSCAPED AREA (EXIST. OR NEW)
- CONCRETE SIDEWALK (EXIST. OR NEW)
- GRAVEL (EXIST. OR NEW)
- UTILITY POLE (EXIST. OR NEW)
- LIGHT STANDARD (EXIST. OR NEW)
- HYDRO LIGHT STANDARD (EXIST. OR NEW)
- MAIN (BARRIER FREE) BUILDING ENTRANCE
- SECONDARY (BARRIER FREE) BUILDING ENTRANCES AND/OR EMERGENCY EXITS
- FIRE HYDRANT (EXISTING)
- NEW VEGETATION
- FIRE ROUTE/NO PARKING SIGNAGE INSTALLED 25m MAX. ALONG ROUTE
- BARRIER-FREE PARKING SIGN

GROSS FLOOR AREA LEGEND

BLDG. NO.	CONDITION	USE	MAJOR OCCUPANCY	GROSS AREA (ESTIMATED)
1	EXISTING	CURLING RINK	GROUP A, DIVISION 3	950.00m²±
		NON-RESIDENTIAL CLUB	GROUP A, DIVISION 2	332.00m²±
2	DEMOLISHED	EVENT HALL	N/A	-
3	DEMOLISHED	OFFICE SPACE	N/A	-
4	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	1,242.00m²±
5	EXISTING	BLEACHERS	GROUP A, DIVISION 4	245.00m²±
6	EXISTING	EVENT CANTEEN	GROUP E	45.00m²±
7	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	516.00m²±
8	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	671.00m²±
9	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	402.00m²±
10	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	595.00m²±
11	EXISTING	EVENT WASHROOMS	GROUP A, DIVISION 4	34.00m²±
12	EXISTING	AGRICULTURAL HALL	GROUP G, DIVISION 2	746.00m²±
13	PROPOSED	EVENT HALL	GROUP A, DIVISION 2	469.43m²
		OFFICE SPACE	GROUP D	198.87m²

NOTES
1. BUILDING NUMBERS REFERENCED FROM ORIGINAL *"TOPOGRAPHICAL PLAN OF SURVEY"* PRODUCED BY STANTEC GEOMATICS INC.
2. ALL GROSS AREAS FOR EXISTING BUILDINGS ARE ESTIMATED TO THE BEST OF THE ARCHITECTS ABILITY BASED ON PLANS AND SURVEYS RECEIVED AT THE TIME OF REVIEW.

0 5 10 15 20 25 30 40 50 60 70 80 90 100m
0 25 50 75 100 125 150 200 300 400 500ft.

01 SITE PLAN
SP-A01 SCALE: 1:750

DEIMLING ARCHITECTURE & INTERIOR DESIGN

METCALFE AGRICULTURAL SOCIETY — SINCE 1856

CONSULTANT TEAM	
CONSULTANT	PHONE NUMBER
PLANNING: KEEPER CO.	613-807-5000
ARCHITECT: DEIMLING ARCHITECTURE & INTERIOR DESIGN INC.	613-697-6113
CIVIL & SEPTIC: EGIS	613-836-2184
LANDSCAPE ARCHITECT: GJA INC.	613-286-5130
SURVEYOR, GEOTECHNICAL, & HYDROGEOLOGICAL STANTEC GEOMATICS LTD.	613-722-4420

North

Revisions

No.	By	Description	Date
03	W.P.	ISSUED FOR SITE PLAN CONTROL	12 FEB 2026
02	W.P.	ISSUED FOR SITE PLAN CONTROL	16 DEC 2025
01	W.P.	ISSUED FOR COORDINATION	05 DEC 2025

Project

METCALFE AGRICULTURAL SOCIETY
METCALFE FAIRGROUNDS
NEW BUILDING IMPLEMENTATION

2821 8TH LINE ROAD, METCALFE, ON

Drawing
SITE PLAN

Scale: AS NOTED
Drawn: W.P.
Checked: C.D.

Stamp: ONTARIO ASSOCIATION OF ARCHITECTS — CHRISTOPHER LEE DEIMLING LICENCE 8238

Project No.: 24-125
Date: MAY, 2024

Drawing No.: SP-A01

Plan No.: 19384
File No.: D07-12-25-0140