

PROPERTY LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY
REGISTERED PLAN 4M-1566
REGISTERED PLAN 4M-1642
CITY OF OTTAWA
 PREPARED BY STANTEC GEOMATICS LTD.
 DATED AUGUST 1, 2025

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	1,731m ²	18,635ft ²
GROSS FLOOR AREA:		
AUTOMOBILE BODY SHOP	1,487.6m ²	16,015ft ²
OFFICE	243.4m ²	2,629ft ²
SECOND FLOOR	250m ²	2,694ft ²
TOTAL	1,981m ²	21,329ft ²

PROJECT ZONING REVIEW STATISTICS
 MUNICIPALITY: CITY OF OTTAWA
 MUNICIPAL ADDRESS: 100 NIPISSING COURT, OTTAWA, ON
 REGISTERED OWNER: ZEMA INVESTMENT CORPORATION
 LOT AREA: 12,138m²
 ZONING ANALYSIS: OTTAWA
 ZONE: IP13 (2166)-H
 PROPOSED USE: 2 STOREY AUTOMOBILE BODY SHOP

02 KEY PLAN
 A1.0 SCALE: N.T.S.

ZONING MECHANISM (IP13 (2166)-H)	REQUIRED	PROVIDED
MINIMUM LOT AREA	750m ²	12,138.1m ²
MAXIMUM BUILDING HEIGHT	22.0m	8.64m
MINIMUM FRONT YARD SETBACK	6.0m	19.8m
MINIMUM REAR YARD SETBACK	6.0m	74.6m
MINIMUM INTERIOR YARD SETBACK	4.0m	17.0m
MINIMUM CORNER YARD SETBACK	6.0m	28.0m
MAXIMUM LOT COVERAGE	55%	14.2%
MAXIMUM FLOOR SPACE INDEX	2	0.16
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m

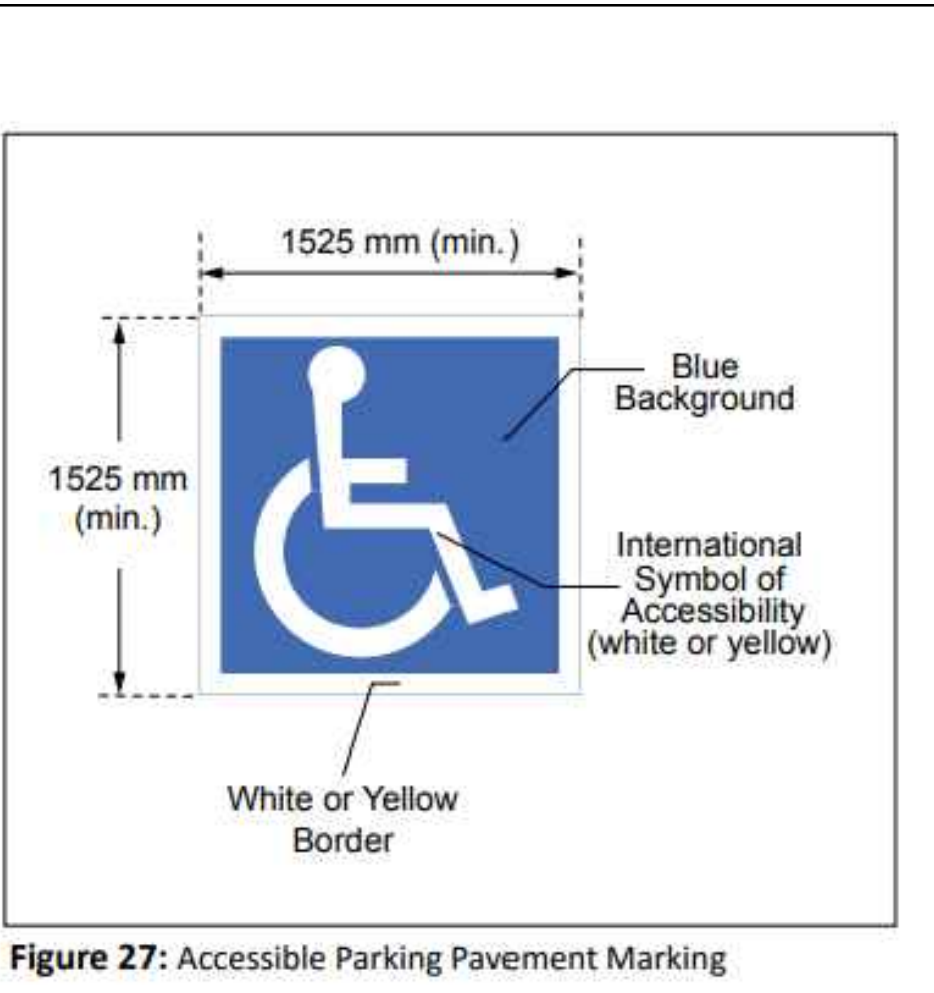
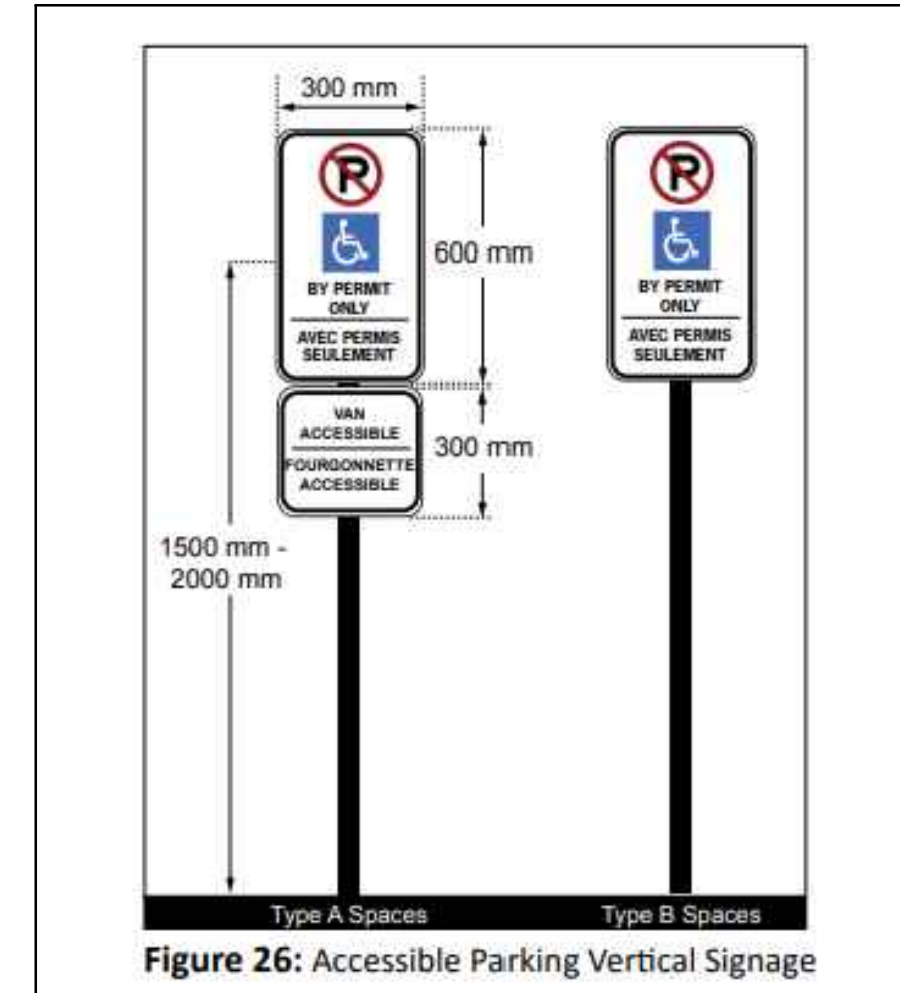
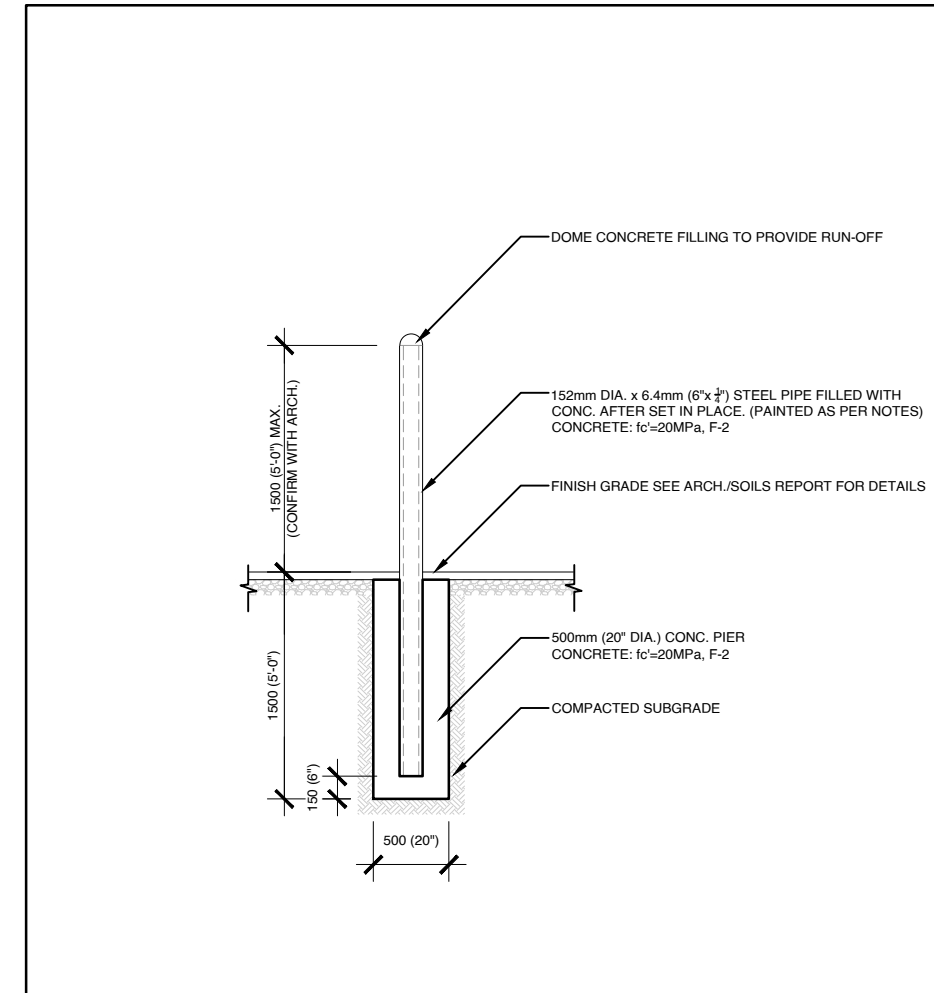
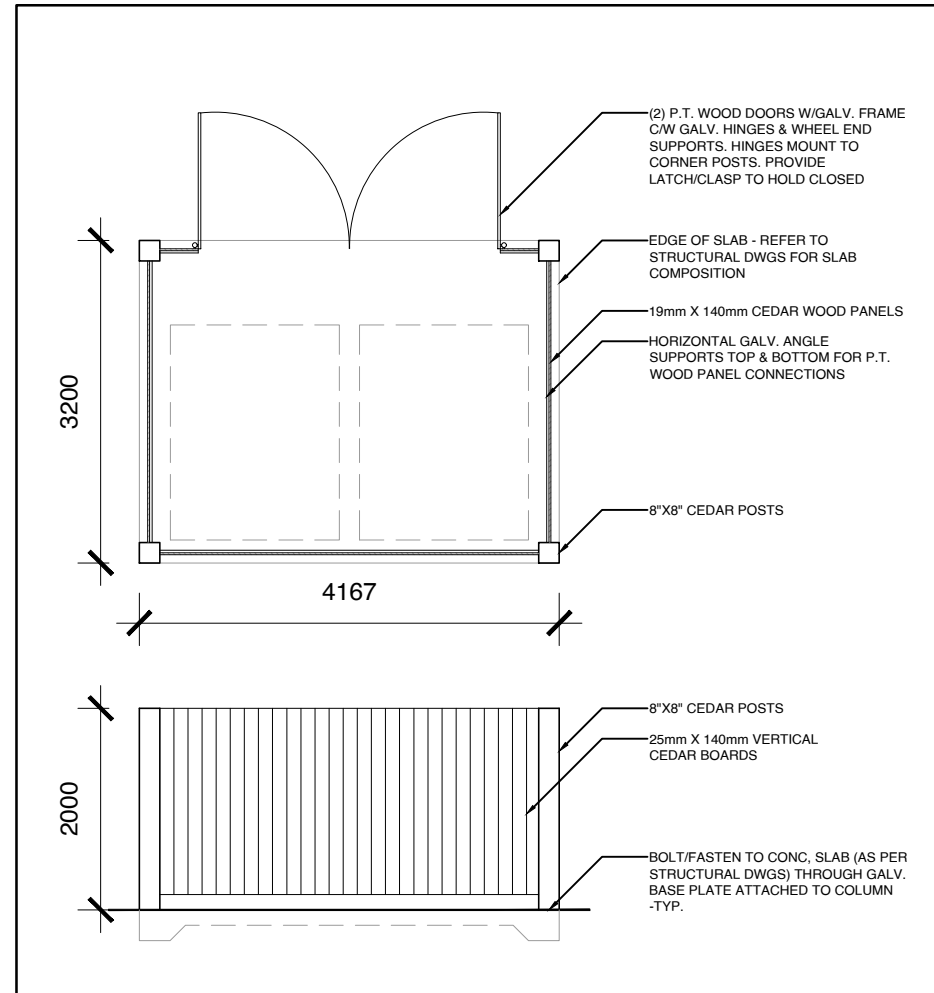
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	AUTOMOBILE BODY SHOP - 3 PER SERVICE BAY = 39 PARKING SPACES	
	REGULAR SPACES (NEW)	85 SPACES
	ACCESSIBLE SPACE (TYPE A) = 2 REQUIRED	2 SPACE
	ACCESSIBLE SPACE (TYPE B) = 2 REQUIRED	2 SPACE
	TOTAL	89 SPACES
BICYCLE PARKING REQUIRED	AUTOMOBILE BODY SHOP - 1 PER 1,500m ² GFA = 1 SPACE	2 SPACES
MINIMUM AISLE WIDTH	PARKING LOT: 6.7m	6.7m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
PROVIDED LOADING	1 SPACE PER 1000-1999m ²	2
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 3.0m DOUBLE TRAFFIC LANE - 6.0m	DOUBLE TRAFFIC LANE - 6.7m
MINIMUM WIDTH OF LOADING SPACE	3.5m	3.5m
MINIMUM LENGTH OF LOADING SPACE	7m	7m
MINIMUM VERTICAL CLEARANCE OF LOADING SPACE	4.2m	N/A
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m MIN. SETBACK FROM ANY LOT LINE: 3.0m SCREENING MIN. HEIGHT: 2.0m	N/A 17.0m 2.0m

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)CSW EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)JHW 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 16MM 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 2000MM 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" FOURQUANETTE 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
GM GAS METER - REFER TO SITE SERVICING	PMT PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP PAINTED PARKING LINES, TYP. - REFER TO CIVIL	RSR 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
DS DOWNSPOUT	

SYMBOL	DESCRIPTION
(OH)	NEW OVERHEAD DOOR
(OH)	NEW DOOR / ENTRANCE
(B)	BICYCLE PARKING SPACE (1.8Mx0.6M)
(P)	NO PARKING LINES
(#)	PARKING STALL COUNT PER ROW
(S)	NEW SIGN, REFER TO SIGN LEGEND
(S1)	FIRE ROUTE SIGN
(SL)	STREET LIGHT
(P)	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
(V)	VISITOR PARKING
(T)	TWO WAY TRAFFIC
(DC)	DEPRESSED CURB (DC)
(TWSI)	TACTILE WALKING SURFACE INDICATORS (TWSI)
(---)	PROPERTY LINE
(---)	MINIMUM SETBACKS (ZONING)
(---)	SECURITY FENCE
(---)	NEW CONSTRUCTION
(---)	EXISTING BUILDINGS
(---)	SOFT LANDSCAPING
(---)	CONCRETE SIDEWALK
(O)	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
(O)	DOWNSPOUT CONNECTING TO UNDERGROUND STORM, AS PER CIVIL DWGS

- NOTES:
- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 - 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.
 - DO NOT SCALE DRAWINGS.
 - ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

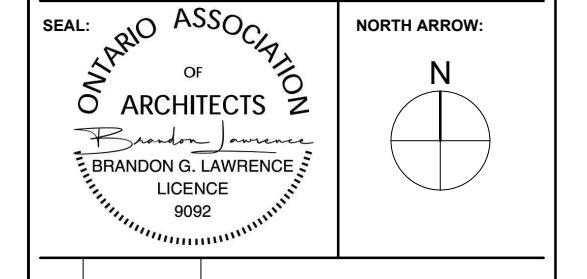
01 SITE PLAN
 A1.0 SCALE: 1:300



02 GARBAGE ENCLOSURE
 A1.0 SCALE: 1:75

03 TYPICAL BOLLARD @ GRADE DETAIL
 A1.0 SCALE: 1:50

04 ACCESSIBLE PARKING SIGNAGE DETAIL
 A1.0 SCALE: N.T.S.



DATE	REVISION
16 2026.03.16	ISSUED FOR SPC RESPONSE 01
15 2026.01.08	RE-ISSUED FOR SPA
14 2025.12.19	ISSUED FOR COORDINATION
13 2025.11.14	ISSUED FOR SPA
12 2025.11.12	ISSUED FOR REVIEW
11 2025.10.30	ISSUED FOR REVIEW
10 2025.10.29	ISSUED FOR COORDINATION
09 2025.09.18	ISSUED FOR REVIEW
08 2025.08.14	ISSUED FOR COORDINATION
07 2025.07.22	ISSUED FOR COORDINATION
06 2025.07.15	ISSUED FOR REVIEW
05 2025.06.30	ISSUED FOR REVIEW
04 2025.06.19	ISSUED FOR REVIEW
03 2025.06.09	ISSUED FOR PRE-CONSULTATION
02 2025.05.23	ISSUED FOR PRE-CONSULTATION
01 2025.05.22	ISSUED FOR REVIEW

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PROJECT:
MYERS AUTOMOTIVE - BODY SHOP
 100 NIPISSING COURT, OTTAWA, ON.

SHEET TITLE:
SITE PLAN GENERAL NOTES

DRAWN BY: B.L. CHECKED BY: L.A.
 PLOT DATE: 2026.03.16
 JOB NUMBER: LA-1152-25 SCALE: AS SHOWN
 SHEET NUMBER: