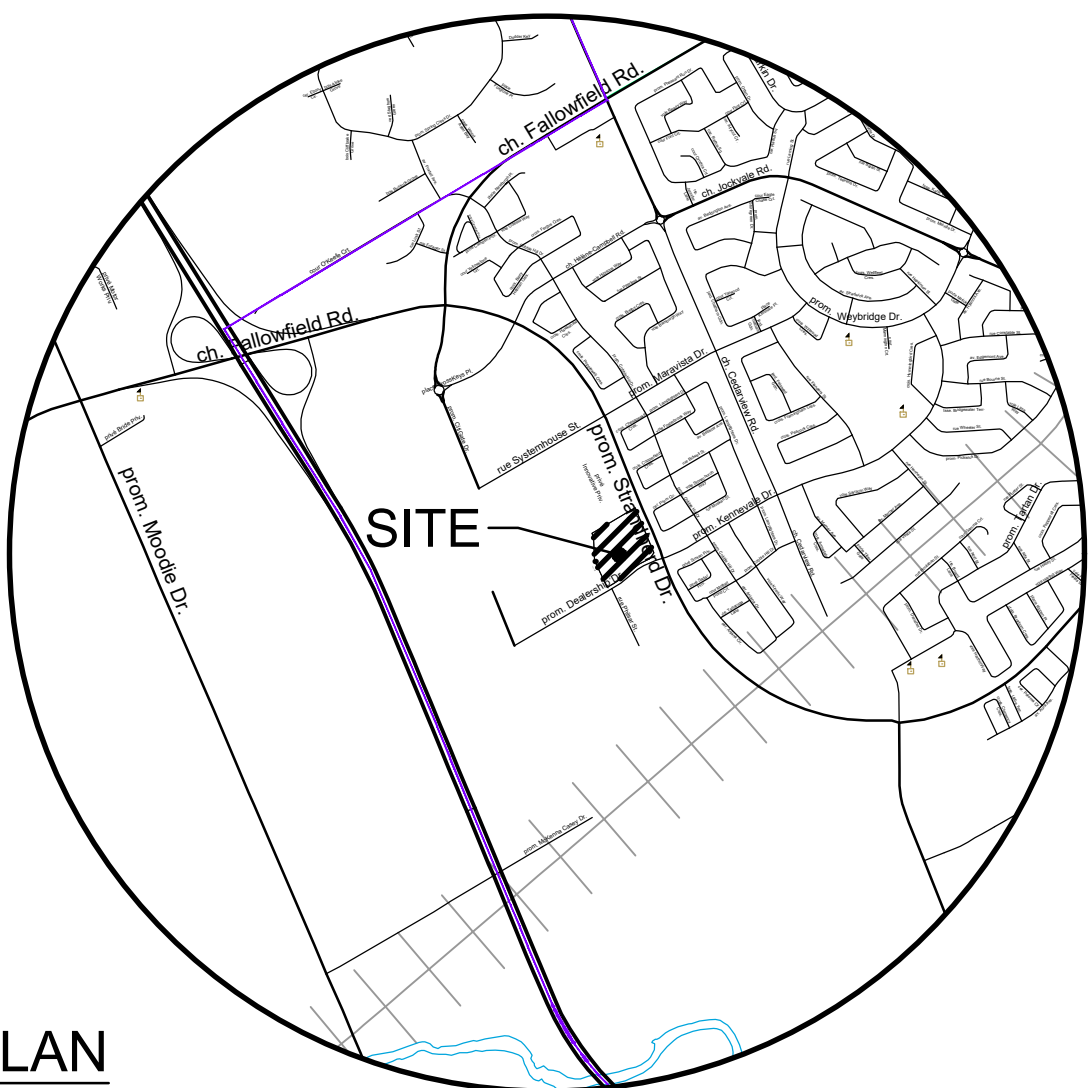
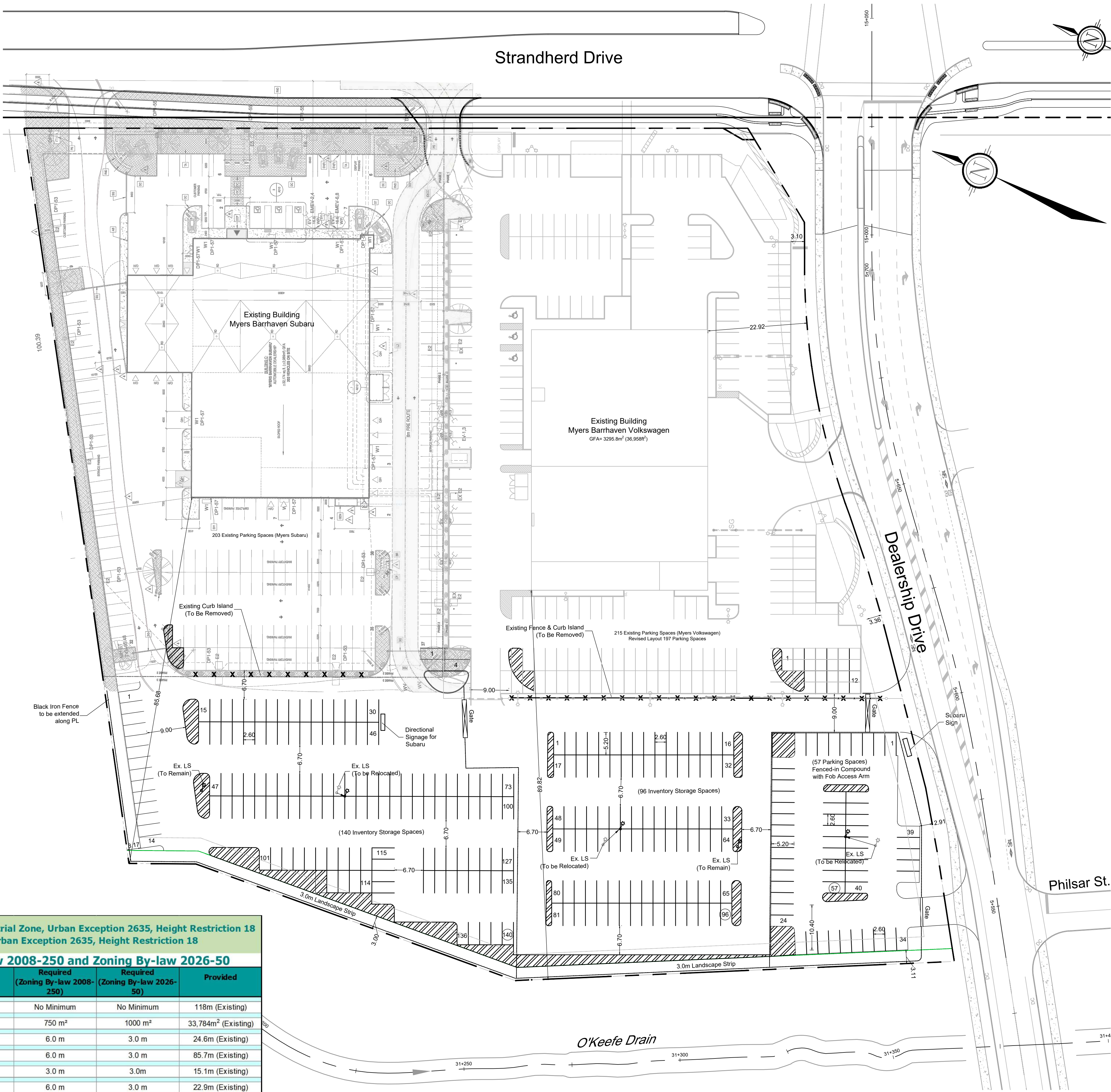


LEGEND

- Property Line
- Proposed Curb
- Building Entrance
- Existing Light Standard
- Proposed Relocated Light Standard
- Proposed Painted Island
- Proposed Fence (Black Iron)



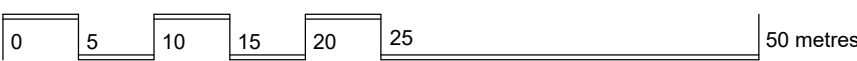
KEYPLAN
NOT TO SCALE

SITE PLAN

4149 STRANDHERD DRIVE

PART OF LOT 17
CONCESSION 4 (RIDEAU FRONT)
BLOCK 4, 4M-1538
Geographic Township of Nepean
CITY OF OTTAWA

MYERS BARRHAVEN SUBARU /
MYERS BARRHAVEN VOLKSWAGEN



SCALE 1:500

Zoning Provisions: Business Park Industrial Zone, Urban Exception 2635, Height Restriction 18 and Mixed Industrial Zone, Urban Exception 2635, Height Restriction 18			
City of Ottawa Zoning By-Law 2008-250 and Zoning By-law 2026-50			
	Required (Zoning By-law 2008-250)	Required (Zoning By-law 2026-50)	Provided
Minimum Lot Width	No Minimum	No Minimum	118m (Existing)
Minimum Lot Area	750 m ²	1000 m ²	33,784m ² (Existing)
Minimum Front Yard Setback	6.0 m	3.0 m	24.6m (Existing)
Minimum Rear Yard Setback [2026-50 (ii) all other cases]	6.0 m	3.0 m	85.7m (Existing)
Minimum Interior Side Yard Setback (ii) all other cases	3.0 m	3.0m	15.1m (Existing)
Minimum Corner/Exterior Side Yard Setback	6.0 m	3.0 m	22.9m (Existing)
Maximum Lot Coverage	55%	65%	29% (Existing)
Maximum Building Height	18.0m	18.0m	7.3m (Existing)
Maximum Floor Space Index	2		2 (Existing)
Minimum Width of Landscaping (ii) Abutting a street	3.0 m	3.0m	3.0m (Existing)
Minimum Width of Landscaping (iii) in all other cases	No Minimum	No Minimum	0m (Existing)

4	ISSUED FOR SITE PLAN APPLICATION	AUG 07/26	AT
3	REVISED PER CLIENT COMMENTS	JULY 10/26	AT
2	REVISED PER CLIENT COMMENTS	JUNE 17/26	AT
1	ISSUED FOR CLIENT REVIEW	JUNE 08/26	AT
No.	REVISION	DATE	BY
ISSUED		AUGUST, 2026	
PROJECT No.		125132	
DRAWING No.		125132-SP	

NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com