

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-12-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

KEY PLAN
N.T.S.

DETAILS OF DEVELOPMENT			
DATA	REQUIRED	PROVIDED	
SETBACKS	ZONING	IH	
	FY	7.5m	144.4m
	RY	7.5m	4.8m
	INT.SY	7.5m	30.4m
EXT.SY	7.5m	17.7m	
NET LOT AREA (sqm.)		20,434 sqm	
BUILDING COVERAGE	65% (MAX)	22.4 %	
BUILDING HEIGHT	18m (MAX)	8.2 m	
GROSS FLOOR AREA		1858 sqm	
No. of UNITS		1	
LOADING SPACES	1	2	
PARKING:			
WAREHOUSE: 0.8/100sqm	17 + 2 BF	24 + 2 BF	
OFFICE: 2.4/100sqm			
200sqm = 5 PARKING SPOT			
BICYCLE PARKING:			
WAREHOUSE: 1.0/2000sqm			
OFFICE: 0.85			
200sqm = 0.80			
No. OF STOREYS		1	
OTHER:			

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED TWISI PLATE
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED GRAVEL
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SEWER ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 1' OF SWALE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE CB
- PROPOSED MANHOLE / CB MANHOLE
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

SITE PLAN NOTES:

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CONCRETE BARRIER CURB AS PER DETAIL SC1.1 ON PLAN C901
- PROPOSED HANDICAP PARKING
- PROPOSED PARKING (TYP.)
- PROPOSED LIGHT DUTY PAVEMENT AREA (SEE PAVEMENT STRUCTURE ON PLAN C301)
- PROPOSED HEAVY TRAFFIC PAVEMENT AREA (SEE PAVEMENT STRUCTURE ON PLAN C301)
- PROPOSED FIRE ROUTE
- PROPOSED 100mm TOPSOIL & SOD
- PROPOSED 30 x 45 cm "DISABLED PARKING PERMIT" SIGN (Rb-33) AS PER MTO BOOK 5 AND AS PER SECTION 11 OF THE ONTARIO REGULATION 581/90. SIGN TO BE MOUNTED ON STAINLESS STEEL POST.
- PROPOSED 1.8m HIGH CHAIN LINK FENCE AS PER DETAIL ON PLAN C901
- PROPOSED BOLLARD (TYP.) AS PER DETAIL ON C901
- PROPOSED SEMI-DEPRESSED PAVERS FOR CONSPORT TRUCK MANEUVERABILITY AS PER DETAIL SC 1.1
- PROPOSED CONCRETE CHEVRONS AS PER DETAIL ON C901
- PROPOSED CONCRETE SIDEWALK / FEATURE
- PROPOSED BOLLARD SPACED AT 1.5m C/C AS PER DETAIL ON C901
- PROPOSED SNOW STORAGE AREA
- PROPOSED TACTILE ATTENTION INDICATOR. DEPTH SHALL BE NOT LESS THAN 300mm AND NOT MORE THAN 610mm. SHALL CONFORM TO CLAUSES 4.1.1. AND 4.1.2 OF ISO 23599. "ASSISTIVE PRODUCTS FOR BLIND AND VISION-IMPAIRED PERSONS - TACTILE WALKING SURFACE INDICATORS".
- CONSTRUCTION ENTRANCE AS PER S.C.7.1
- PROPOSED 3/4" CLEARSTONE
- PROPOSED BIKE RACK (2 MINIMUM) SEE DETAIL ON DWG C902

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DISCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS A KNOWLEDGEABLE ACCEPTANCE OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIM FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT. THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD THE LOCATION, DEPTH AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

EXISTING INFORMATION TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE NOTES HEREIN, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE AND RESPECT ANY EMBOS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	BY	DATE
05	RE-ISSUED FOR APPROVAL	M.B.	23 NOV 2022
04	RE-ISSUED FOR APPROVAL	M.B.	12 AUG 2022
03	RE-ISSUED FOR APPROVAL	M.B.	12 MAY 2022
02	ISSUED FOR APPROVAL	M.L.	27 SEP 2021
01	ISSUED FOR APPROVAL	M.L.	23 JUN 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

LRJ
ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT: 7137796 CANADA INC. C/O BENSON GROUP, 700 EDENBOULEVARD, CORNWALL, ON K6H 6B8, 613-933-1700
ATTN: DE SAULNIERS CONSTRUCTION LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.

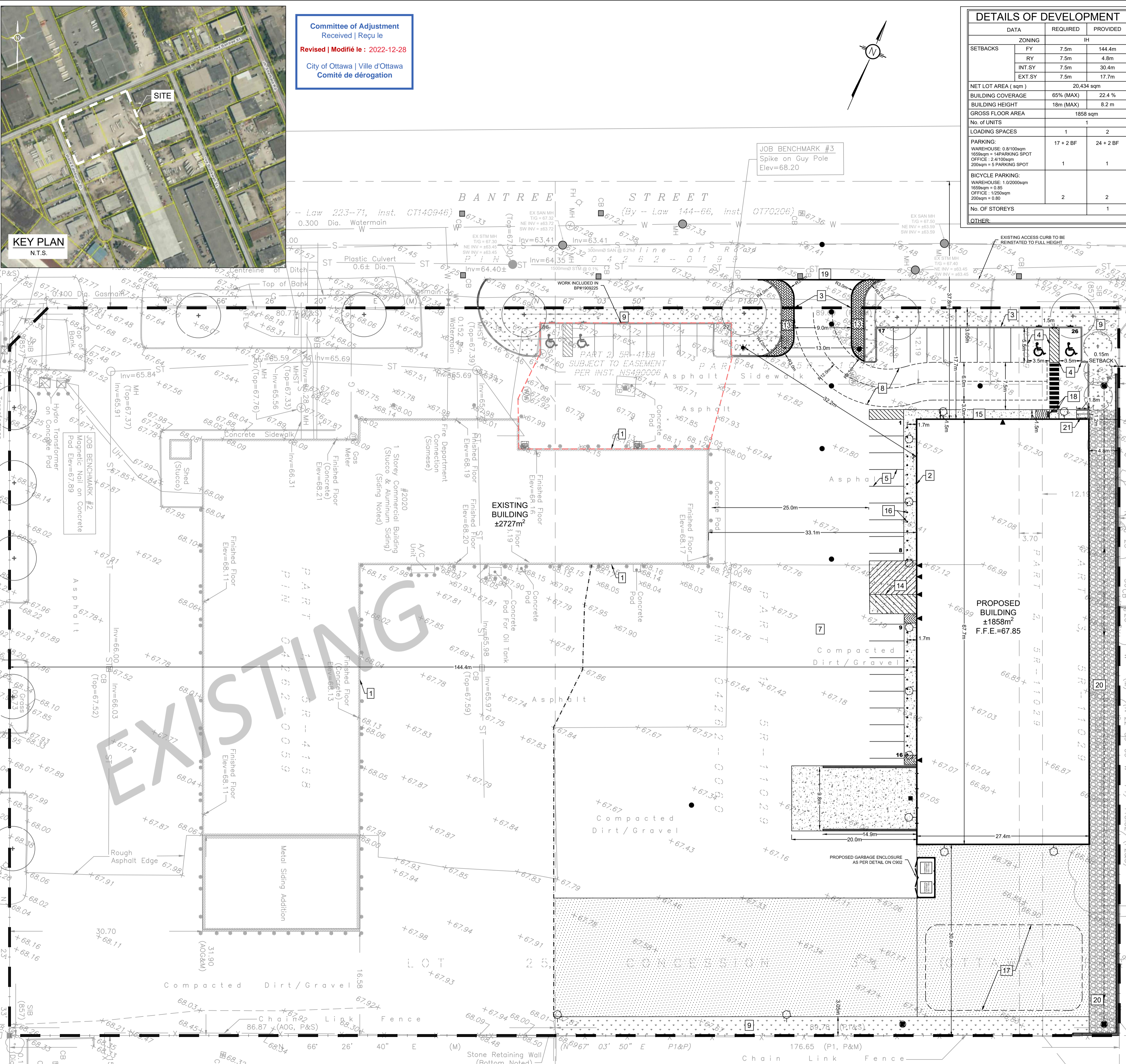
PROJECT: BENSON AUTO PARTS
2020 BANTREE ST, OTTAWA, ON

DRAWING TITLE: SITE DEVELOPMENT PLAN

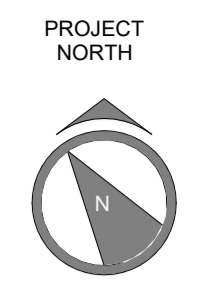
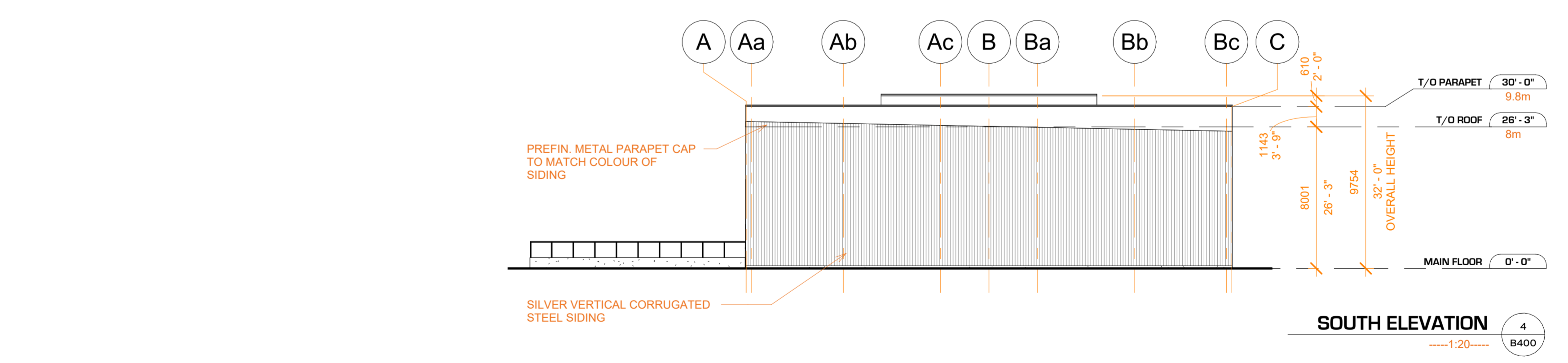
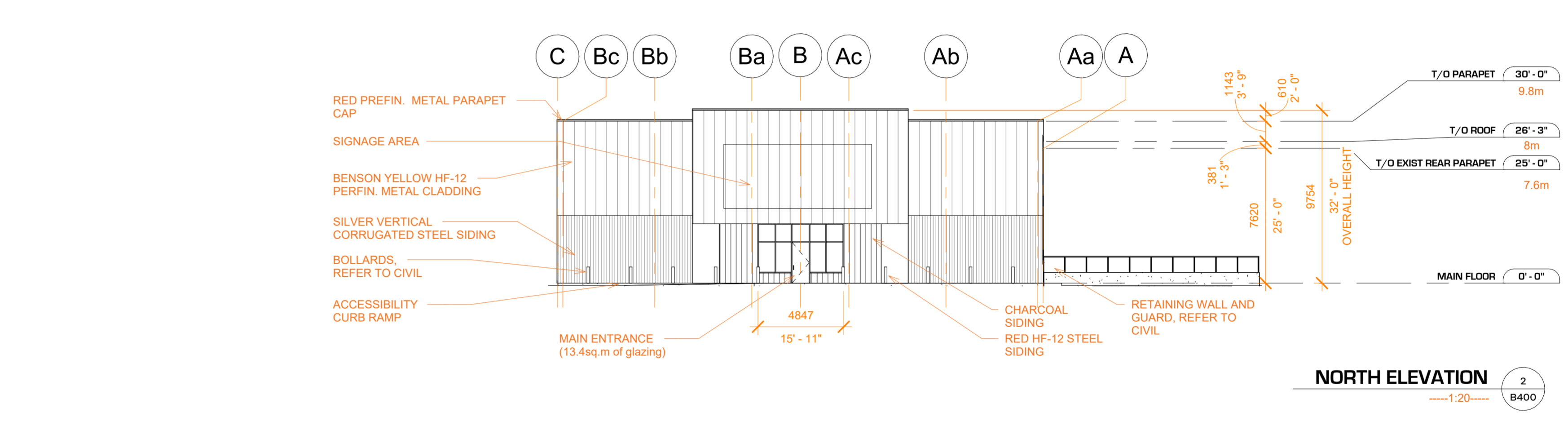
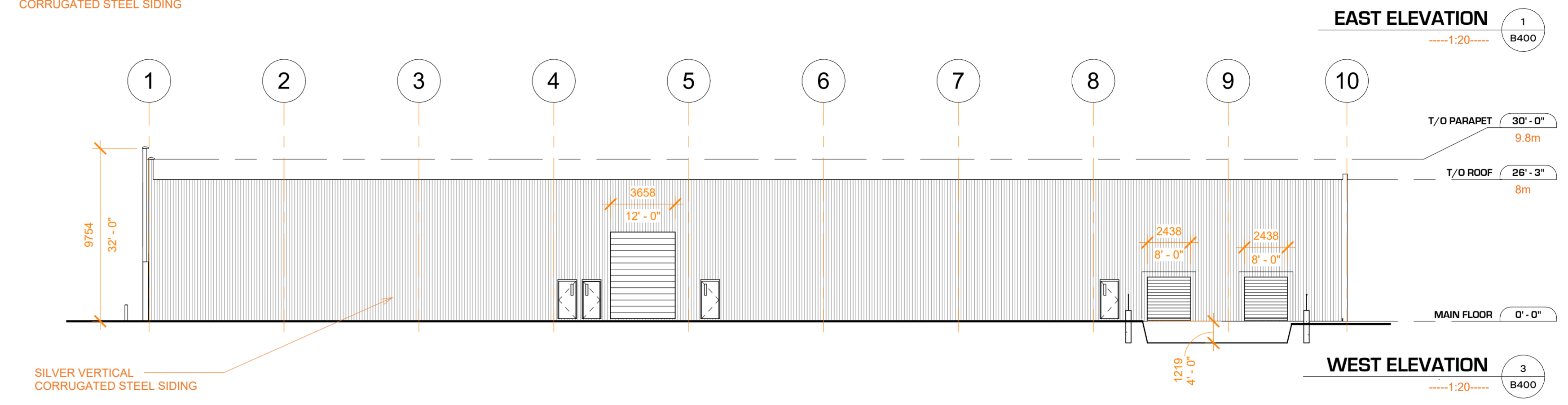
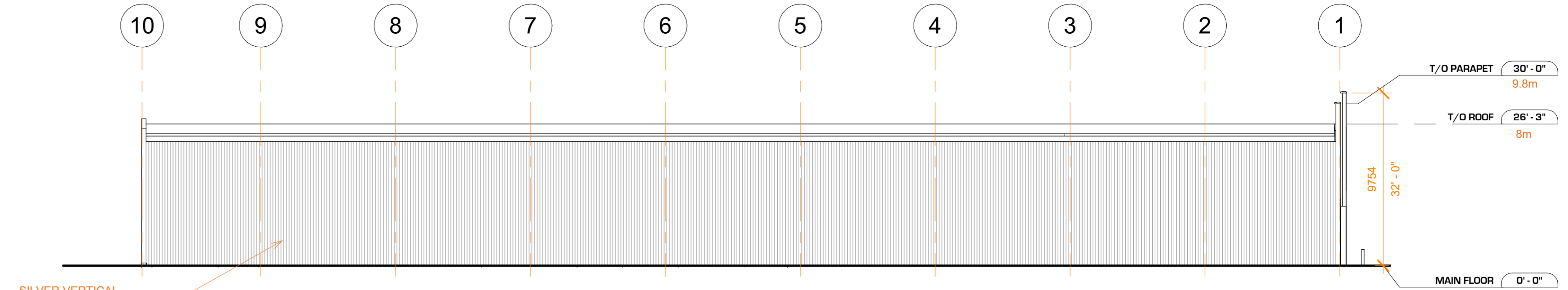
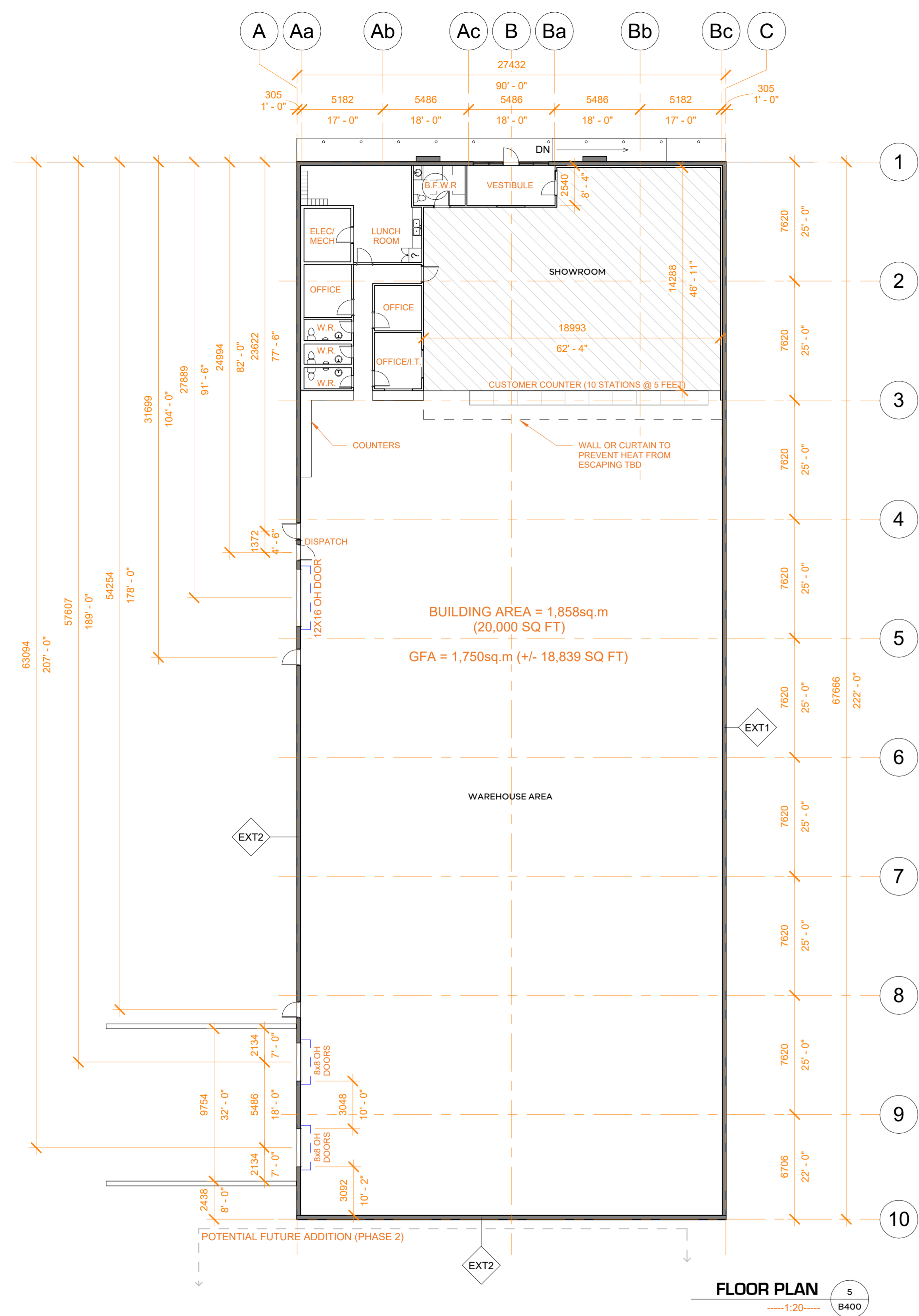
PROJECT NO: 180357
DATE: APRIL 2021

C201

#18676



D07-12-22-007



BUILDING CODE/ZONING REVIEW

- BUILDING AREA 20,000 SQ. FT. (1858.06 SQ. M)
- FACING 1 STREET
- NON-SPRINKLERED
- COMBUSTIBLE CONST. PERMITTED

IH - HEAVY INDUSTRIAL ZONE

PERMITTED USE - WAREHOUSE WITH ACCESSORY DISPLAY AND SALES AREA

AREA OF DISPLAY AREA = 270sq.m
2910.21 SF (14.9% OF TOTAL GROSS FLOOR AREA)

OWNER INFORMATION:

713796 Canada Inc.
c/o Benson Group,
700 Education Boulevard,
Cornwall, ON K6H 6B8
613-933-1700



DE SAULNIERS CONSTRUCTION LTD.
1120 MARLEAU AVE. CORNWALL, ON, K6H 2W8
T (613) 937-0016 F (613) 937-3897
DCLIMITED.CA

DISCLAIMER: THIS DRAWING / DESIGN ARE COPYRIGHT PROTECTED AND SHALL NOT BE COPIED, USED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS, UTILITY LOCATIONS ARE TO BE CHECKED BY THE CONTRACTOR AND SHALL BE REPORTED AS WELL AS ALL ERRORS AND OMISSIONS PRIOR TO START OF WORK. DO NOT SCALE DRAWINGS.

IS	RE	DATE	DESCRIPTION
6	1	DEC-23-2022	RE-ISSUED FOR MV
5	1	AUG-15-2022	RE-ISSUED FOR SITE PLAN APPROVAL
4	1	MAY-13-2022	RE-ISSUED FOR SITE PLAN APPROVAL
3	1	AUG-26-2021	ISSUED FOR SITE PLAN APPROVAL

BENSON GROUP
2020 BANTREE ST, OTTAWA, ONTARIO

BANTREE AUTO PARTS

FLOOR PLAN AND ELEVATIONS

DRAWN BY JVL/AA
CHECKED BY CM
PROJECT NO. C1805-005

B400

D07-22-22-0020

