

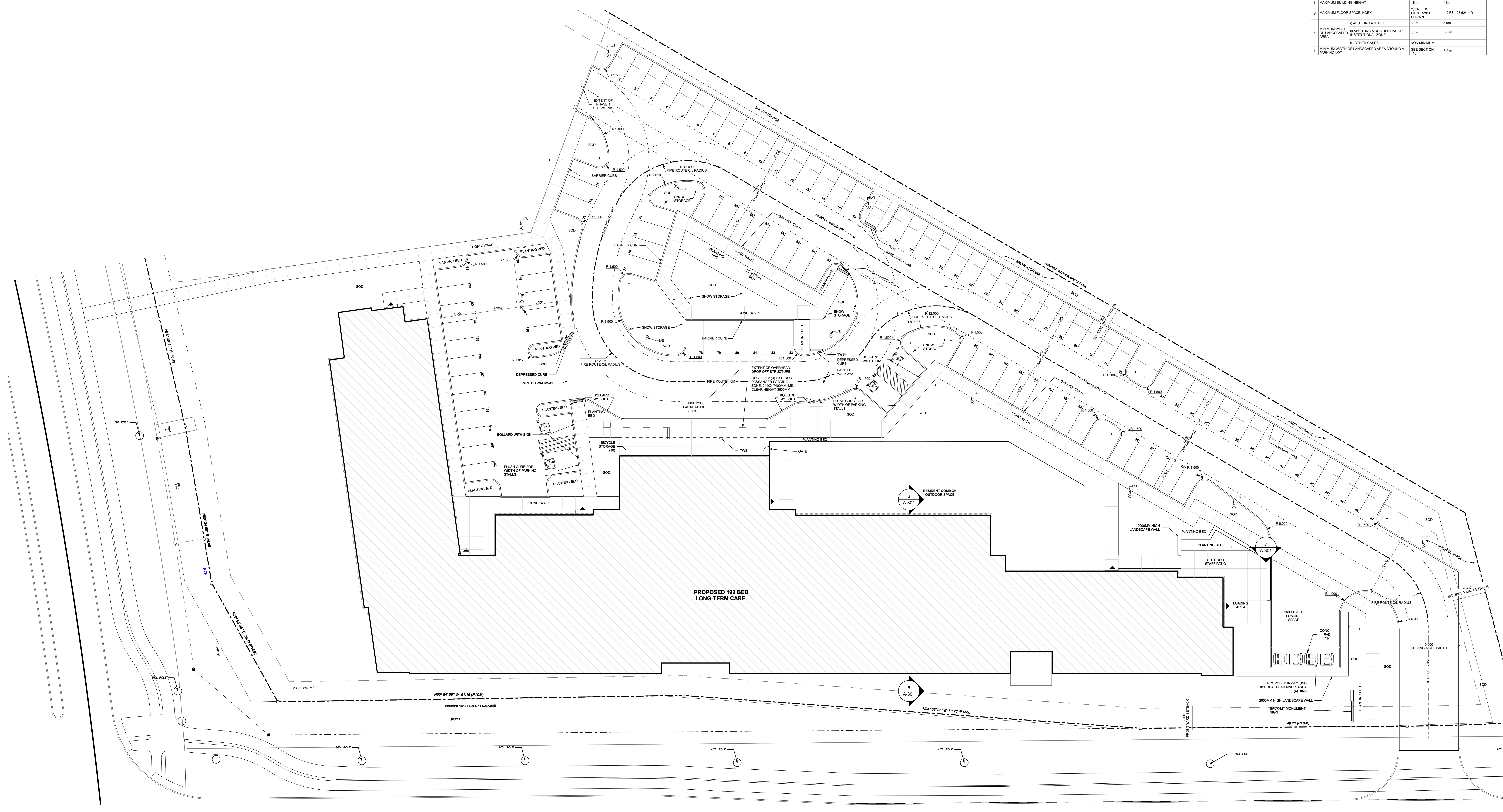
**SITE ELEMENT LEGEND:**

- LP LIGHT POLE & CONC. BASE
- OLL BOLLARD - HOT DIPPED GALVANIZED AFTER FABRICATION - 150 DIA - PROVIDE CAPS
- FB FREE PARKING CURB POST MOUNTED ON CONC. WALL OR BOLLARD
- HP EXISTING UTILITY POLE
- FW EXISTING FIRE HYDRANT
- CFW CURB FACED WALK - REFER TO CIVIL DRAWINGS FLUSH CURB TO ASPHALT WHERE NOTED
- CURB 150mm HIGH CURB - REFER TO CIVIL DRAWINGS
- CONC CONCRETE WALK - 125mm THICK C&G 19M AT 300mm EA. WAY.
- BRK SPIRAL RACK BY CANAM SITE FURNISHINGS' MODEL, CAH1717
- FR FIRE ROUTE SIGN C&G POST AS PER MUNICIPALITY'S FIRE ROUTE BY-LAW
- TWSI TACTILE WALKING SURFACE INDICATOR, RED, CAST IRON - REFER TO INSTALLATION REQUIREMENTS CPSSD 310.031, 310.033, 310.039

**NOTE:**  
 LOT BOUNDARIES ON THIS DRAWING ARE DERIVED FROM THE FOLLOWING LEGAL SURVEYS:  
 1. LEGAL SURVEY MARKING PROPERTY BOUNDARY PRODUCED BY ANNIS, O'NEILL, VOLLEBERG LTD. ONTARIO LAND SURVEYORS, JOB NUMBER 0954-04-NINTO PT 17 H 43 39 49 P 4, DISTRICTING PLAN 46-2221, TOWN SURVEY OF PART OF LOTS 14 AND 15 CONCESSION 1 REGULAR FRONT GEOMETRY, TOWNSHIP OF NEPEAN CITY OF OTTAWA SURVEYED BY ANNIS, O'NEILL, VOLLEBERG LTD. RECEIVED AND DEPOSITED BY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CALETON NO 4, DECEMBER 21, 2011.  
 2. LEGAL SURVEY MARKING LOCATIONS OF ROAD WIDENINGS AND BARRIERS PROVIDED FOR UTILITIES, PRODUCED BY FARHILL MOFFATT & WOODS AND LIMITED ONTARIO LAND SURVEYORS, JOB NUMBER A2000, DISTRICTING PLAN 46-2221, TOWN SURVEY OF PART OF LOTS 14 AND 15 CONCESSION 1 REGULAR FRONT GEOMETRY, TOWNSHIP OF NEPEAN CITY OF OTTAWA SURVEYED BY ANNIS, O'NEILL, VOLLEBERG LTD. RECEIVED AND DEPOSITED BY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CALETON NO 4, DECEMBER 21, 2011.

**ZONING INFORMATION**  
 CITY OF OTTAWA - GM ZONE PROVISIONS

REGULATIONS	NO MINIMUM	PROPOSED
1 MINIMUM LOT AREA	NO MINIMUM	23,856 sqft
2 MAXIMUM LOT WIDTH	NO MINIMUM	
3 MINIMUM FRONT YARD & CORNER SIDE YARD SETBACKS	3.0m	3.0m (BORRISOKANE) 3.0m (STRANDHERD)
4 MINIMUM INTERIOR SIDE YARD SETBACK	1.1 FOR A NON-RESIDENTIAL OR MIXED-USE BUILDING FROM ANY PORTION OF A LOT LINE, EQUAL TO OR LOWER THAN 11 METERS IN HEIGHT 1.1 FOR A BUILDING EQUAL OR LOWER THAN 11 METERS IN HEIGHT 2. FOR A BUILDING HIGHER THAN 11 METERS IN HEIGHT	N/A
5 MINIMUM REAR YARD SETBACK	1.1 ADJUTING A STREET 2. FROM ANY PORTION OF A REAR LOT LINE ADJUTING A RESIDENTIAL ZONE 3. FOR A RESIDENTIAL USE BUILDING 4. ALL OTHER CASES	NO MINIMUM N/A 7.5m 7.5m
6 MAXIMUM BUILDING HEIGHT	1m	18m
7 MAXIMUM FLOOR SPACE INDEX	2. UNLESS OTHERWISE SPECIFIED	1.2 FSI (0.624 m <sup>2</sup> )
8 MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT	1.1 ADJUTING A STREET 2. FOR A RESIDENTIAL OR INSTITUTIONAL ZONE 3. ALL OTHER CASES	3.0m 3.0m NON MINIMUM
9 MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT	SEE SECTION 10	3.0m



**BORRISOKANE RD**

**1 A-001**  
 SITE PLAN - PHASE 1 PLAN  
 SCALE: 1:200

**SITE PLAN NOTES:**

- ALL CURB, GUTTER AND DOWNWATER CONSTRUCTED ON MUNICIPAL PROPERTY TO BE CONSTRUCTED TO APPLICABLE CPSSD STANDARDS
- SIDEWALKS PROVIDED ALONG BARRIER-FREE PATH OF TRAVEL ON SITE (EXTENDING FROM FRONT DOOR OF BUILDING TO BARRIER-FREE PARKING STALLS) TO APPLICABLE AODA STANDARDS. MUNICIPAL SEWERLINES CONSTRUCTED BY OWNER TO PROPOSED STOPS WHERE APPLICABLE WITH VEHICLE ACCESSIBLE STOPS
- BOLLARDS TO BE INSTALLED AS REQUIRED BY CIVIL ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS - VERIFY REQUIRED CLEARANCE TO MECHANICAL AND ELECTRICAL EQUIPMENT FOR INSTALLATION AND SERVICING
- PROVIDE BOLLARDS AS REQUIRED BY IN-GROUND DISPOSAL CONTAINERS MANUFACTURERS REQUIREMENTS - FIELD VERIFY LOCATION

	1. ISSUED FOR PERMIT REVIEW - 2021-12-23 Revised Change Note Date: December 23, 2022 Revision History		<b>G. M. DIEMERT ARCHITECT INC.</b> SUITE 201 907 FOURTH AVENUE EAST OWEN SOUND, ONTARIO, N4K 2G6 TEL: 519-376-1975	OWNER: <b>CVH (No. 10) LP - SOUTHBRIDGE CARE HOMES</b> 766 HESPERUS ROAD, SUITE 301 CAMBREE, ONT L5A 4E2	Drawing Name: <b>SITE PLAN</b>

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