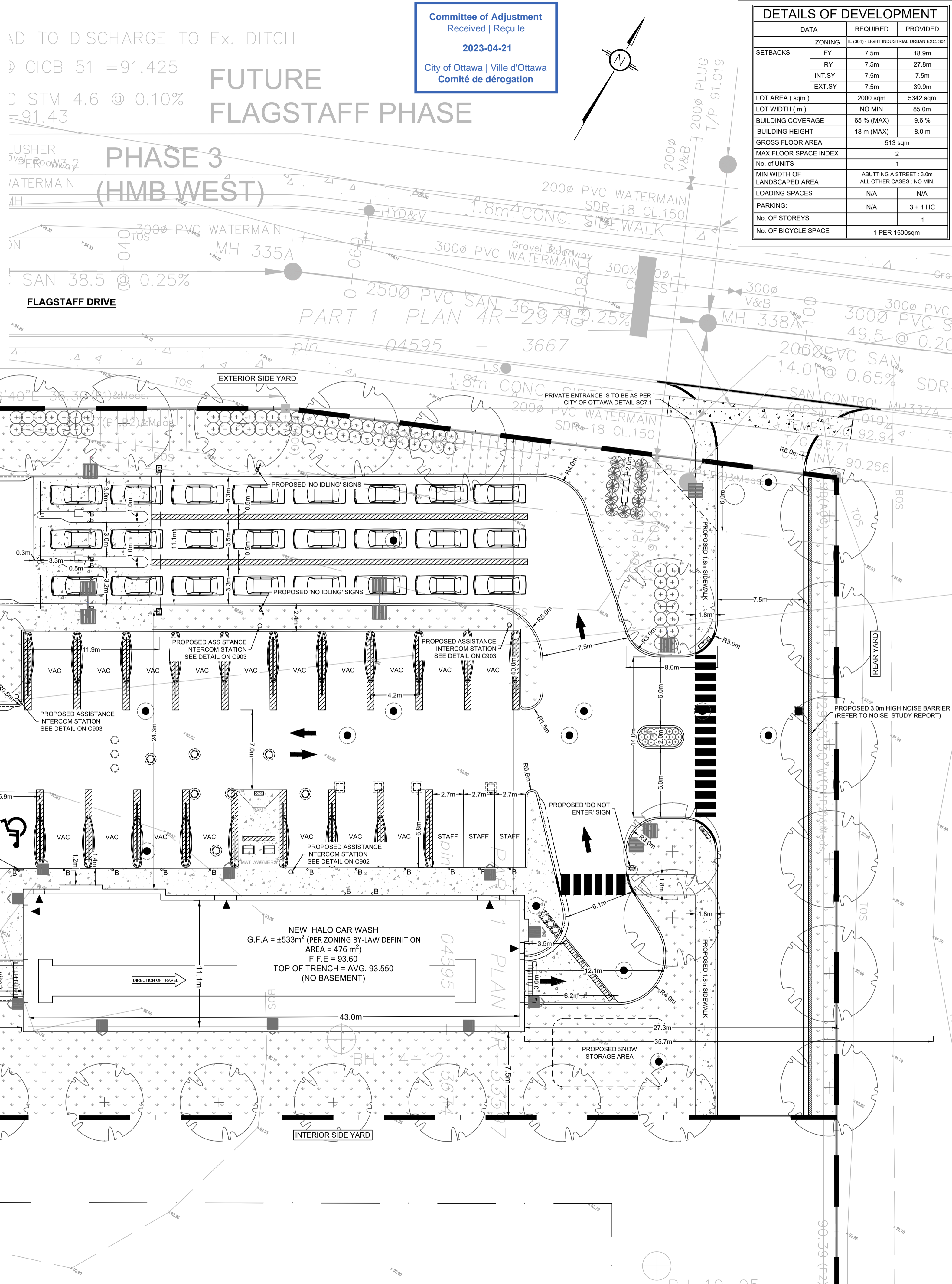




KEY PLAN  
N.T.S.



Committee of Adjustment  
Received | Reçu le  
2023-04-21  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING: 18.000 - LIGHT INDUSTRIAL URBAN EXC. 304		
SETBACKS	FY: 7.5m	18.9m
	RY: 7.5m	27.8m
	INT.SY: 7.5m	7.5m
	EXT.SY: 7.5m	39.9m
LOT AREA (sqm)	2000 sqm	5342 sqm
LOT WIDTH (m)	NO MIN	85.0m
BUILDING COVERAGE	65% (MAX)	9.6%
BUILDING HEIGHT	18 m (MAX)	8.0 m
GROSS FLOOR AREA		513 sqm
MAX FLOOR SPACE INDEX		2
No. of UNITS		1
MIN WIDTH OF LANDSCAPED AREA	ABUTTING A STREET: 3.0m	ALL OTHER CASES: NO MIN.
LOADING SPACES	N/A	N/A
PARKING	N/A	3 + 1 HC
No. of STOREYS		1
No. of BICYCLE SPACE		1 PER 1500sqm

**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 GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 1.5m WIDE LINE PAINTING PER CITY OF OTTAWA LATEST REGULATIONS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- PROPOSED 5 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PART OF LOT 11, CONCESSION 3 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA. REVISED FLOOR AREA FOR MV. APPLICATION. REVISED FLOOR AREA FOR MV. APPLICATION. DATE JANUARY 21st 2022.

**ELEVATION NOTES**  
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.  
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919761338 and 01919871649, MTM Zone 9 (76°32' West Longitude) NAD-83 (original).

**GENERAL CONDITIONS OF CONTRACT FOR CONSTRUCTION** ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWINGS. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY TO WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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 AN ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

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 LRI ASSOCIATES LTD. (LRI) WITHOUT OBTAINING LRI'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 LRI AND TO RELEASE LRI 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 LRI FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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 FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED 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 NOTES, INCLUDING ANY ERRORS, 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
06	RE-ISSUED FOR APPROVAL	P.P.	31 MAR 2023
05	RE-ISSUED FOR APPROVAL	P.P.	22 FEB 2023
04	RE-ISSUED FOR APPROVAL	P.P.	17 NOV 2022
03	REVISED FLOOR AREA FOR MV. APPLICATION	P.P.	13 JULY 2022
02	REVISED FLOOR AREA FOR MV. APPLICATION	P.P.	23 JUNE 2022
01	ISSUED FOR APPROVAL	M.L.	22 APR 2022

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT: **HALO CAR WASH INC.**

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

PROJECT: **HALO CAR WASH  
3555 BORRISOKANE RD  
BARRHAVEN, ON**

DRAWING TITLE: **SITE DEVELOPMENT PLAN**

PROJECT NO: 210691 DATE: JANUARY 2022

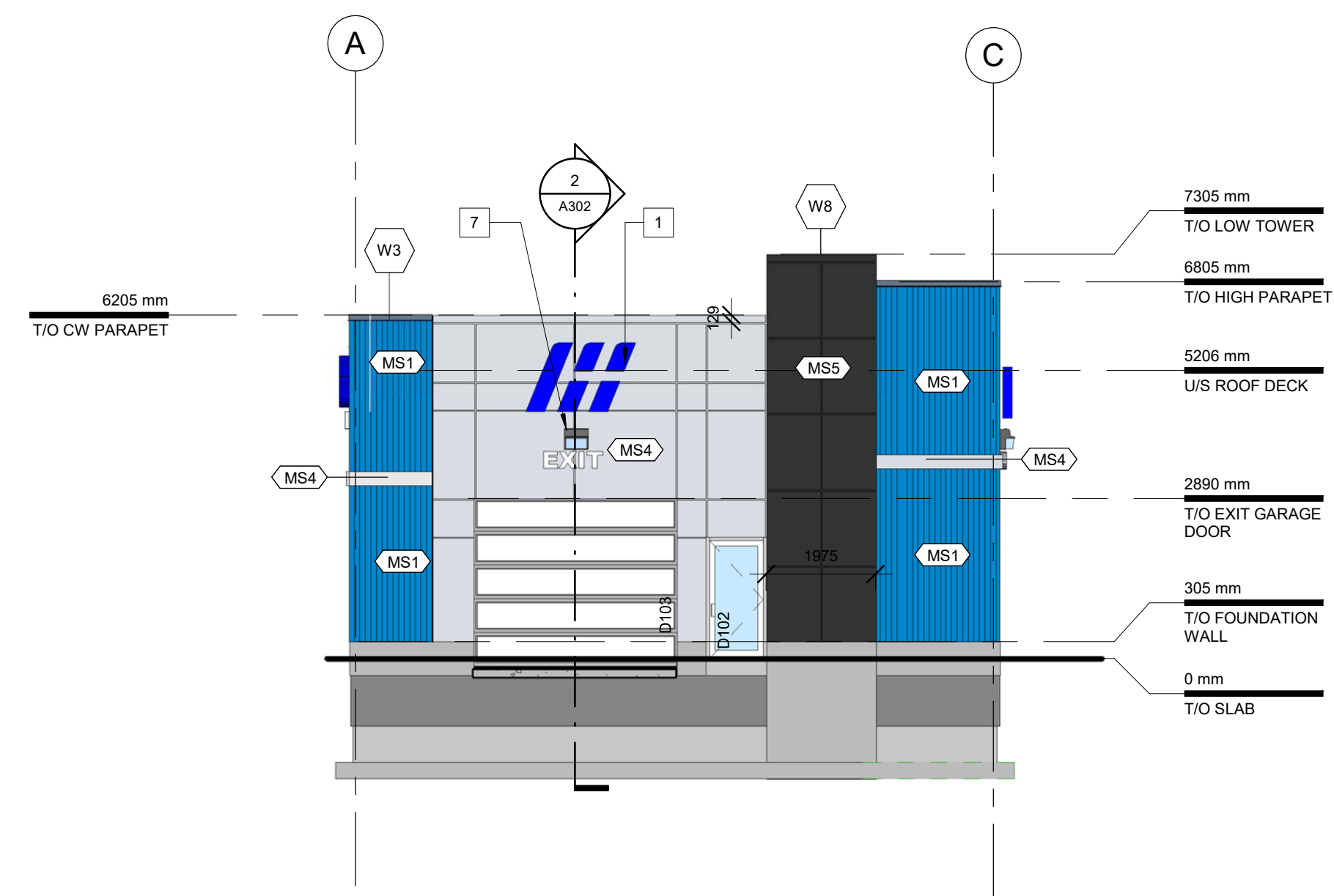
**C201**

#18788









1 EXTERIOR ELEVATION EAST  
A202 Scale: 1:100

ELEVATION KEY NOTES

- 1 SIGNAGE BY OTHERS, GC TO PROVIDE BLOCKING AND/OR SUPPORT. COORDINATE WITH ELECTRICAL AND SIGNAGE COMPANY
- 2 ENTRANCE STRUCTURE, REFER TO STRUCTURAL. COLOUR: BLACK
- 3 BOLLARDS, BLUE WITH YELLOW STRIPE
- 4 AUTOMATED TELLER EQUIPMENT, BY OTHERS
- 5 CANOPY
- 6 SCUPPER
- 7 WALL LIGHT, REFER TO ELECTRICAL
- 8 AIR INTAKE LOUVER
- 9 ACM BAND

2 KEY NOTES  
A202 Scale: N/A

FINISH LEGEND

SYMBOL	DESCRIPTION
MS1	PREFINISHED CORRUGATED METAL WALL PANELS BLUE - VERTICAL
MS2	PREFINISHED CORRUGATED METAL WALL PANELS BLACK - VERTICAL
MS3	PREFINISHED CORRUGATED METAL WALL PANELS GREY - VERTICAL
MS4	PREFINISHED ALUMINUM COMPOSITE MATERIAL WALL PANEL BRUSHED ALUMINUM
MS5	PREFINISHED ALUMINUM COMPOSITE MATERIAL WALL PANEL GLOSS BLACK
MS6	PREFINISHED ALUMINUM COMPOSITE MATERIAL WALL PANEL BLUE - MATCHES MS1
PCS	PRECAST CONCRETE SILL
RF1	PREFINISHED METAL FLASHING GLOSS BLACK
RF2	PREFINISHED METAL FLASHING BRUSHED ALUMINUM
CLX	ALUMINUM WINDOW SYSTEM, REFER TO 02/A002

NOTE: REFER TO 02/A003 FOR ALL PRODUCT SPECIFICATIONS

3 FINISH LEGEND  
A202 Scale: N/A

North

Revisions

Revision Number	Description	Date
1	ISSUED FOR SPA	2022-04-27

Project

HALO CARWASH  
OTTAWA ONTARIO

3555 BORRISOKANE  
OTTAWA, ONTARIO

Drawing

EXTERIOR ELEVATIONS

Scale As indicated  
Stamp

Drawn KE

Checked IW



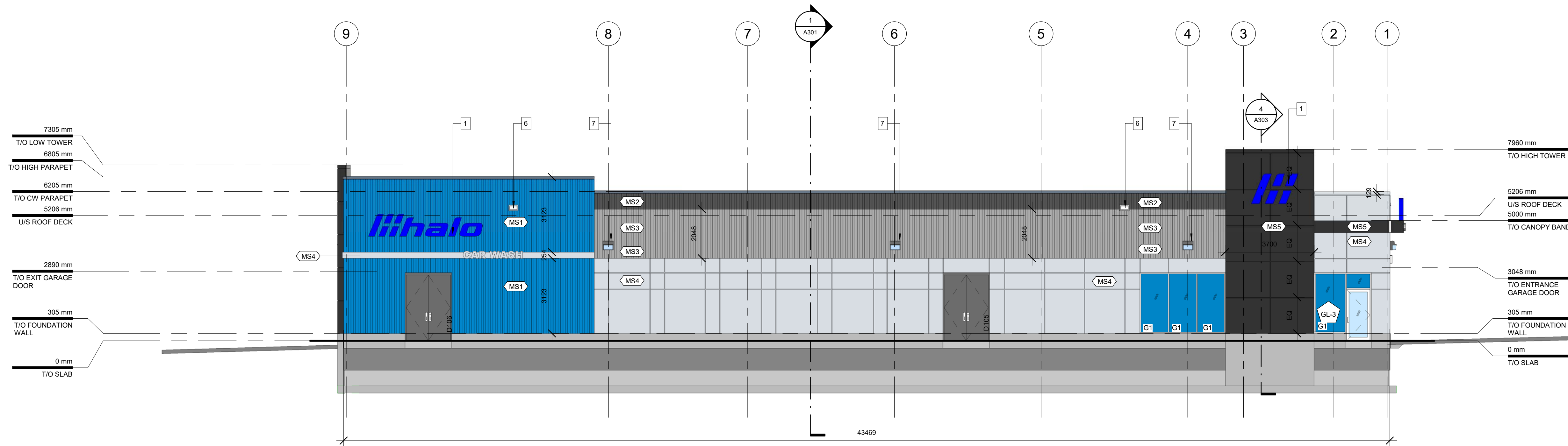
Project No. 22-118

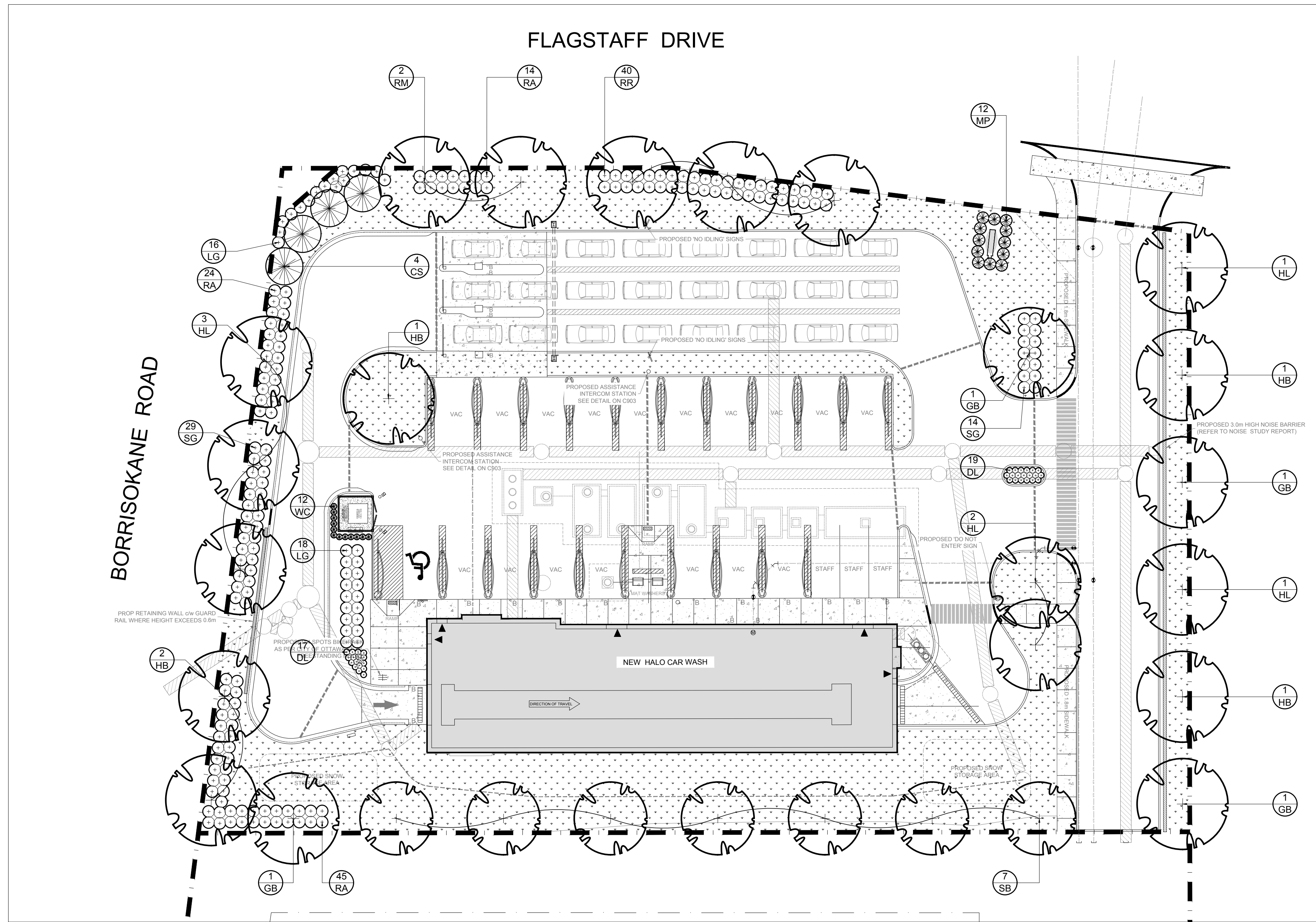
Date 07/13/21

Drawing No.

A202

4 EXTERIOR ELEVATION NORTH  
A202 Scale: 1:100

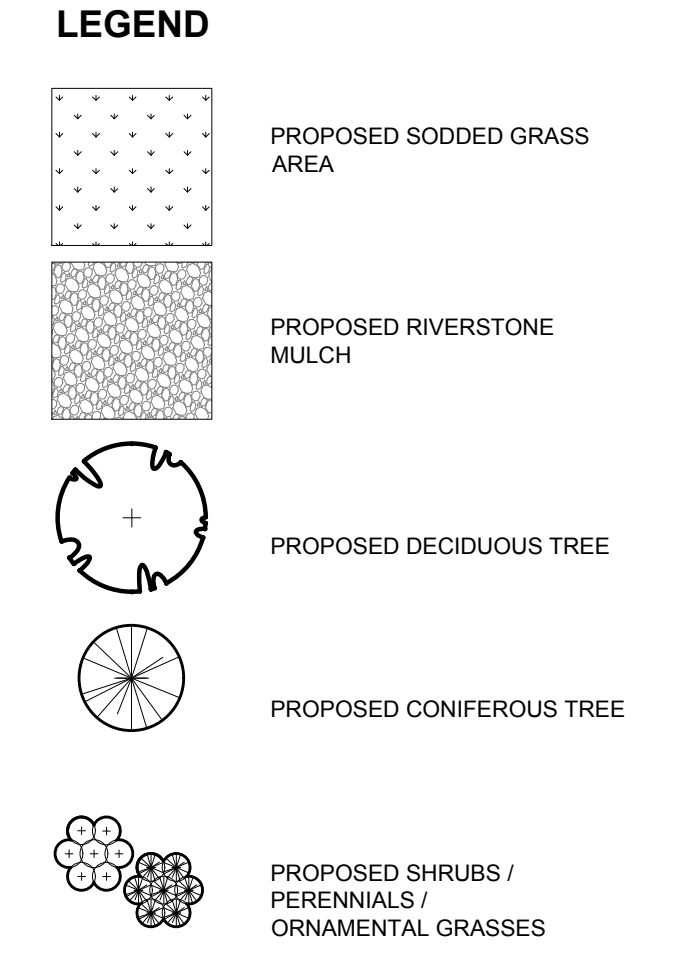




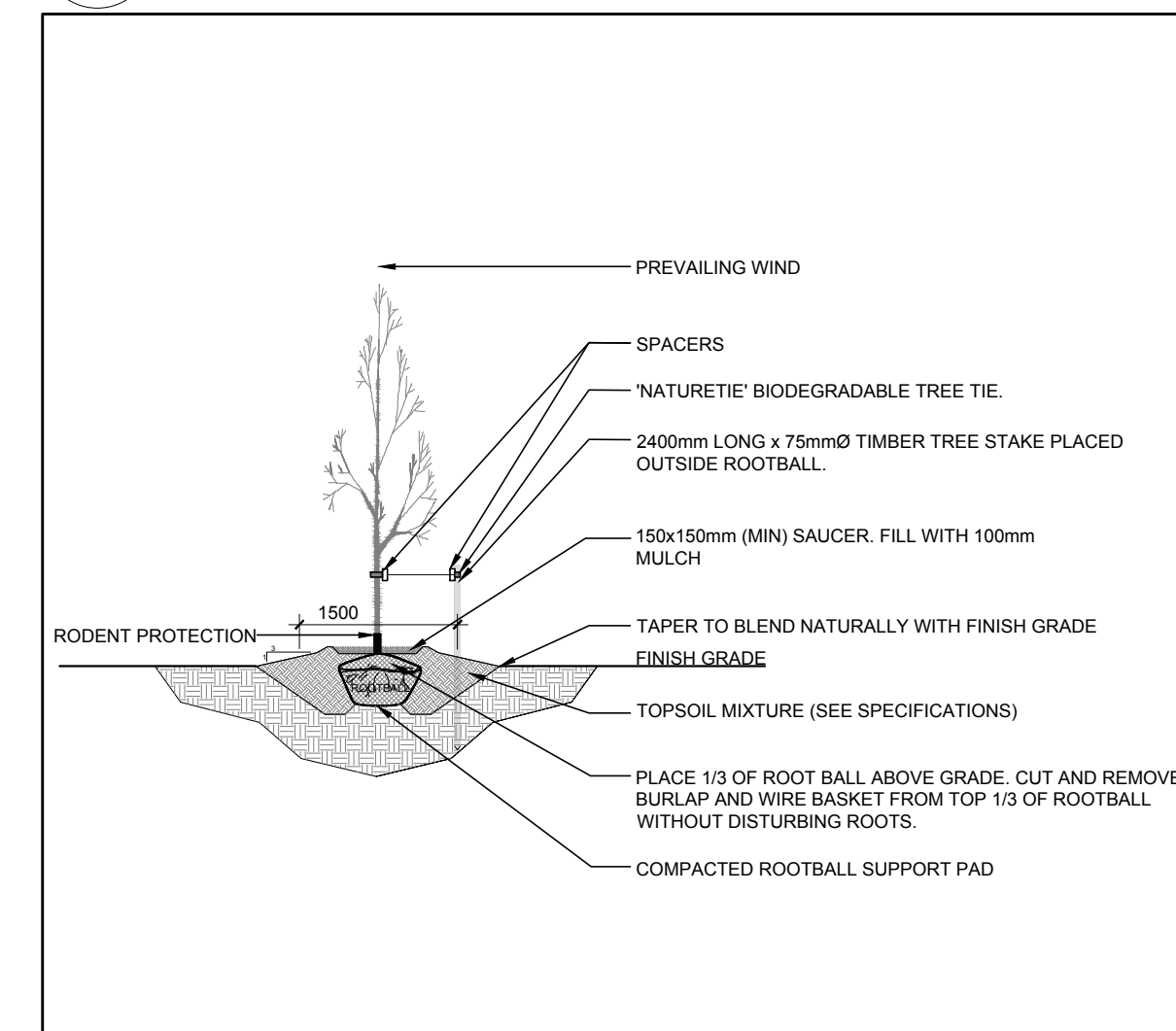
Committee of Adjustment  
Received | Reçu le  
2023-04-21  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**PROPOSED PLANT LIST** QTY. KEY

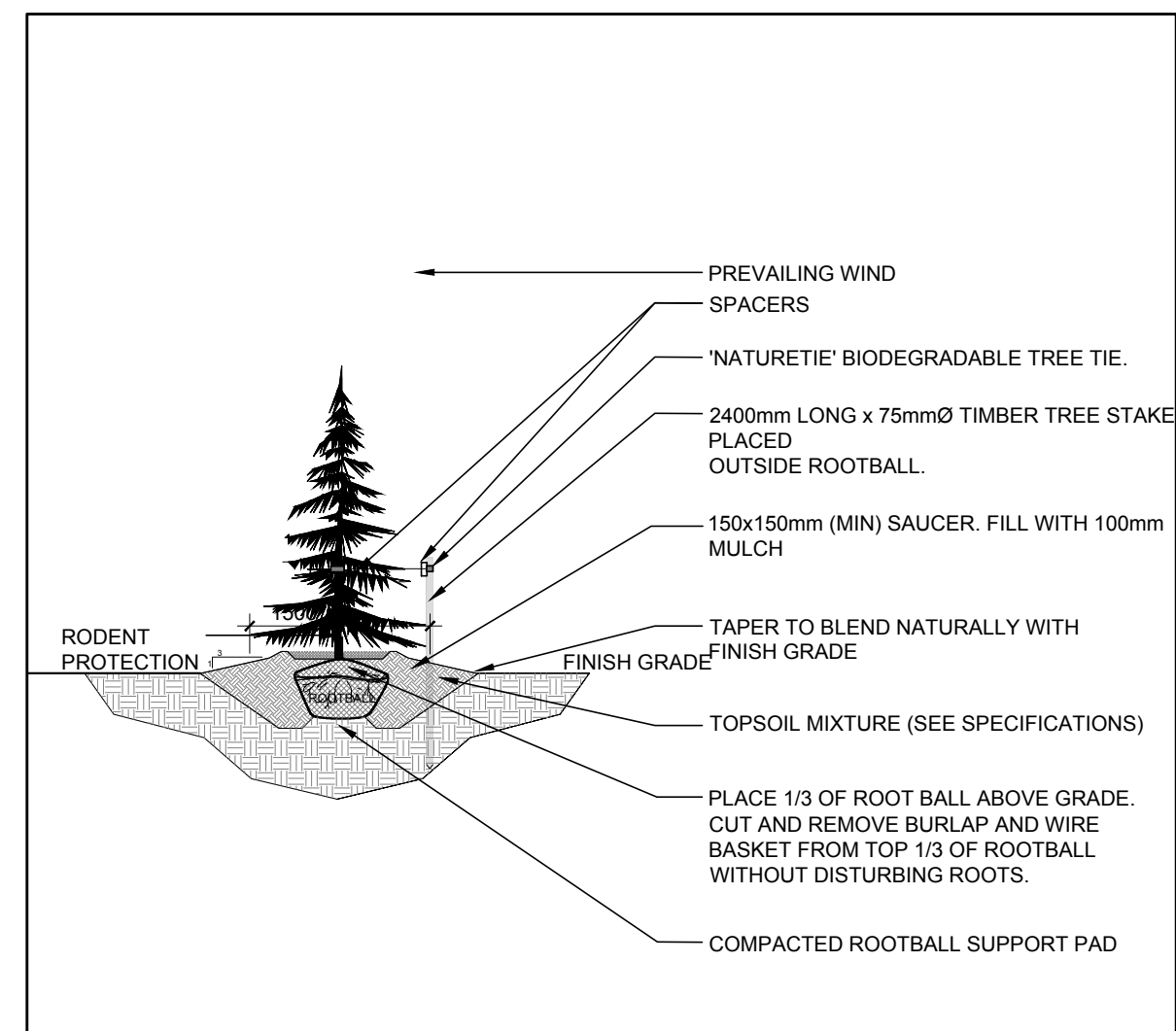
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
CS	4	<i>Picea pungens</i>	Colorado Spruce	1.8m Ht.	B&B	Male tree
GB	4	<i>Ginkgo biloba</i>	Maidenhair Tree	60mm ø	B&B	
HB	5	<i>Celtis occidentalis</i>	Hackberry	60mm ø	B&B	
HL	7	<i>Gleditsia triacanthos</i>	Honey Locust	60mm ø	B&B	
RM	5	<i>Acer rubrum</i>	Red Maple	60mm ø	B&B	Single leader
SB	7	<i>Amelanchier canadensis</i>	Serviceberry	60mm ø	B&B	
<b>SHRUBS</b>						
RR	40	<i>Rosa rugosa</i>	Rugosa Rose	600mm ht.	Potted	Space 1000mm O.C.
MP	12	<i>Pinus rugosa</i>	Mugo Pine	800mm spr.	Potted	Space 1000mm O.C.
RA	83	<i>Rhus aromatica</i>	Fragrant Sumac	600mm ht.	Potted	Space 1000mm O.C.
WC	12	<i>Thuja occidentalis</i> 'Clumps'	White Cedar Clumps	1.8m ht.	Bare root 3 trunks or more	Space 1000mm O.C.
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>						
DL	36	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	150mm pot	Potted	Space 400mm O.C.
LG	34	<i>Leymus arenarius</i>	Blue Lyme Grass	2 gallon pot	Potted	Space 800mm O.C.
SG	43	<i>Panicum virgatum</i>	Switch Grass	2 gallon pot	Potted	Space 800mm O.C.



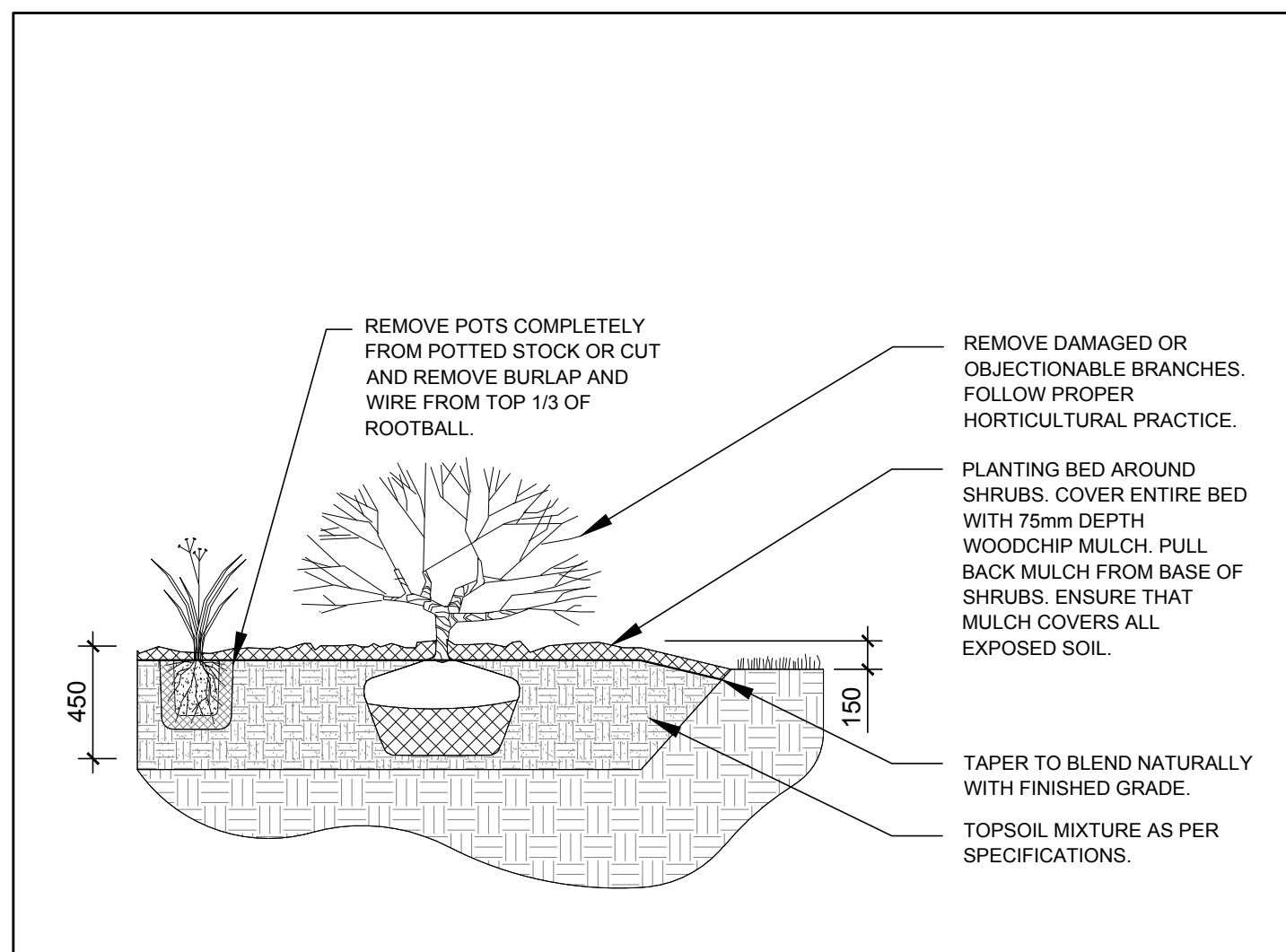
1 TREE CONSERVATION REPORT & LANDSCAPE PLAN  
SCALE: 1:250



2 DECIDUOUS TREE PLANTING  
SCALE: NTS



3 CONIFEROUS TREE PLANTING  
SCALE: NTS



4 SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING  
SCALE: NTS

- GENERAL NOTES:**
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
  - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
  - THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
  - THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
  - THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
  - THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
  - THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
  - MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
    - 9.1. BUILDING FOUNDATIONS - 7.5M
    - 9.2. SIDEWALKS - 1.5M
    - 9.3. PUBLIC STREETS - 2.5M
    - 9.4. UNDERGROUND INFRASTRUCTURE - 2.0M
  - ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
  - REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
  - STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
  - ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

CLIENT  
**HALO CAR WASH INC.**

CONSULTANTS  
CIVIL & GEOTECHNICAL ENGINEERS  
**LRJ**  
ENGINEERING | INGENIERIE  
5430 Carowak Road | Ottawa, ON, K1J 9G2  
www.lrj.ca | (613) 842-3434

5	REVISED PER CITY COMMENTS	03/30/2023	LC	JL
4	REVISED PER NEW SITE PLAN	02/17/2023	LC	JL
3	REVISED PER NEW SITE PLAN	11/14/2022	ML	JL
2	REVISED PER CITY COMMENTS	08/31/2022	ML	JL
1	ISSUED FOR DISCUSSION AND REVIEW	04/11/2022	ML	JL
No.	Issue	Date	DR	CK

**JAMES B. LENNOX & ASSOCIATES INC.**  
**LANDSCAPE ARCHITECTS**  
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8  
Tel: (613) 722-5168 Fax: (613) 722-5168

PROJECT  
**NEW HALO CAR WASH**  
3555 BORRISKANE RD BARRHAVEN, ON

DRAWING  
**TREE CONSERVATION REPORT & LANDSCAPE PLAN**

STAMP 	SCALE	AS SHOWN
	START DATE	APRIL 2022
PROJECT NORTH 	PROJECT NO.	22MIS2220
	DRAWING NO.	L.1

D07-12-22-0085