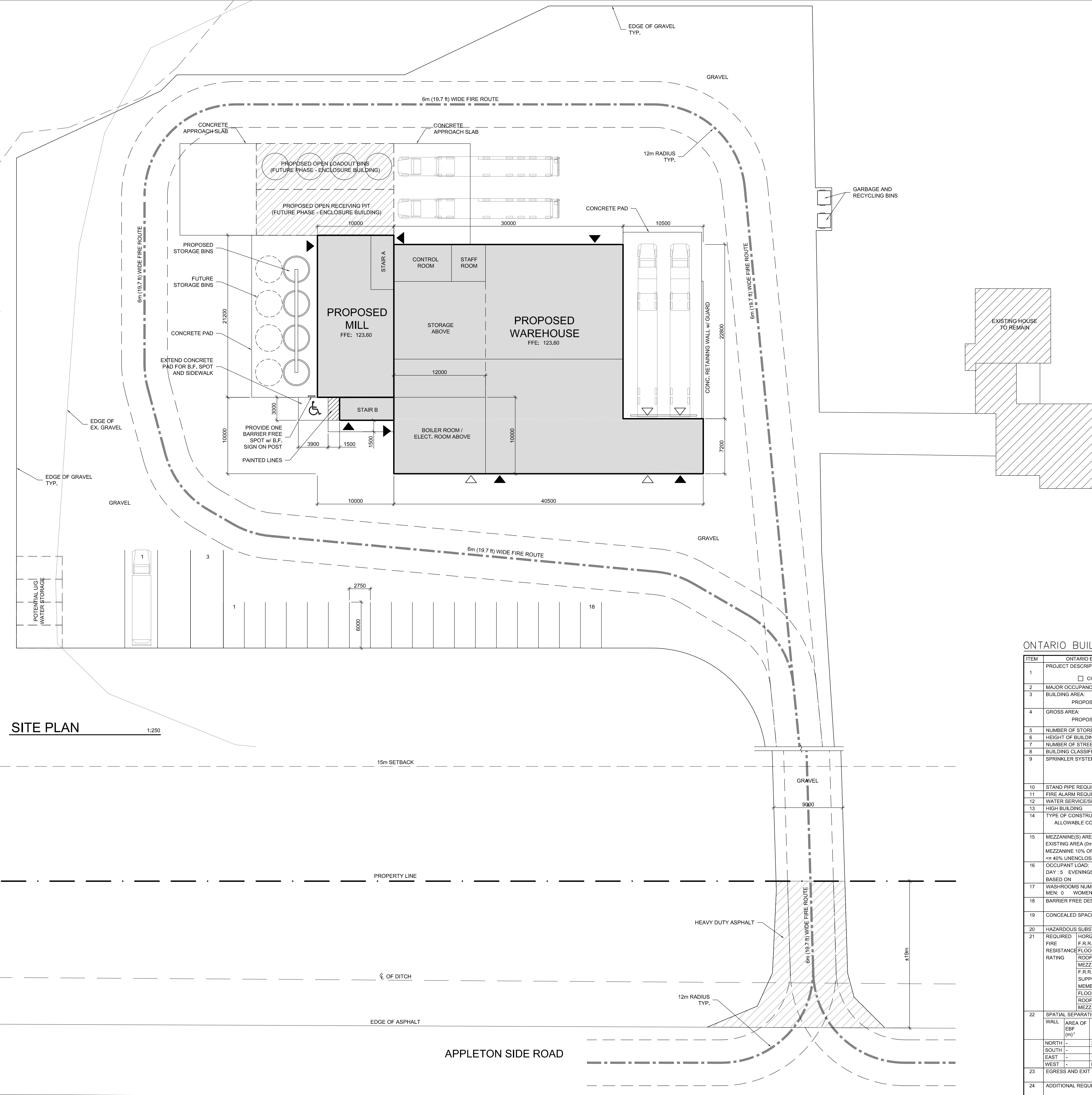


KEY PLAN N.T.S.



SITE DATA	
SITE AREA:	417,722 m ²
PROPOSED NEW BUILDING AREA:	1,209 m ²
EXISTING BUILDING AREA:	204 m ² (EXISTING HOUSE TO REMAIN)
TOTAL PROPOSED BUILDING AREA:	1,209 m ² = 0.29%
TOTAL PROPOSED GROSS FLOOR AREA:	1,569 m ² = 0.38%
TOTAL EXISTING BUILDING AREA:	204 m ² = 0.06%
TOTAL EXISTING GROSS FLOOR AREA:	204 m ² = 0.06%
HARDSCAPED AREA:	5,572 m ² = 2.29%
LANDSCAPED AREA:	406,150 m ² = 97.71%
TRUCK PARKING SPACES PROVIDED: (MIN STALL SIZE 3m x 9m)	5 SPACES
VEHICLE PARKING SPACES REQUIRED: (MIN STALL SIZE 2.75m x 5.75m)	WAREHOUSE = 1336m ² x (0.5 SPACE/100m ²) = 7 SPACES
	OFFICE SPACE = 298m ² x (1.8 SPACE/100m ²) = 6 SPACES
	MILL = 233m ² x (0.8 SPACE/100m ²) = 2 SPACES
	TOTAL REQ'D = 15 SPACES
VEHICLE PARKING SPACES PROVIDED:	18 SPACES

ZONING REGULATIONS			
REGULATION	REQUIRED	ACTUAL	CONFORMS
ZONE	M3	M3	YES
MIN. LOT AREA	4,000m ²	417,722m ²	YES
MIN. FRONT SETBACK	15m	114m	YES
MIN. INT. SIDE SETBACK	15m	139m	YES
MIN. EXT. SIDE SETBACK	15m	393m	YES
MIN. REAR SETBACK	15m	516m	YES
MAX. LOT COVERAGE	50% (MAX.)	0.35%	YES
MAX. BUILDING HEIGHT	14m	18m	YES (MILL)

ONTARIO BUILDING CODE DATA

ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9
2	MAJOR OCCUPANCY(S): GROUP 'F', DIVISION '2'	3.1.2.1.
3	BUILDING AREA: PROPOSED BUILDING: 1209m ²	
4	GROSS AREA: PROPOSED BUILDING: 1569m ²	
5	NUMBER OF STOREYS: ABOVE GRADE = 2 BELOW GRADE = 0	3.2.1.1.
6	HEIGHT OF BUILDING (m): 18m	
7	NUMBER OF STREET/ACCESS ROUTES: 1	3.2.2.10. & 3.2.5.5.
8	BUILDING CLASSIFICATION: F2	3.2.2.70
9	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input checked="" type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.70
10	STAND PIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9.1.
11	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4.1.
12	WATER SERVICE/SUPPLY IS ADEQUATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	T.B.D.
13	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
14	TYPE OF CONSTRUCTION: ALLOWABLE CONSTR.: <input checked="" type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE	3.2.2.70
15	MEZZANINE(S) AREA: EXISTING AREA (0m ²) NEW AREA (181m ²) MEZZANINE 10% OR LESS ENCLOSED AREA (0m ²) <= 40% UNENCLOSED AREA (181m ²)	
16	OCCUPANT LOAD: DAY: 5 EVENINGS: 2 BASED ON: <input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	
17	WASHROOMS NUMBER OF FIXTURES (ENTIRE BUILDING): MEN: 0 WOMEN: 0 UNIVERSAL: 2	
18	BARRIER FREE DESIGN: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)	3.8 INDUSTRIAL
19	CONCEALED SPACE (FLOOR/CEILING) USED AS A PLENUM: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21	REQUIRED HORIZONTAL ASSEMBLIES or DESCRIPTION (SB-2) FLOORS: 45 MIN. SB-2 ROOF: 0 N/A MEZZ: 0 N/A SUPPORTING MEMBERS FLOORS: 45 MIN. SB-2 ROOF: 0 N/A MEZZ: 0 N/A	3.2.2.70 - TWO STOREY WAREHOUSE BUILDING UNSPRINKLERED
22	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS: WALL AREA OF (EBF) DISTANCE (m) LIMITING DISTANCE (m) PERMITTED MAX. % of OPENINGS PROPOSED % of OPENINGS F.R.R. (HOURS) LISTED DESIGN NO. or DESCRIPTION (SB-2) NONCOMB. CLADDING NONCOMB. CONST.	
	NORTH - 35m 3:1 100% 0	
	SOUTH - 154m 3:1 100% 0	
	EAST - 129m 3:1 100% 0	
	WEST - N/A 3:1 100% 0	
23	EGRESS AND EXIT REQUIREMENTS	30m MAX. TRAVEL DISTANCE 3.4.2.5.(1)(v)
24	ADDITIONAL REQUIREMENTS	

LEGEND

- ▶ MAN DOOR
- ◁ OVERHEAD DOOR

SITE PLAN 1:250

1	2024.10.04	FOR SITE PLAN APPROVAL
NO.	DATE	REVISION

WitzelDyce
ENGINEERING INC.
826 King Street North, Unit 20
Waterloo, Ontario, N2J 4G6
www.witzeldyce.com

PROJECT
**OTTAWA VALLEY
GRAIN PRODUCTS
NEW MILL**
4361 APPLETON SIDE ROAD ALMONTE, ON

DRAWING
SITE PLAN

DESIGNER DAW	PROJECT NO. 16882-100
DRAWN AXH	DRAWING NO.
DATE OCTOBER 2024	A1.0
SCALE AS NOTED	