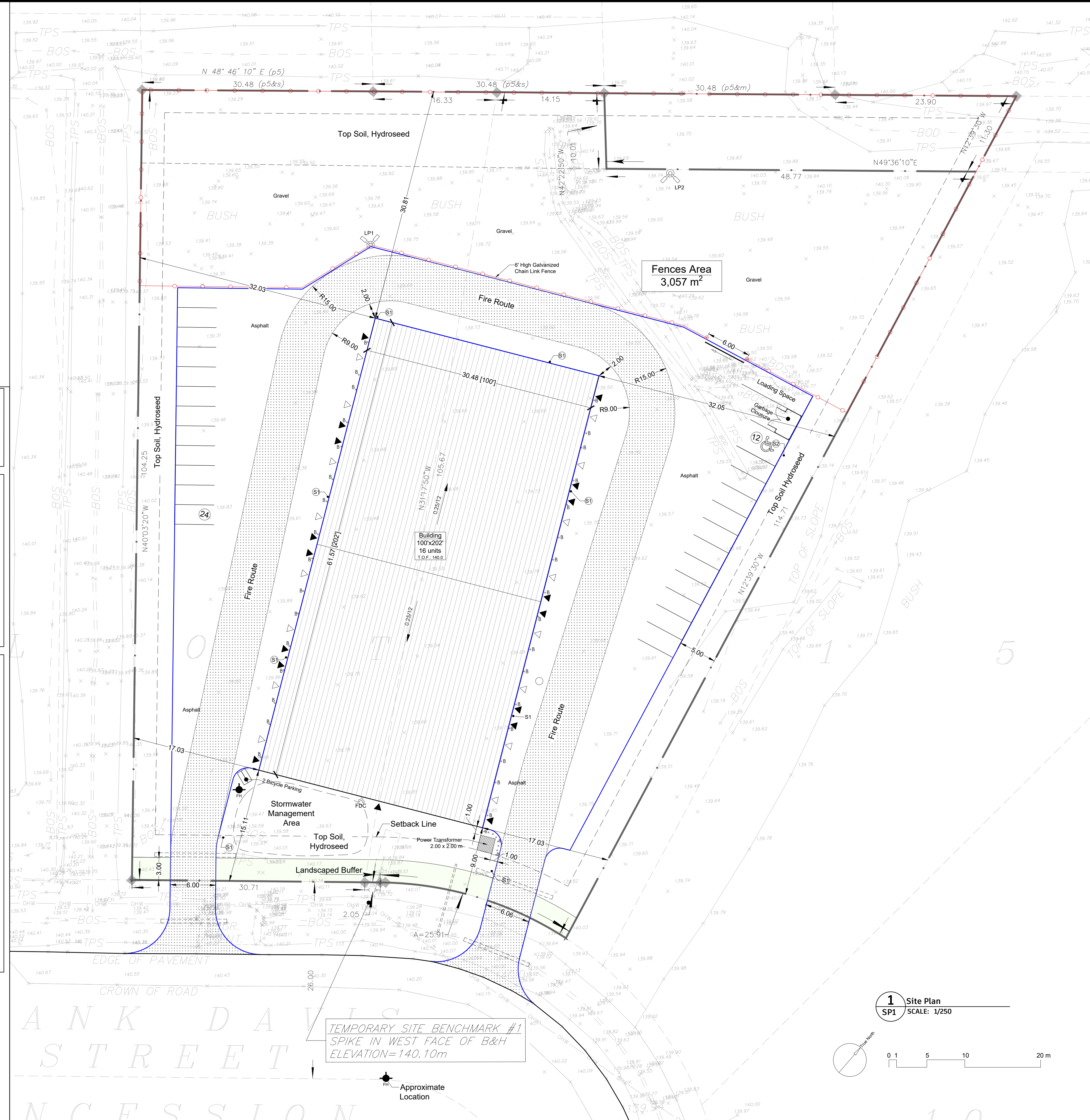


List of Drawings

- SP1 Site Plan
- L1 Landscape Plan
- A300 Elevations



PERMIT	
TENDER	
CONSTRUCTION	

GENERAL NOTES

- THIS DRAWING IS PROVIDED FOR INFORMATION AND DESIGN PURPOSE ONLY.
- IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED AND APPROVED.
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Nº	DATE	REVISION
6	2024-04-24	ISSUED FOR REVIEW
5	2024-04-16	ISSUED FOR ENGINEERING REVIEW
4	2024-04-15	ISSUED FOR ENGINEERING REVIEW
3	2024-04-12	ISSUED FOR REVIEW
2	2024-03-22	ISSUED FOR INTERNAL REVIEW
1	2024-03-18	ISSUED FOR INTERNAL REVIEW

REVISION



BBS CONSTRUCTION (ONTARIO) LTD.
 239 RUSS BRADLEY ROAD,
 CARP, ON K1L 1L0, CANADA
 TEL: (613) 226-8830 FAX: (613) 226 7709

OWNER:
 Greg Clarke

PROJECT Nº: 589-24
 PROJECT NAME: **Almonte Storage Bldgs**

DRAWING TITLE:
Proposed Site Plan & Zoning Matrix

SCALE: 1/250
 PRINT SIZE: 36x24 (ARCH D)
 DRAWN BY: MA
 DATE: 2024-03-14
SP1

Project Zoning Review/Statistics

Municipality	Town of Mississippi Mills
Municipal Address	340 Frank Davis Street, Almonte, On
Registered Owner	
Lot Area	9,273.5 m ²

Zoning Analysis

Zone	E1	BUSINESS PARK
Proposed Use	Light Industrial & Warehouse	

Proposed Floor Areas

	m ²	SF
Ground Floor		
Proposed 12 units warehouse	1,876.7	20,200
Gross Floor Area	1,876.7	20,200

Development Standards

	Required	Proposed
(a) Minimum lot area	No Min.	9,273.5 m ²
(b) Minimum lot width	No Min.	86 m
(c) Maximum lot coverage	65%	20%
(d) Minimum front yard setback	6 m	9 m
(e) Minimum exterior side yard setback	3 m	
(f) Minimum side yard setback		
(i) abutting a residential zone	15 m	NA
(ii) all other cases	3 m	17.03 m
(g) Minimum rear yard setback		
(i) abutting a residential zone	15 m	NA
(ii) all other cases	3 m	30.81 m
(g) Maximum floor space index	2	<2
(i) Maximum building height		
(i) within 20 m of a residential zone	11 m	NA
(ii) all other cases	14 m	8.74 m
Minimum width of landscaped area		
(i) abutting a residential zone	3 m	NA
(ii) abutting a street	3 m	3 m
(iii) in all other cases	No Min.	Varies

Parking Spaces

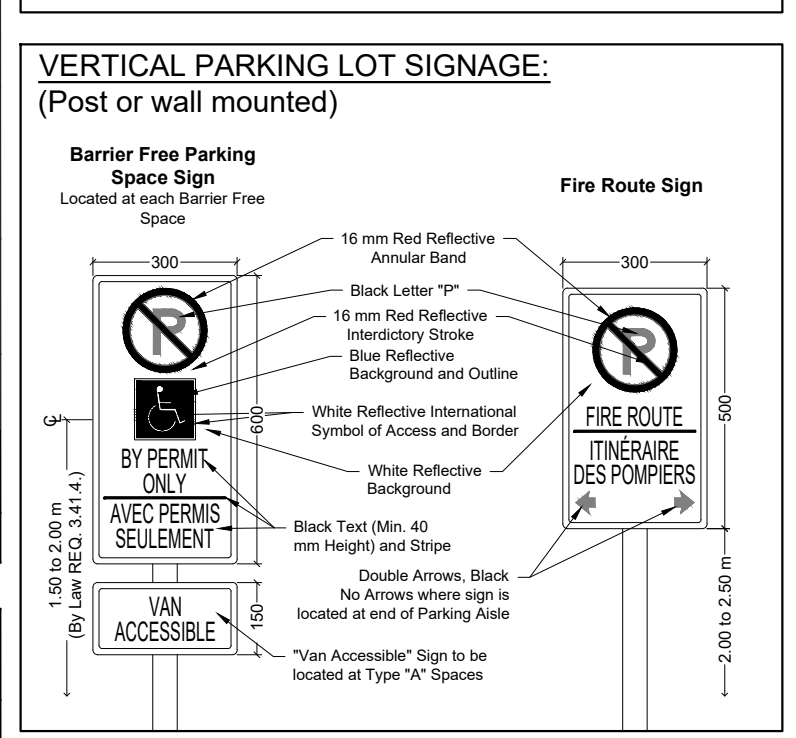
2.75 m x 5.75 m for 12 warehouse units: 0.8 per 100 m ² in Almonte @ 1,876.7 m ²	15.01	24
Grand Total	16	24

Others

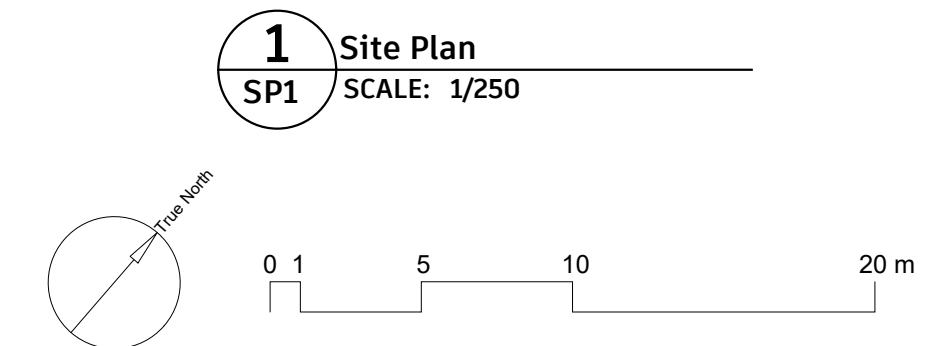
Loading Spaces (3 m x 9 m) 350-4,999 m ²	1	1
Bicycle Parking (1 per 1,500 m ² of GFA)	2	2
3.9 m x 5.75 m parking space/s for persons with disabilities: 1 @ 10-25 parking spaces required	1	1

LEGAL DESCRIPTION:

SITE PLAN INFORMATION TAKEN FROM SURVEY: PART 5 and 6 OF PART LOT 15, CONCESSION 10, GEOGRAPHIC TOWNSHIP OF RAMSAY, TOWN OF MISSISSIPPI MILLS, COUNTY OF LANARK, ALMONTE, ONTARIO AS PREPARED BY EGIS SURVEYING INC. 12TH DAY OF MARCH, 2024.



- SITE PLAN LEGEND**
- PROPERTY LINE
 - FENCE
 - ASPHALT LINE
 - PERSON DOOR/ EXIT DOOR
 - OVERHEAD DOOR
 - LP- LIGHT POLE
 - TOP OF FOUNDATION
 - TOP OF SLAB
 - UNDERSIDE OF FOOTING
 - BOLLARD
 - DEPRESSED CURB
 - FIRE HYDRANT
 - CATCH BASIN MAN HOLE
 - CATCH BASIN
 - LANDSCAPE CATCH BASIN
 - FIRE ROUTE SIGN
 - BARRIER FREE PARKING SIGN
 - LOCATION OF PROPOSED WELL
 - EXTERIOR LED WALL PACK FIXTURE ON PHOTO CELL SENSOR
 - D- SERIES SIZE 2 LUMINAIRE (SEE SPEC SHEET)
 - FIRE DEPARTMENT CONNECTION



TEMPORARY SITE BENCHMARK #1
 SPIKE IN WEST FACE OF B&H
 ELEVATION=140.10m