

1 SITE PLAN  
A001 SCALE: 1:400

**SITE STATISTICS**  
EXISTING ZONE: C4-4H SHOPPING CENTRE COMMERCIAL  
AREAS (m<sup>2</sup>):  
SITE (PHASE 1 UNSHADED TOTAL): 6,020m<sup>2</sup> (100%)

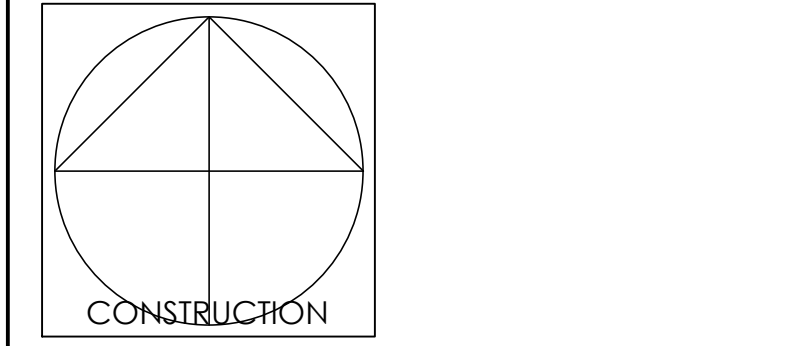
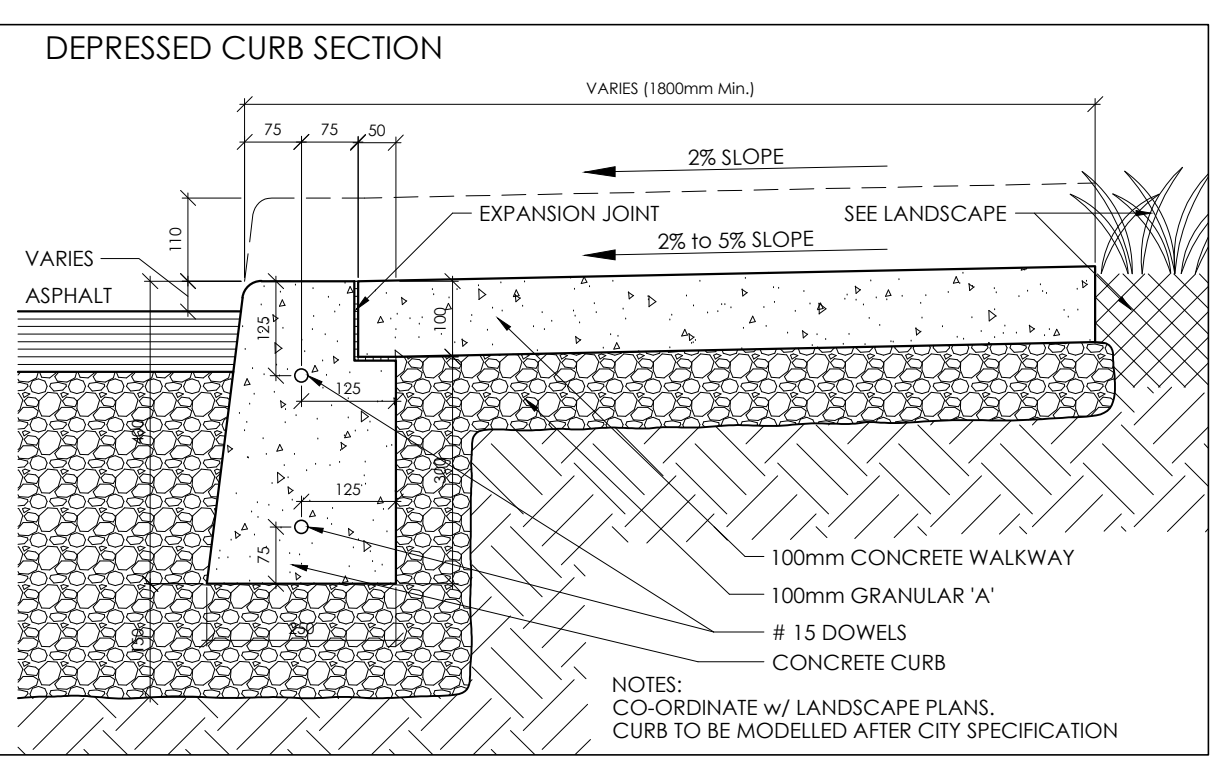
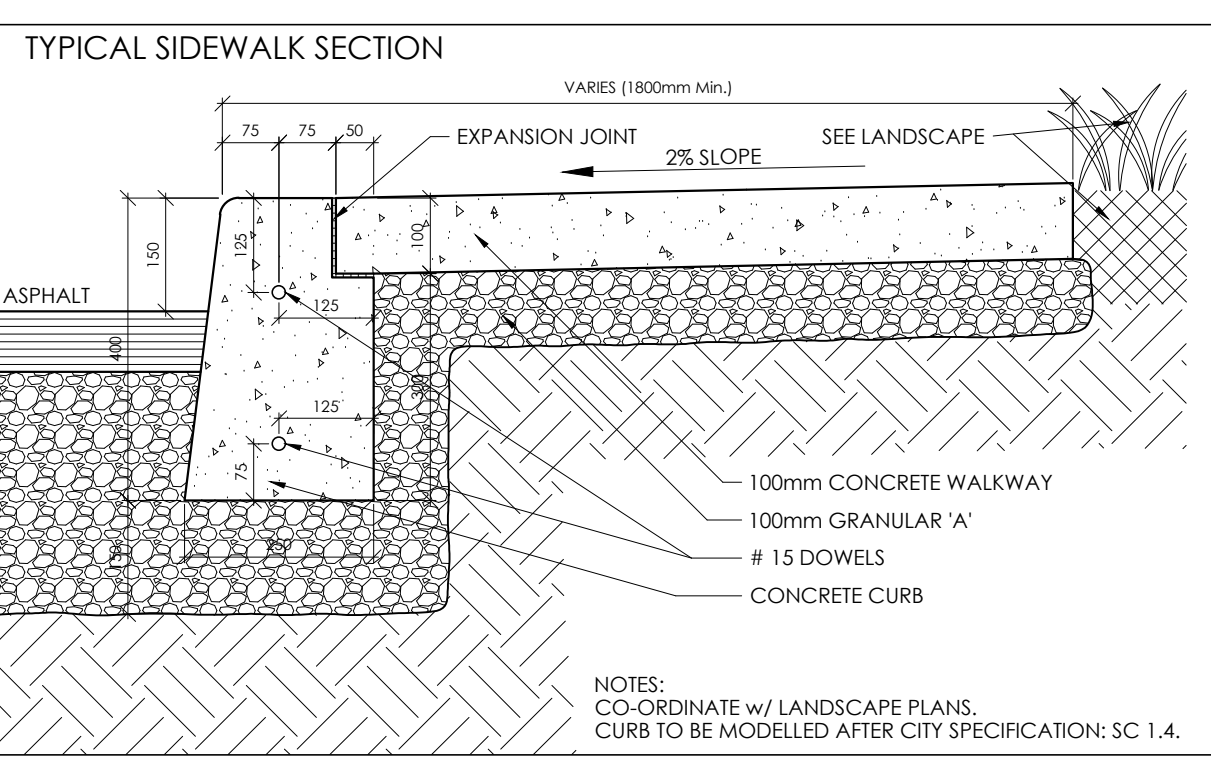
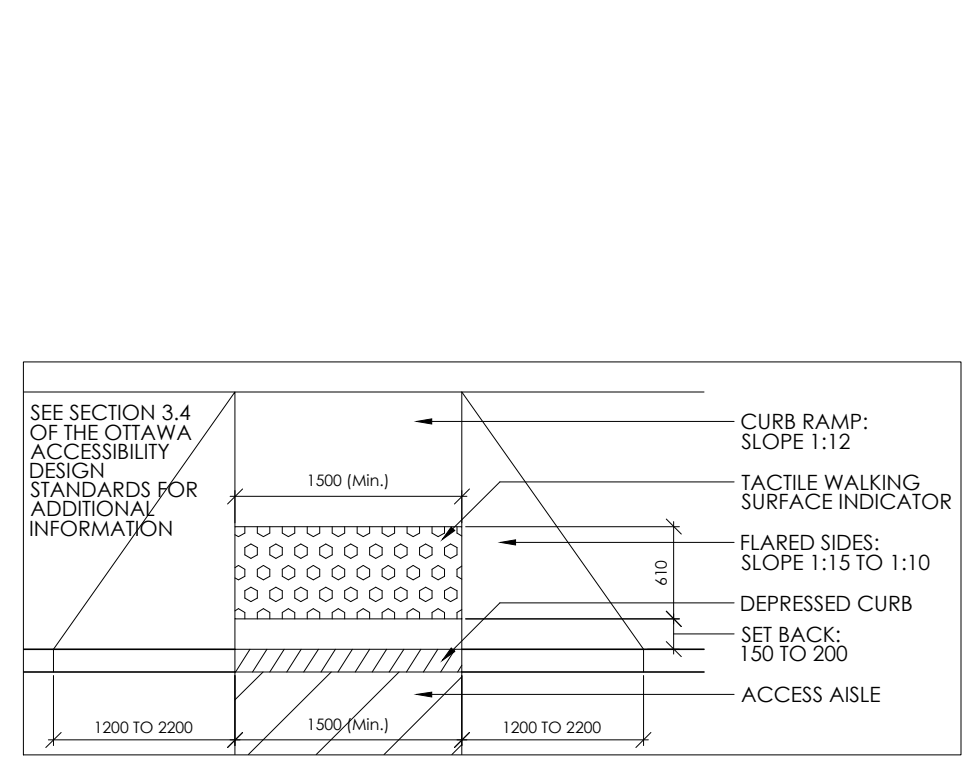
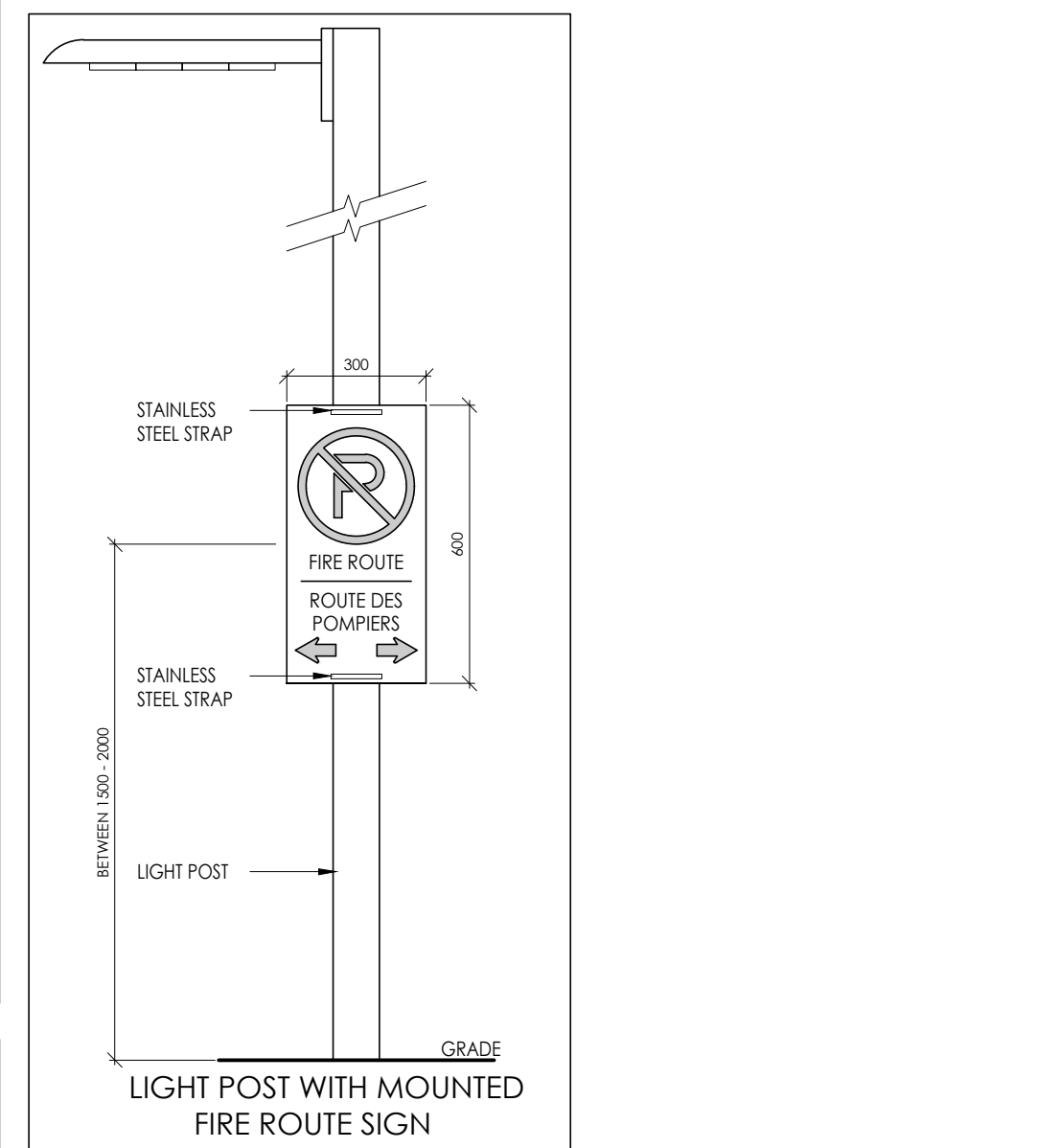
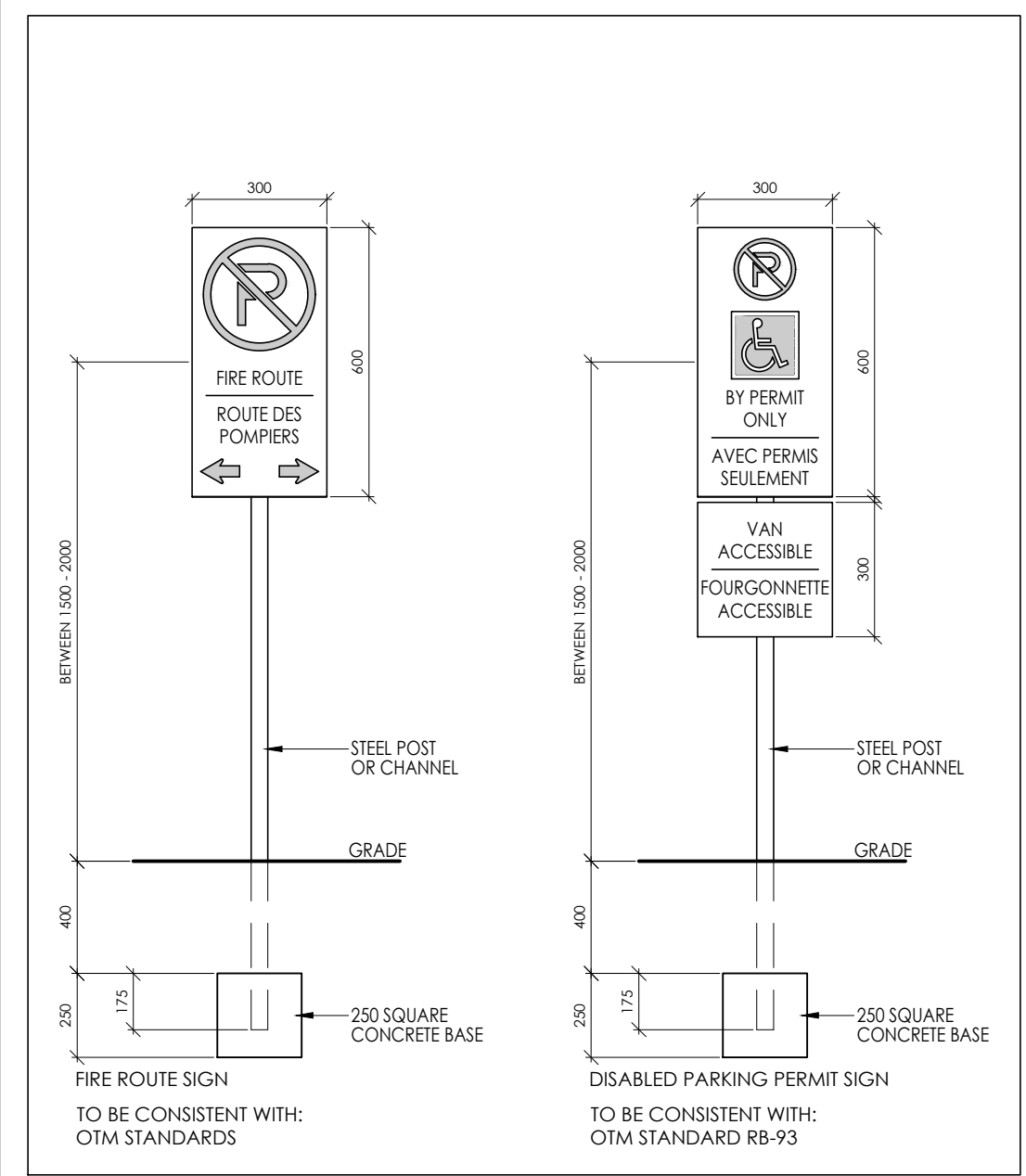
MECHANISM	REQUIRED/PERMITTED IN C4-4H ZONE	PROVIDED
LANDSCAPE	10%	1774 (29.8%)
MINIMUM FRONT YARD SETBACK	15m	17.6m
MINIMUM SIDE YARD SETBACK	3m	7.4m
NO. OF RESIDENTIAL UNITS	N/A	0 UNITS

**PARKING CALCULATIONS:**

OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:	PROVIDED
RETAIL:	VEHICLES: 2.5/100m <sup>2</sup> gfa	1119m <sup>2</sup> /100m <sup>2</sup> x 2.5 = 28	52
	BICYCLES: 1/250m <sup>2</sup> gfa	1119m <sup>2</sup> /250m <sup>2</sup> = 4.48	5
PARKING SPACE:	2.75m x 5.75m	2.75 x 5.75	
ACCESSIBLE PARKING SPACE:	4% REQUIRED (BY AODA):	4% x 52 SPACES = 2	1 TYPE A 1 TYPE B
SIZE PROVISIONS:	TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2		
MIN AISLE WIDTH		6.0 m	6.0 m

NO.	REVISION	DATE
4	ISSUED FOR REVIEW	2023-02-21
5	ISSUED FOR REVIEW	2023-03-01
6	ISSUED FOR REVIEW	2023-03-14
7	ISSUED FOR REVIEW	2023-03-15
8	ISSUED FOR SITE PLAN APPLICATION	2023-03-25

- LEGEND**
- MH MANHOLE: SANITARY AND STORM (SEE CIVIL) (E' DENOTES EXISTING)
  - CB CATCH-BASIN (SEE CIVIL) (E' DENOTES EXISTING)
  - FH FIRE HYDRANT (SEE CIVIL) (E' DENOTES EXISTING)
  - L/P LIGHT POLE (E' DENOTES EXISTING)
  - ▲ DENOTES BUILDING EXIT
  - △ DENOTES ALTERNATE EXIT
  - TYPICAL CURB (REFER: CITY OF OTTAWA STANDARDS)
  - DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
  - - - PROPERTY LINE
  - ♿ DESIGNATED BARRIER FREE PARKING SPACE
  - [EV] ELECTRIC VEHICLE CHARGING STATION
  - BF BARRIER FREE PARKING SIGN
  - FR FIRE ROUTE SIGN
  - NP NO PARKING SIGN
  - FR LIGHT STANDARD W/ STRAP ON FIRE ROUTE SIGN (SEE ELEC.)
  - LP LIGHT POST (SEE ELEC.)
  - WS WALL SCONCE (SEE ELEC.)
  - SC SIAMSE CONNECTION
  - BL BOLLARD LIGHT (SEE ELEC.)
  - SI SIAMSE CONNECTION
  - T TACTILE WALKING SURFACE INDICATOR (TWSI)
  - DL DIAGONAL PAINTED LINES
  - T TRANSFORMER W/ BOLLARD (SEE ELEC.)
  - SITE FENCING (SEE LANDSCAPE)



**Vandenberg & Wildeboer**  
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1785 OGD STONE LODGE • 100 RANBYNORWAY TER • OTTAWA, ONTARIO • K2H 8P6

PROJECT TITLE  
MUNICIPALITY OF MISSISSIPPI MILLS  
430 OTTAWA STREET, ALMONTÉ, ON, K0A 1A0

DRAWING TITLE  
SITE PLAN - PHASE ONE

DESIGNED BY: RV  
DRAWN BY: JN/DV  
START DATE: 2019  
SCALE: As Noted  
PROJECT NO.: 1922

**A001**