

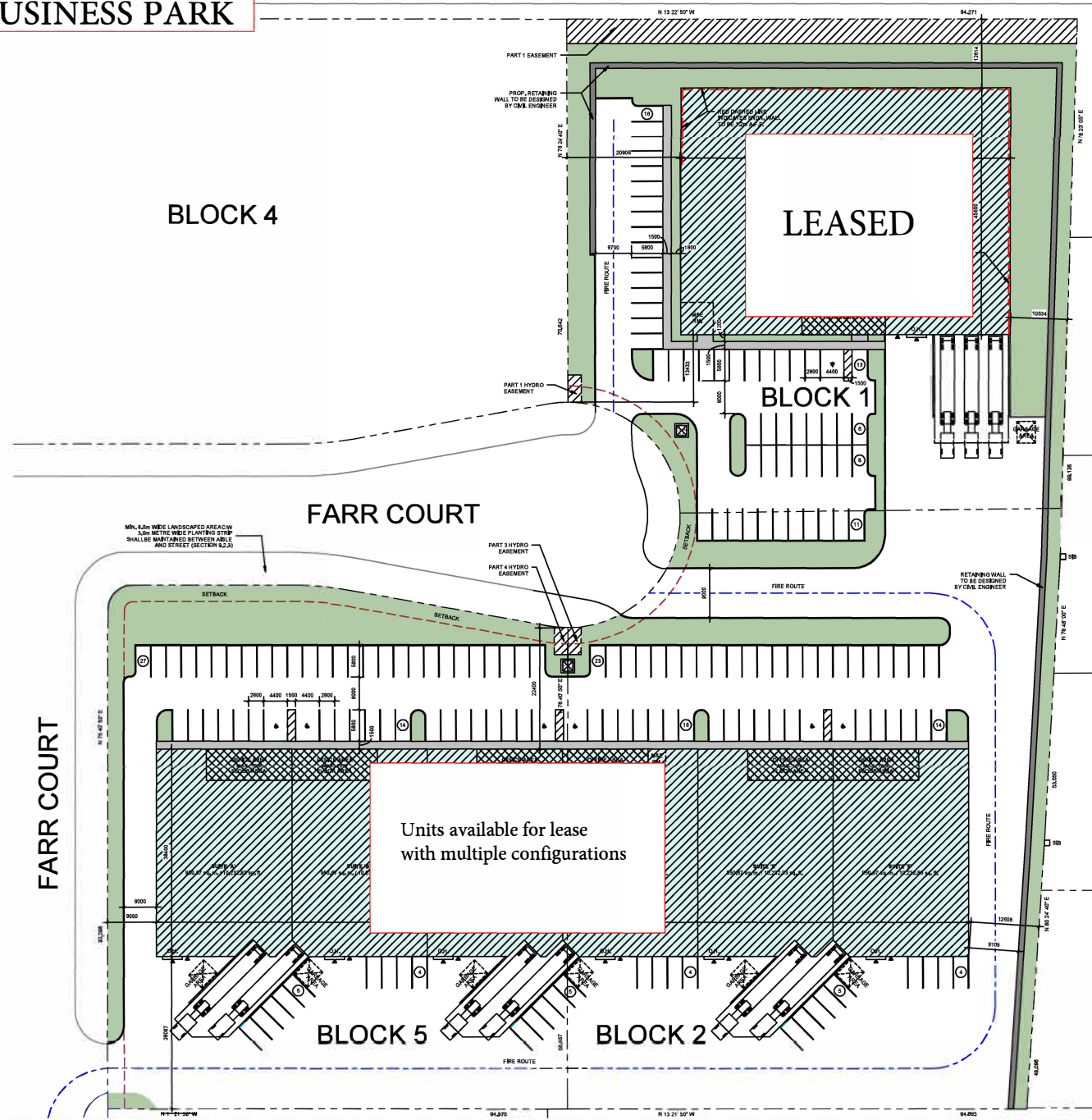
FARR COURT ANCASTER BUSINESS PARK

SITE STATISTICS			
PROJECT NAME: BLOCKS 1, 2, 5 & 6 PROJECT ADDRESS: FARR COURT, ANCASTER, OTTAWA MUNICIPALITY: ANCASTER EXISTING ZONING CATEGORY: M2 SECONDARY ZONING CATEGORY: N/A		PERMITTED USE:	
BY-LAW REQ.	PROVIDED	SOURCE	
MIN. LOT AREA	4,000 sq. m.	35,497 sq. m. / 8.3 AC.	SECTION 5.2.1
MAX. LOT COVERAGE	N/A	33.25%	SECTION 5.2.1
MAX. BLDG. GROSS FLOOR AREA	10,000 sq. m. PER LOT	8,476.9 sq. m. / 2,143.8 sq. ft.	SECTION 5.2.1
NUMBER OF UNITS	N/A	7	SECTION 5.2.1
MIN. LOT FRONTAGE	N/A	245.81 m	SECTION 5.2.1
FRONT YARD	3.0 m	15.43 m	SECTION 5.2.1
INT. SIDE YARD	N/A	18.54 m	SECTION 5.2.1
EXT. SIDE YARD	3.0 m	8.68 m	SECTION 5.2.1
REAR YARD	7.6 m	12.81 m	SECTION 5.2.1
MAX. BUILDING HEIGHT	N/A	1 STOREY	SECTION 5.2.1

BUILDING STATISTICS		
FOR INDUSTRIAL BUILDINGS		
PROP. INDUSTRIAL BUILDING	AREA	COMMENTS
BUILDING #1	2,772.48 sqm/23,841 sq. ft.	PROP. INDUSTRIAL BUILDING
BUILDING #2 - UNIT A	966.87 sqm/8,351.33 sq. ft.	PROP. INDUSTRIAL BUILDING
BUILDING #2 - UNIT B	966.87 sqm/8,351.33 sq. ft.	PROP. INDUSTRIAL BUILDING
BUILDING #2 - UNIT C	966.87 sqm/8,351.33 sq. ft.	PROP. INDUSTRIAL BUILDING
BUILDING #2 - UNIT D	966.87 sqm/8,351.33 sq. ft.	PROP. INDUSTRIAL BUILDING
BUILDING #2 - UNIT E	966.87 sqm/8,351.33 sq. ft.	PROP. INDUSTRIAL BUILDING
BUILDING #2 - UNIT F	966.87 sqm/8,351.33 sq. ft.	PROP. INDUSTRIAL BUILDING
TOTAL AREA OF BUILDINGS	5,704.02 sqm/49,197.88 sq. ft.	PROP. INDUSTRIAL BUILDING
TOTAL AREA OF BUILDING #1 & 2	5,476.2 sqm/47,245.88 sq. ft.	

PARKING REGULATIONS		
REQUIRED PARKING SPACES	170	170
REQUIRED NUMBER OF B.V. SPACES	7	7
NUMBER OF VISITOR SPACES	N/A	N/A
NUMBER OF LOADING SPACES	N/A	18
PARKING SPACE DIMENSIONS (m)	2.80 x 5.60	2.80 x 5.60
B.V. PARKING SPACE DIMENSIONS (m)	4.45 x 5.60	4.45 x 5.60
DRIVE ALLEYS DIMENSIONS (m)	6.20 m MIN.	6.20 m MIN.

NOTES	
1	MINIMUM 3.0 METER WIDE LANDSCAPED AREAS SHALL BE PROVIDED AND MAINTAINED ADJACENT TO A STREET, EXCEPT FOR POINT-OF-ENTRY AND ACCESS.
2	NOTWITHSTANDING THE ABOVE, WHERE A PARKING SPACE, DRIVE ALLEY OR DRIVEWAY IS LOCATED IN A YARD ADJACENT TO A STREET, A MINIMUM 3.0 METER WIDE LANDSCAPED AREA, WHICH INCLUDES A 3.0 METER WIDE PLANTING STRIP, SHALL BE REQUIRED AND MAINTAINED BETWEEN THE SAID PARKING SPACE, DRIVE ALLEY OR DRIVEWAY AND A STREET, EXCEPT FOR POINTS OF ENTRY AND ACCESS.
3	IMPORTANT: PLEASE SEE GRADING PLAN BY URBAN SOLUTIONS DATED FEB 2017 FOR EXISTING GRADES. THE PROPOSED PRELIMINARY SITE PLAN ONCE IT WOULD REQUIRE USE OF RETAINING WALLS/CONTROL ELEVATIONS IN THE YARD.
4	SUBJECT TO ENGINEERING AND MUNICIPAL APPROVAL.
5	TWIF STUDY TO CONFIRM TRUCK PATHING REQUIRED.
6	BARBER FREE PARKING REQUIREMENTS PER SECTION 5. PARKING OF ZONING BY-LAW No. 25-201, 1 SPACE + 3% OF THE TOTAL NUMBER REQUIRED PARKING SPOTS.
7	REQUIRED PARKING SPACES CALCULATED BY SECTION 5. PARKING OF ZONING BY-LAW No. 25-201, PLANNED BUSINESS CENTRE (B) WITH AN INDUSTRIAL ZONE, EXCEPT FOR M2 ZONE: 1 PARKING SPOT FOR EACH 50.0 SQUARE METRES OF GROSS FLOOR AREA (BY-LAW No. 19-09, MAY 20, 2010).



8	AR	Revised Layout	2024/07/15
8	AR	Added Hydro Elements	2022/08/03
7	AF	Prelim. Site Plan	2021/03/03
6	AF	Prelim. Site Plan	2021/02/28
5	AF	Prelim. Site Plan	2020/10/20
4	AF	Prelim. Site Plan	2020/09/04
3	AF	Prelim. Site Plan	2020/08/25
2	AF	Prelim. Site Plan	2020/09/22
1	AF	Prelim. Site Plan	2020/09/22

REV.	BY	DESCRIPTION	Date
1	ISS.		17/04/2020

Revision / Issue Schedule

PRELIMINARY

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN. THESE DIMENSIONS ARE FOR INFORMATION ONLY. ANY CHANGES MUST BE MADE TO THE DRAWINGS BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OTTAWA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

DEVELOPMENT CONSULTANT:

Lanca
GENERAL CONTRACTORS
PROJECT MANAGERS
DESIGN BUILDERS
CONTRACTING LIMITED
"CONCEPT TO COMPLETION"
30 Bay Court, Unit 1, Ancaster, ON M9S 1S8
P: 905-209-1111
F: 905-209-1112

PROJECT ORIGINATOR:

PROJECT:

INDUSTRIAL BUSINESS PARK - THE BLOCKS 1, 2 & 5

Project Address: FARR COURT, ANCASTER, ON

BY: [Signature] CHECKED: [Signature] DRAWN: [Signature]

PROJECT NO: 20404

SCALE: As Indicated

REVISION: A001

1 OF 1

DATE: 2024/07/15

DATE: 2024/07/15

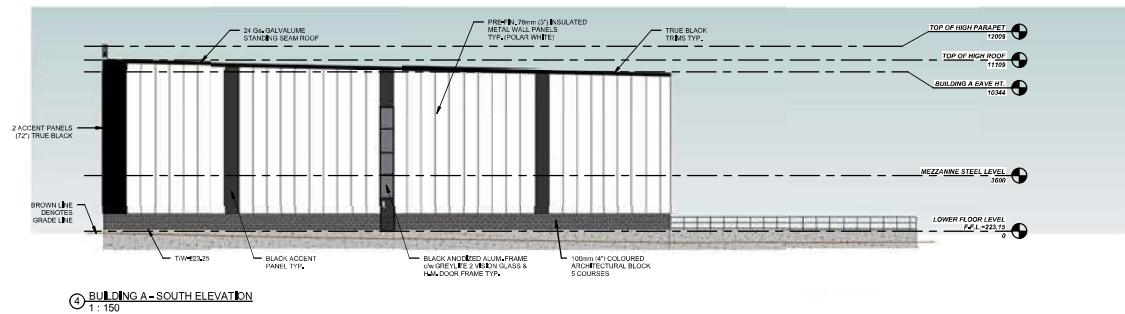
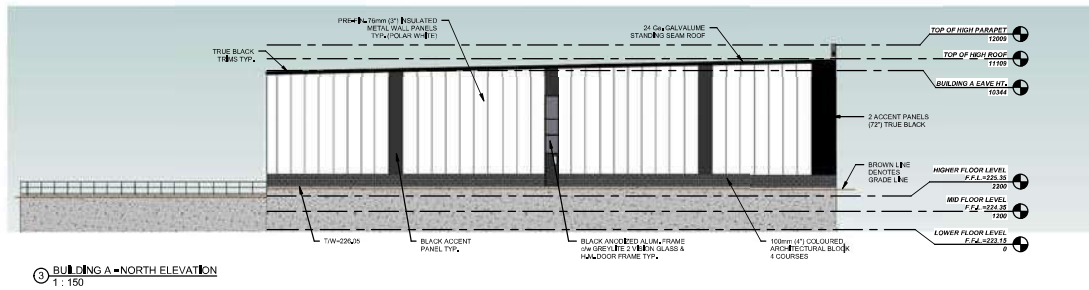
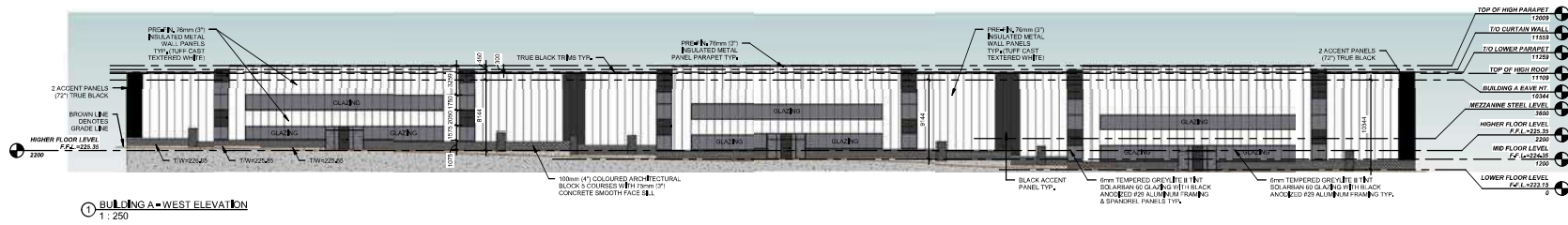
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SITE PLAN LOTS 1, 2 & 5
1:350

25 Farr Court BLDG A Ancaster



25 Farr Court BLDG A Ancaster Elevation



2	AR	ISSUED FOR PERMIT	2024/12/12
1	AR	ISSUED FOR PRICING	2024/10/04

REV. ISS.	BY	DESCRIPTION	Date YY-MM-DD
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Revision / Issue Schedule

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DEVELOPMENT CONSULTANT:



PROJECT ORIENTATION:



PROJECT:

PROPOSED PRE-ENG
BUILDING 'A' - THE
BLOCKS

Project Address: FARR COURT, ANCASTER, ON

BY	CHECK	ISSUED FOR
AR	DD	ISSUED FOR PERMIT

PROJECT NO.:	SHEET NO.:
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20-054

As indicated **A200**

SHEET No. 4 OF 6

ISSUE DATE: _____ SHEET: _____

2024/12/12 2

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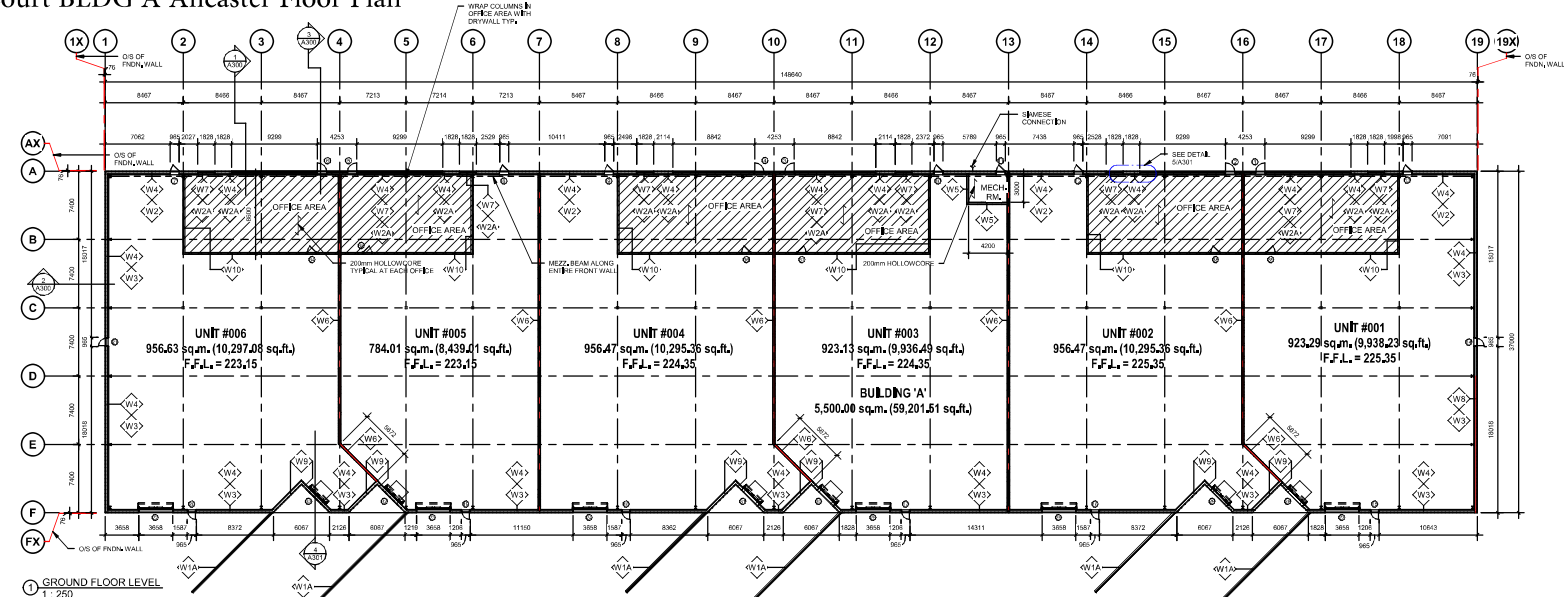
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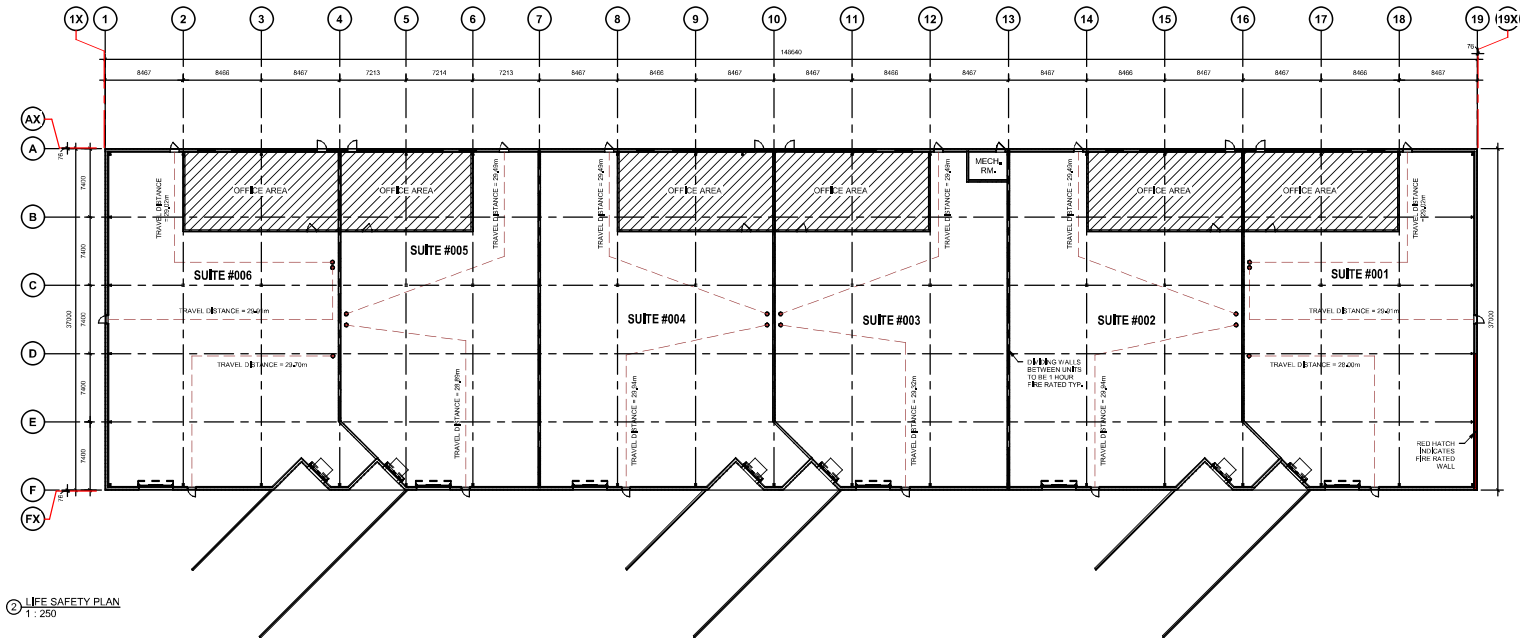
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COMPANY: BUILDING ARCHITECTURAL ELEVATIONS

25 Farr Court BLDG A Ancaster Floor Plan



1 GROUND FLOOR LEVEL
1 : 250



2 LIFE SAFETY PLAN
1 : 250

REV.	BY	DESCRIPTION	DATE
2	AR	ISSUED FOR PERMIT	2024/12/12
1	AR	ISSUED FOR PRELIM	2024/10/24

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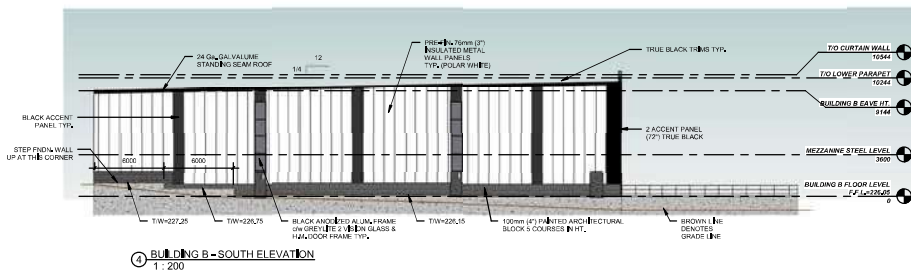
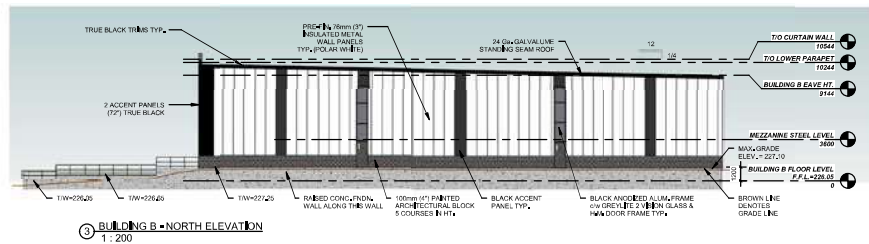
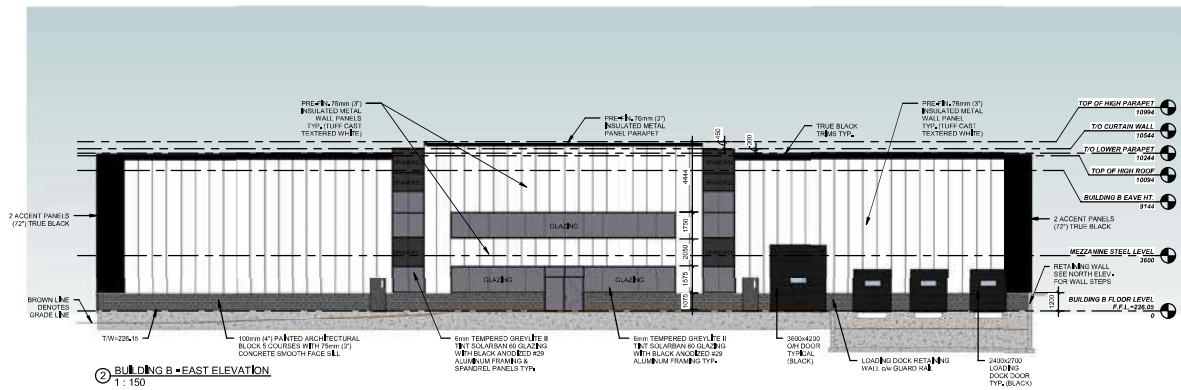
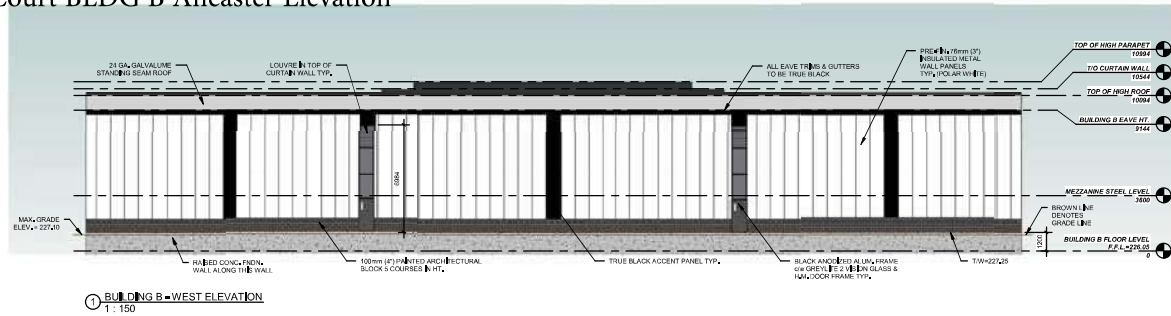
PROPOSED PRE-ENG BUILDING 'A' - THE BLOCKS

Project Address	FARR COURT, ANCASTER, ON
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Issued For	ISSUED FOR PERMIT
Project No.	20454
Scale	1:250
Sheet No.	3 OF 6
Issue Date	2024/12/12
Sheet No.	2

40 Farr Court BLDG B Ancaster



40 Farr Court BLDG B Ancaster Elevation



2	AR	ISSUED FOR PERMIT	2024/12/12
1	AR	ISSUED FOR PRICING	2024/10/04
REV.	BY	DESCRIPTION	Date
ISS.			YY-MM-DD

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DEVELOPMENT CONSULTANT:



35 Bury Court, Unit E, Branford, CN 06030-8409

PROJECT ORIENTATION:



PROJECT:

PROPOSED PRE-ENG
BUILDING 'B' -
THE BLOCKS

Project Address: 40 FARR COURT, ANCASTER, ON

BY	CHECK	ISSUED FOR
AR	DD	ISSUED FOR PERMIT

PROJECT NO.	SHEET NO.
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20-054

As indicated **A200**

SHEET No. 4 OF 7

ISSUE DATE: _____ SHEET: _____

2024/12/12 2

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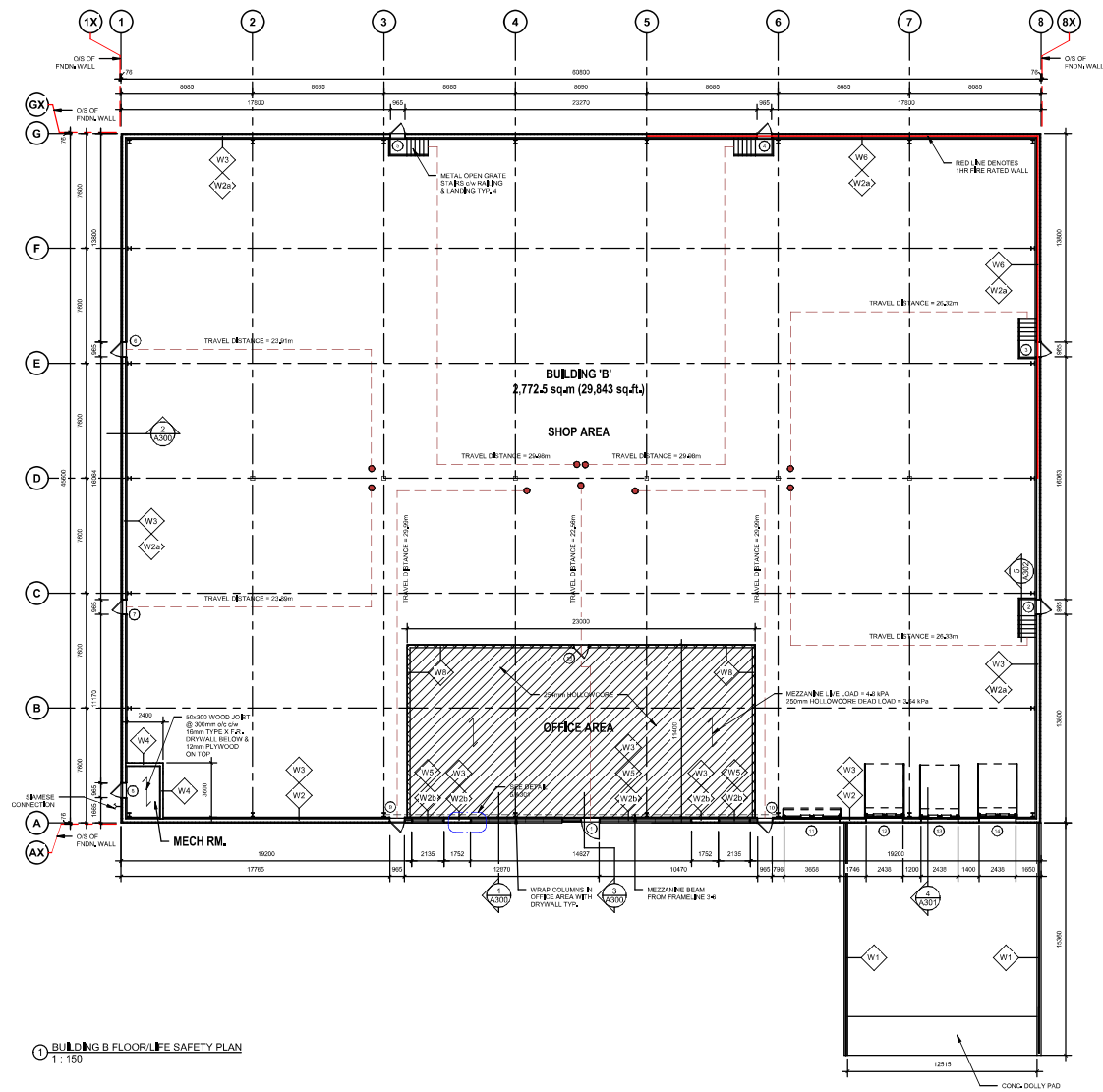
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40 Farr Court BLDG B Ancaster Floor Plan



1. BUILDING B FLOOR/LIFE SAFETY PLAN
1:150

2	AR	ISSUED FOR PERMIT	2024-10-12
1	AR	ISSUED FOR PRE-ENG	2024-10-04

REV.	BY	DESCRIPTION	Date
1	YH	YH	2024-10-04

Revision / Issue Schedule

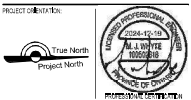
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DEVELOPMENT CONSULTANT:



20 Bay Court, Unit 1, Brampton, ON N6S 4A8
T: 905-874-1111
F: 905-874-1112



PROJECT: PROPOSED PRE-ENG BUILDING 'B' - THE BLOCKS

Project Address: 40 FARR COURT, ANCASTER, ON

By: [Signature] Check: [Signature] Issued For: [Signature]

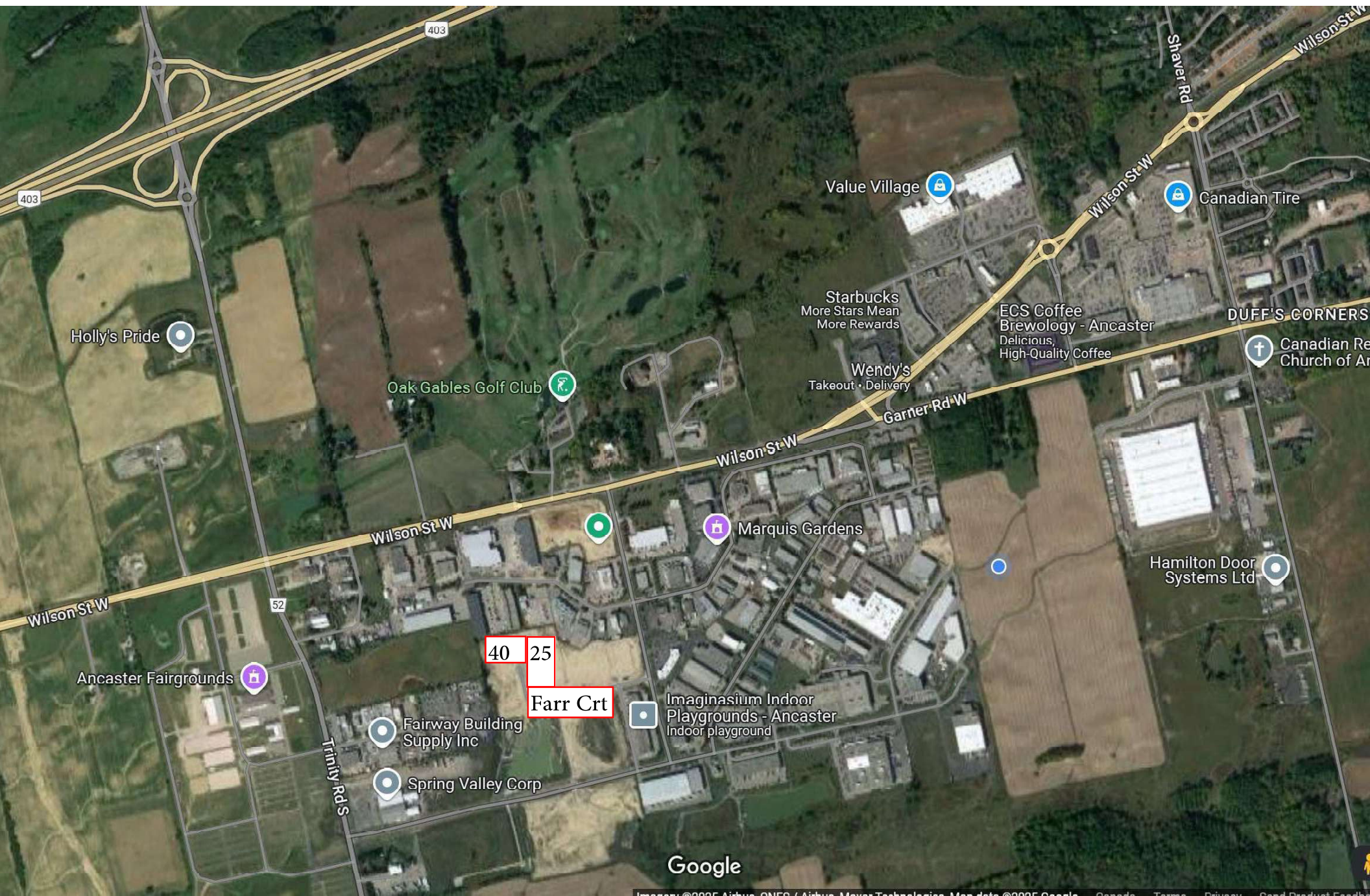
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Sheet: 3 OF 7

Issue Date: 2024-10-12

Sheet: 2



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Farr Crt

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