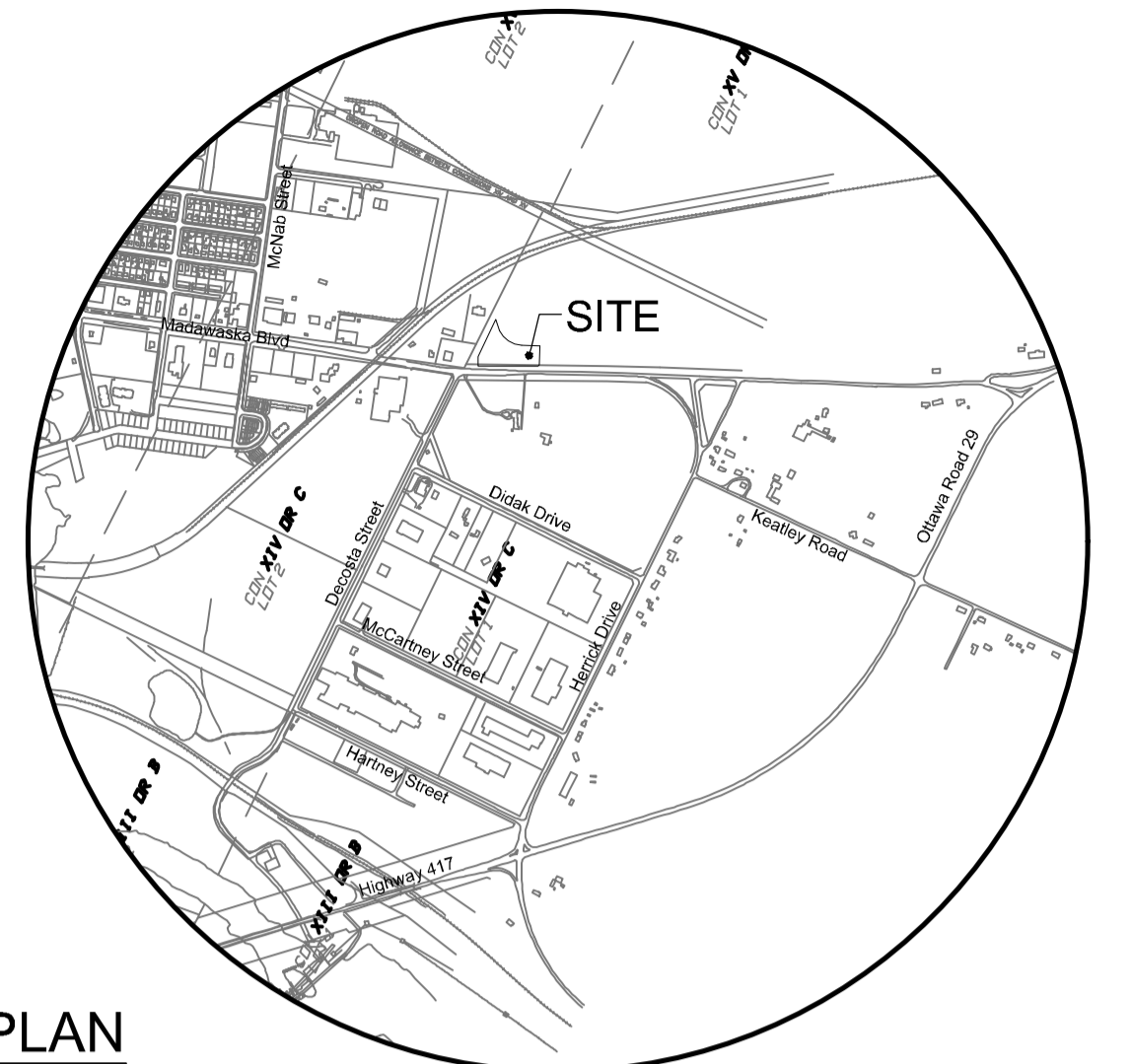
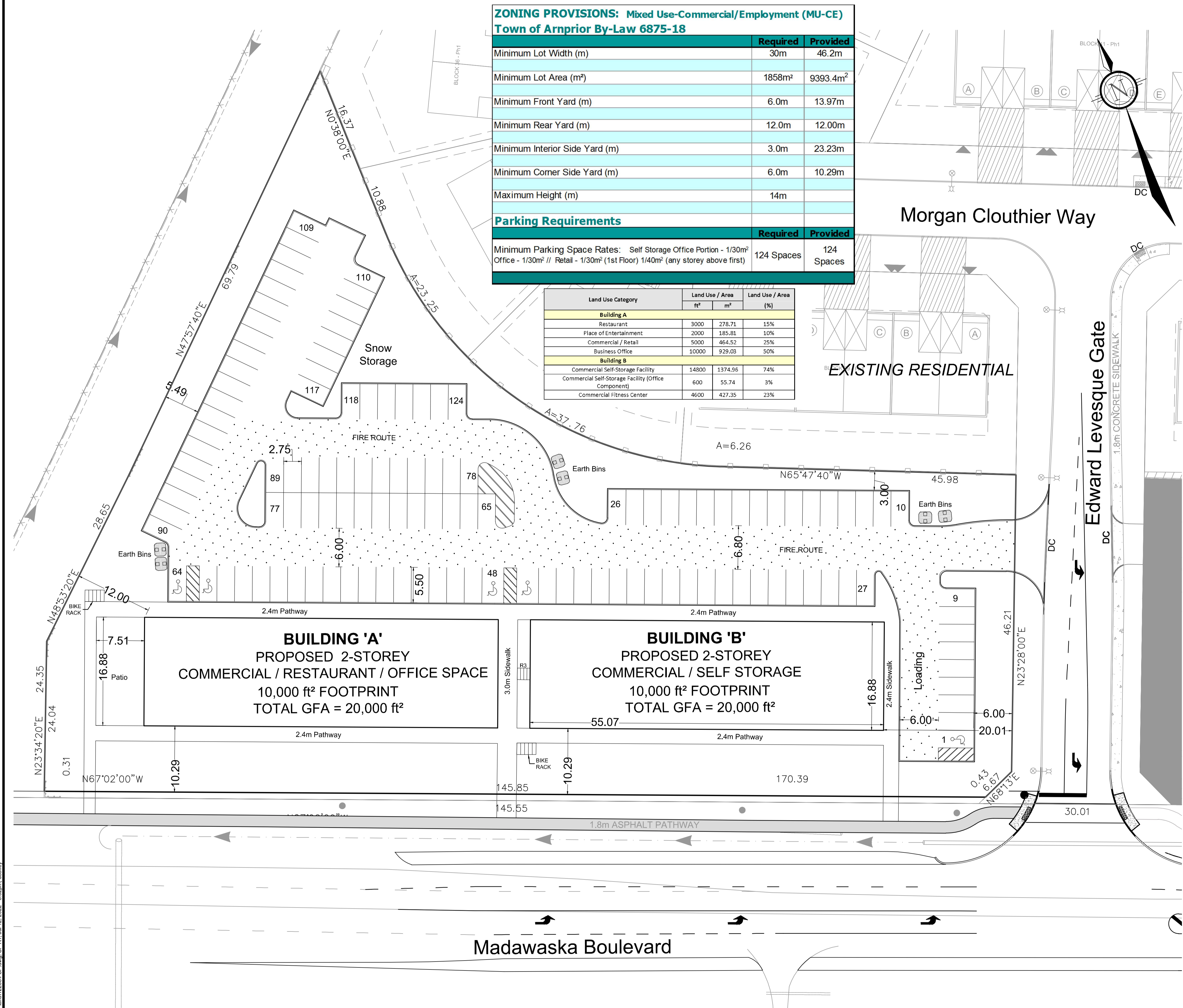


**ZONING PROVISIONS: Mixed Use-Commercial/Employment (MU-CE)
Town of Arnprior By-Law 6875-18**

	Required	Provided
Minimum Lot Width (m)	30m	46.2m
Minimum Lot Area (m ²)	1858m ²	9393.4m ²
Minimum Front Yard (m)	6.0m	13.97m
Minimum Rear Yard (m)	12.0m	12.00m
Minimum Interior Side Yard (m)	3.0m	23.23m
Minimum Corner Side Yard (m)	6.0m	10.29m
Maximum Height (m)	14m	
Parking Requirements		
Minimum Parking Space Rates: Self Storage Office Portion - 1/30m ² Office - 1/30m ² // Retail - 1/30m ² (1st Floor) 1/40m ² (any storey above first)	124 Spaces	124 Spaces

Land Use Category	Land Use / Area		Land Use / Area (%)
	ft ²	m ²	
Building A			
Restaurant	3000	278.71	15%
Place of Entertainment	2000	185.81	10%
Commercial / Retail	5000	464.52	25%
Business Office	10000	929.03	50%
Building B			
Commercial Self-Storage Facility	14800	1374.96	74%
Commercial Self-Storage Facility (Office Component)	600	55.74	3%
Commercial Fitness Center	4600	427.35	23%



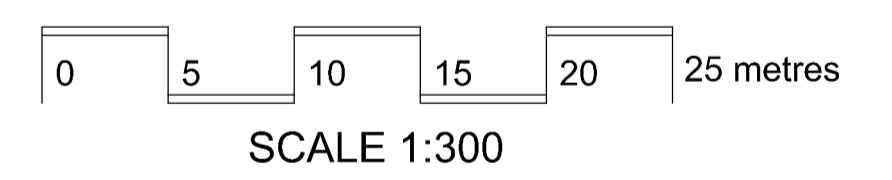
KEYPLAN
NOT TO SCALE

SITE PLAN

MARSHALL'S BAY MEADOW

BLOCK 46

LOT 1
CONCESSION C
TOWNSHIP OF McNAB
TOWN OF ARNPRIOR
Block 46, PLAN 49M-108



No.	REVISION	DATE	BY
1	ISSUED FOR COORDINATION	JUL 12/22	DJC

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED	PROJECT No.	DRAWING No.
JULY, 2022	122084	122084-SP

SOURCE REFERENCE:
Legal Information: 49M-108
Adam Kasprzak Surveying Ltd. / Feb 03, 2021 /
UTM ZONE 18, NAD 83 (CSRS)

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