

**CLIENT:**  
AVENUE 31 CAPITAL INC.

**REGISTERED OWNER:**  
EXIT 96 DEVELOPMENTS (2019) INC. &  
THUNDER ROAD DEVELOPMENTS (2019) INC.  
801-250 City Centre  
Ottawa, ON K1R 6R7

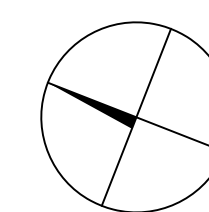
**PLANNING CONSULTANT:**  
RE:PUBLIC URBANISM  
Montreal, QC

**CIVIL ENGINEER:**  
LRL ENGINEERING  
5430 Canotek Road  
Ottawa, ON K1J 9G2

**LANDSCAPE ARCHITECTS:**  
JAMES B. LENNOX & ASSOCIATES INC.  
3332 Carling Avenue  
Ottawa, ON K2H 5A8

**TRAFFIC ENGINEERING**  
C.F. CROZIER & ASSOCIATES INC.  
211 Yonge Street, Suite 600  
Toronto, ON M5B 1M4

North



Revisions

No.	By	Description	Date
01	JAS	REVISED FOR REVIEW	2024-06-21
02	JAS	REVISED FOR REVIEW	2024-06-24
03	JAS	ISSUED FOR APPROVAL	2024-06-26
04	JAS	ISSUED FOR COORDINATION	2024-07-22
05	JAS	REVISED FOR COORD.	2024-07-30
06	JAS	ISSUED AS LEASE SCHEDULE	2024-08-08
07	JAS	REVISED FOR SPA	2024-08-16

Project

**THUNDER ROAD INDUSTRIAL PARK**

5368 BOUNDARY ROAD and  
6160 THUNDER ROAD, OTTAWA

Drawing

**LOCATION PLAN,  
ZONING REVIEW AND  
SITE PLAN**

Scale AS NOTED

Stamp

Drawn ERM

Checked JAS



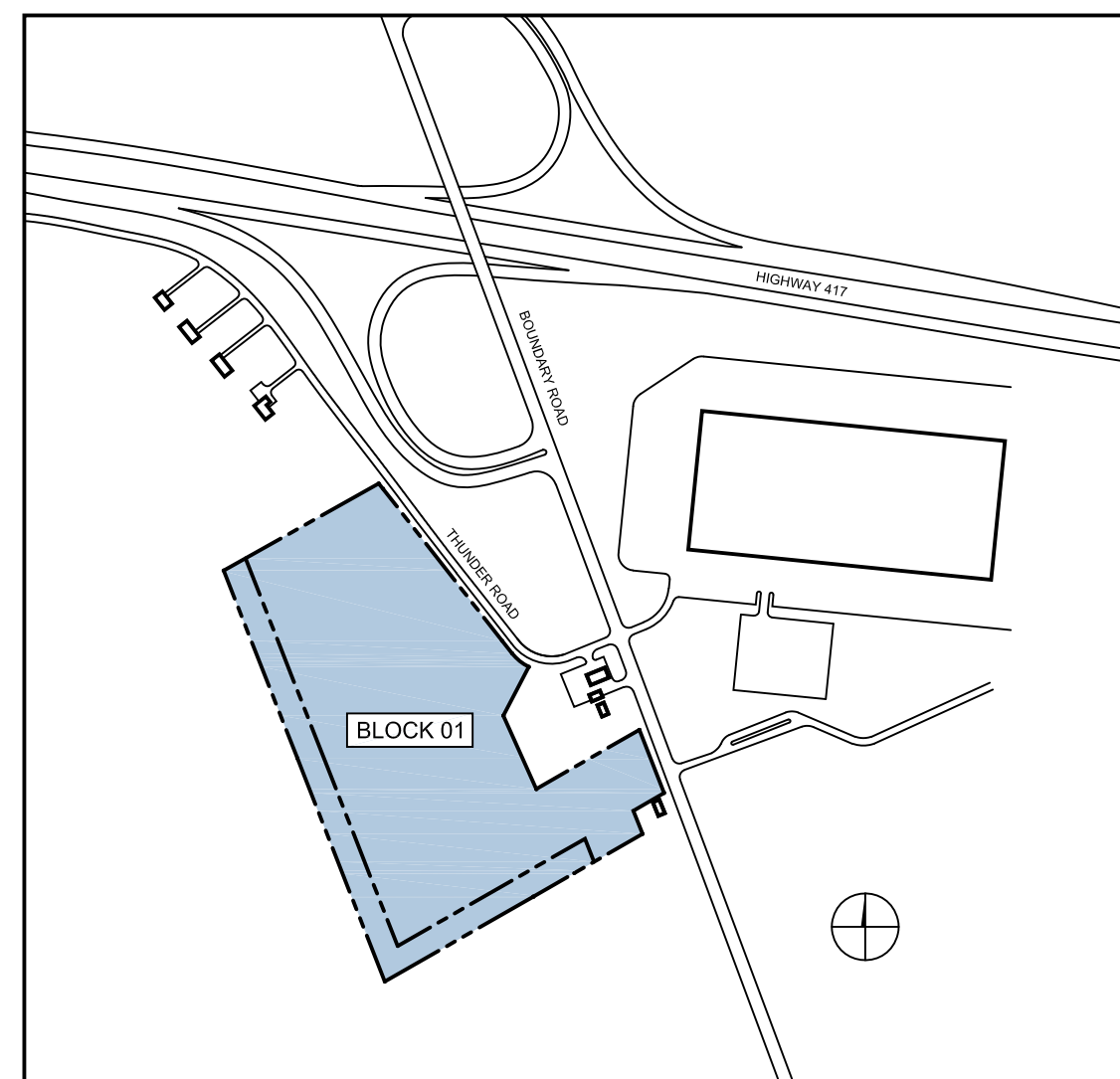
Project No. 21-135

Drawing No.

Date APRIL 2021

**SP-A01**

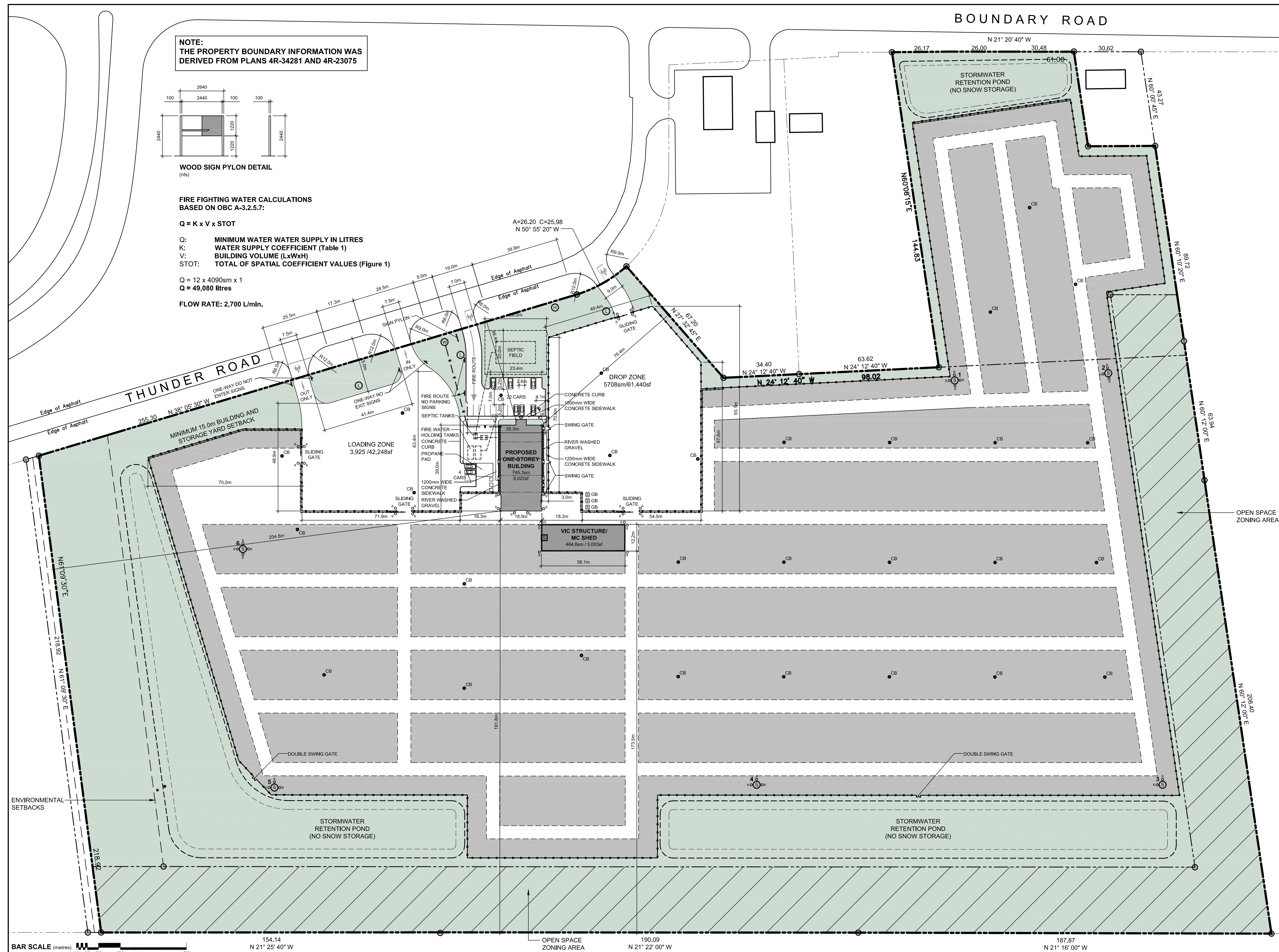
PLAN NO.



**01 LOCATION PLAN**  
SP-A01 SCALE: NTS

SITE AREA SUMMARY		
	GROSS AREA	OPEN SPACE ZONING AREA
BLOCK 01	15.16 HA 37.46 ACRES	2.38 HA 5.88 ACRES
	DEVELOPABLE NET AREA	
	12.3 HA 30.4 ACRES	
BUILDING AREA SUMMARY		
MAIN BUILDING	GFA = 745.36m	
VIC STRUCTURE / MC SHED	GFA = 464.88m	
TOTAL	GFA = 1,210.18m	
ZONING MECHANISM:		
ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED/PERMITTED	PROVIDED
ZONING: RCG1908RH RURAL GENERAL INDUSTRIAL ZONE	LIGHT INDUSTRIAL LIMITED COMMERCIAL	LIGHT INDUSTRIAL
MINIMUM LOT AREA	0.4HA	TOTAL: 15.16HA 37.46 ACRES
MINIMUM LOT WIDTH	30m	281.5m THUNDER ROAD 82.7m BOUNDARY ROAD
MAXIMUM LOT COVERAGE	50.0% MAX	0.80%
MINIMUM FRONT YARD	15m	46.4m
MINIMUM CORNER SIDE YARD	12m	N/A
MINIMUM INTERIOR YARD SETBACK	ABUTTING RG, RH OR RC ZONES 3m ALL OTHER CASES 8m	N/A NORTH: 204.8m SOUTH: 76.4m S
MINIMUM REAR YARD	15m	173.5m
MAXIMUM BUILDING HEIGHT	15m	5.5m
OUTDOOR STORAGE	NOT PERMITTED WITHIN ANY REQUIRED FRONT OR CORNER YARD STORAGE MUST BE SCREEN WHEN ABUTTING RESIDENTIAL ZONES AND PUBLIC STREETS	NO STORAGE IS PROPOSED IN REQUIRED 15m FRONT YARD CHAIN LINK FENCE WITH VINYL SLATS PROPOSED ALONG ROADS
MINIMUM WIDTH OF LANDSCAPING	3.0m	PROVIDED
PARKING - TYPICAL SECTION 101	450.0m <sup>2</sup> OFFICE (2.4/100m <sup>2</sup> ) 11 295.3m <sup>2</sup> WAREHOUSE (4.0/100m <sup>2</sup> ) 3 464.8m <sup>2</sup> WAREHOUSE (4.0/100m <sup>2</sup> ) 4	18 26
BICYCLE PARKING SECTION 111		NOT REQUIRED IN RURAL ZONE 0
LOADING SECTION 113		0 FOR LESS THAN 1000sm 0

**02 SITE & ZONING DATA & STATISTICS**  
SP-A01 SCALE: NTS



**03 SITE PLAN**  
SP-A SCALE: 1:1500

