

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

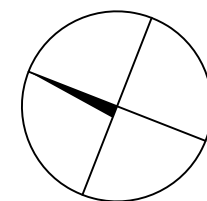
PLANNING CONSULTANT:
RE:PUBLIC URBANISM
Montreal, QC

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
08	JAS	REVISED FOR SPA	2024-10-30
09	JAS	REVISED PER CITY REVIEW COMMENTS FOR SPA	2025-02-11
10	JAS	REVISED PER CITY REVIEW COMMENTS FOR SPA	2025-03-21
11	JAS	REVISED PER ZONING REVIEW FOR PERMIT	2025-04-24

Project

THUNDER ROAD INDUSTRIAL PARK

5368 BOUNDARY ROAD and
6160 THUNDER ROAD, OTTAWA

Drawing

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

Scale AS NOTED

Drawn ERM

Checked JAS

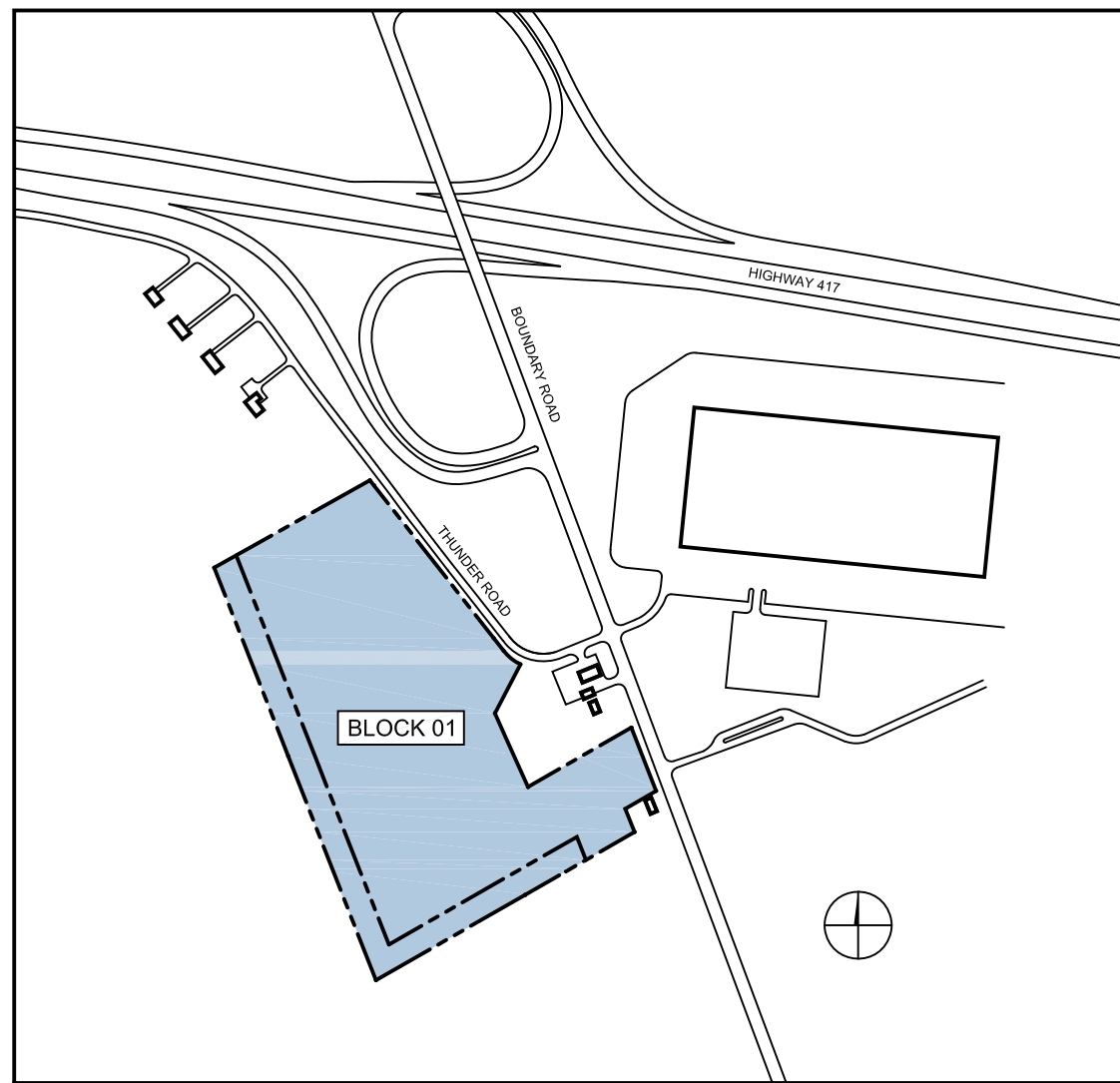
Project No. 21-135

Date APRIL 2021

Drawing No.

SP-A01

PLAN NO. 19187



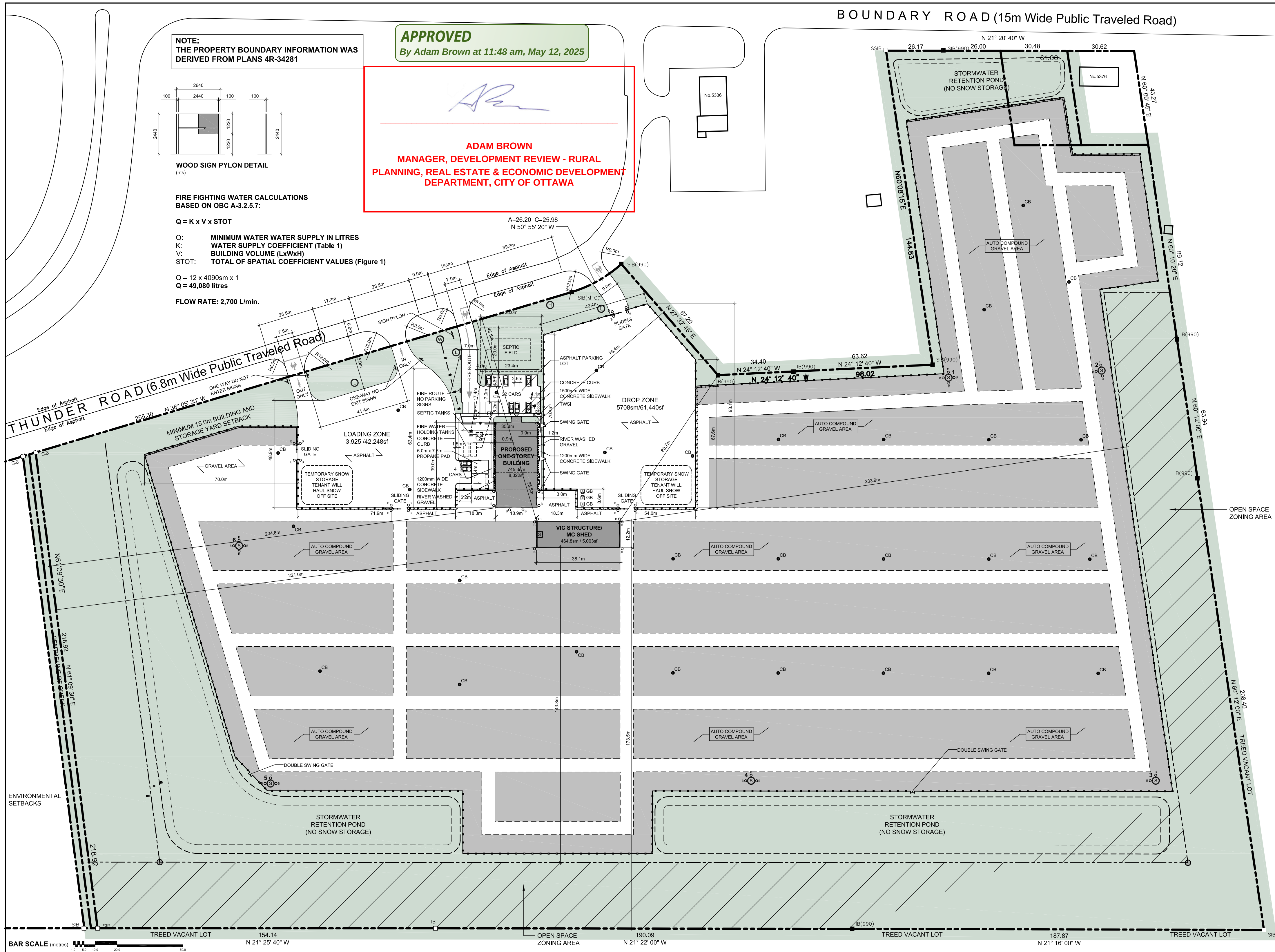
01 LOCATION PLAN
SP-A01 SCALE: NTS

LEGAL DESCRIPTION:
PART OF LOT 1
CONCESSION 9 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA

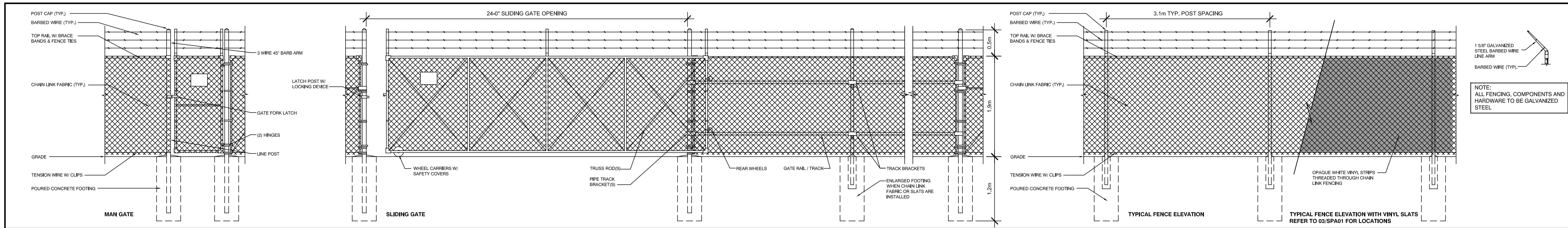
SITE AREA SUMMARY		
	GROSS AREA	DEVELOPABLE NET AREA
BLOCK 01	15.16 HA 37.46 ACRES	12.3 HA 30.4 ACRES
BUILDING AREA SUMMARY		
MAIN BUILDING	GFA = 745.36m	
VIC STRUCTURE /MC SHED	GFA = 464.86m	
TOTAL	GFA = 1,210.16m	

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED/PERMITTED	PROVIDED
ZONING: RG[908]R-LH 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	3m	N/A
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	450.06m OFFICE (2,410sqm) 11 206.32m WAREHOUSE (8,100sqm) 3 464.86m WAREHOUSE (8,100sqm) 4	26
BICYCLE PARKING SECTION 111	NOT REQUIRED IN RURAL ZONE	0
LOADING SECTION 113	0 FOR LESS THAN 1000sqm	0

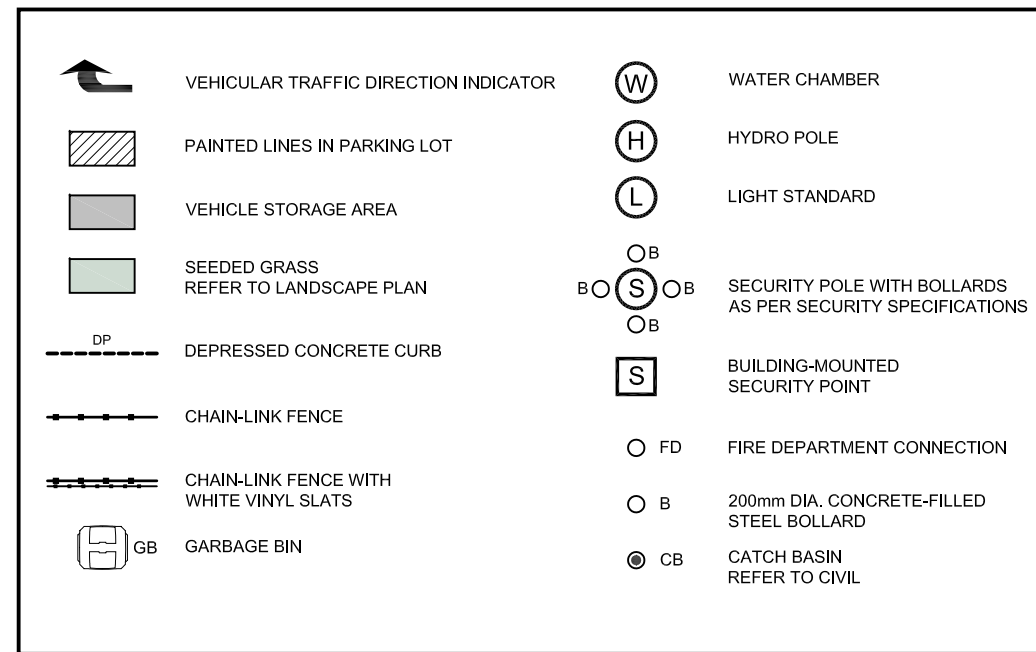
02 SITE & ZONING DATA & STATISTICS
SP-A01 SCALE: NTS



03 SITE PLAN
SP-A01 SCALE: 1:1500



04 FENCE DETAILS
SP-A01 SCALE: 1:50



05 SYMBOLS LEGEND
SP-A01 SCALE: NTS