

LEGEND:

- NOT INCLUDED IN CONTRACT (N.I.C.)
- EXISTING GRAVEL

OBS: PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN ELABORATED BY IN ENGINEERING + SURVEYING, DATED OF JANUARY 13TH, 2021.

APPROVED

Allison Hamlin

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

Address:	1353 Coker Street, Greely, ON K4P 1A1	
Legal Description	An additional building at Dymech's existing facilities.	
Zoning	RG3	
Proposed use	Manufacturing	
Permitted use	Medium industrial uses	
Schedule 1	-	
Schedule 2	-	
Schedule 3	-	
Other Schedules	-	
Exceptions	-	
Road Widening	-	
Easements	-	
Corner Lot triangle	-	
Heritage Overlay	No	
Street considered front (if a corner lot):	N/A	
Flood plane line	-	
Adjacent zoning	-	
Proximity to another special needs house	None	
	Required	Provided
Lot Area	2000 m ² (min.)	2674.73 m ²
Lot Width	30 m	32.93 m
Max. lot Coverage	50%	27%
Floor Space Index	-	-
Front yard setback	15 m	17.75m
Side yard setback	3 m	West 3.55m, East 3.79m
Rear yard setback	15 m	17.54m
Building height (max.)	15 m	7m
Permitted projections into required yard	-	-
Permitted projections above the height limit	-	-
Accessory Building Requirements	-	-
Parking	-	-
Bicycle Parking	-	-
Off Street Parking requirements	-	-
Visitors parking	-	-
Loading Dock	-	-
Landscaped Area	-	-
Outdoor Storage	-	-

2 ZONING REPORT

A-010 N.T.S

DYMECH
ENGINEERING INC.

arbaum
ARCHITECTS
535 LEGGET DRIVE, SUITE 102
KANATA, ONTARIO K2K 3B8

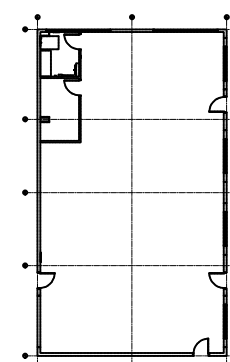
CLELAND
JARDINE
ENGINEERING LTD

D.B. Gray Engineering Inc.

VR
Vanderweest & Rutherford Associates Inc.
Mechanical & Electrical Engineers
London, Windsor, Ottawa
www.vreng.ca | 613-563-2100

CSW

LOCATION PLAN: GROUND FLOOR



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS.

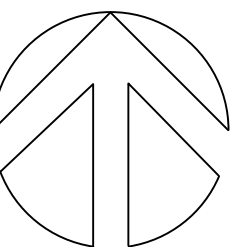
REVISIONS

NO.	DESCRIPTION	DATE
1	Issued for Site Plan approval	2022-03-04
2	Issued for Permit	2022-07-04
3	City Response - R01	2022-08-09
4	City Response - R02	2022-09-07
5	City Response - R03	2022-11-29
6	City Response - Site Plan Approval - R04	2023-02-10

ONTARIO ASSOCIATION
OF
ARCHITECTS
ANDREA R. BUCHSBAUM
LICENCE
7986

NOT BE USED FOR
CONSTRUCTION
PURPOSES UNTIL
SIGNED BY THE
ARCHITECT.

PROJECT NORTH



DATE

DRAWN: SV

CHECKED: AB

DATE PRINTED: 2022-09-07

DYMECH WAREHOUSE
ADDITION

ADDRESS: 1353 COKE STREET, GREELY, ON K4P 1A1

DRAWING TITLE

NEW SITE PLAN
+ NOTES

SCALE

AS SHOWN

PROJECT NO.

059-20

DRAWING NO. 1

A-010

1 NEW SITE PLAN

A-010 1:250