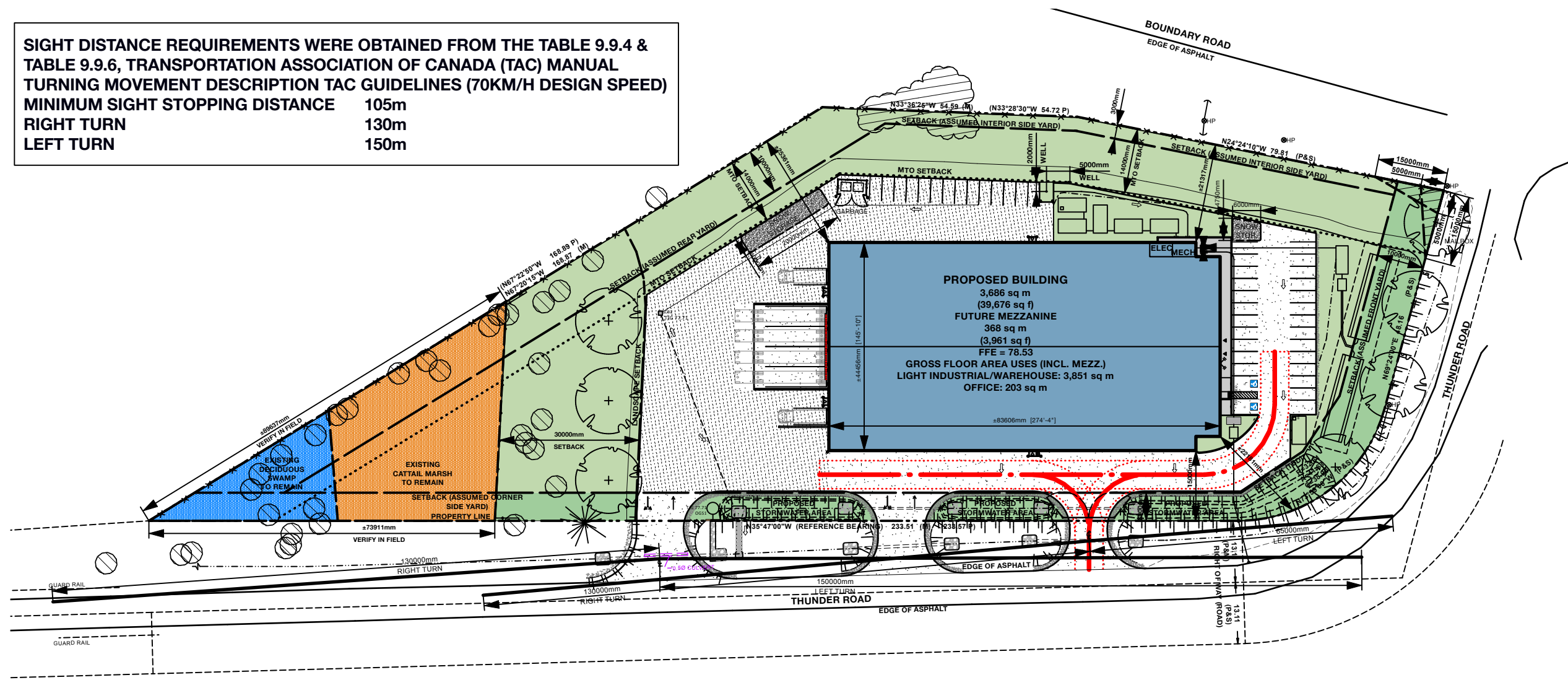


SITE INFORMATION		
ADDRESS 6165 THUNDER ROAD		
LEGAL DESCRIPTION PART OF LOT 1 CONCESSION 9 (OTTAWA FRONT) PART 1 PLAN 5R-11663 PIN 04324-0163		
TOTAL SITE AREA*	16,480.59 sq m	
*based on GeoOttawa property report		
ZONING RC RURAL COMMERCIAL		
SETBACKS		
Front Yard		
Minimum Required:	10.00 m	
Proposed:	*22.18 m	
*Approximate minimum distance as shown on Site Plan (property line is curved)		
Interior Side Yard		
Minimum Required:	3.00 m	
Proposed:	*21.32 m	
*Approximate minimum distance as shown on Site Plan		
Corner Side Yard		
Minimum Required:	6.00 m	
Proposed:	15.00 m	
Rear Yard		
Minimum Required:	10.00 m	
Proposed:	*25.36 m	
*Approximate minimum distance as shown on Site Plan		
Proposed Building meets all setback requirements.		
BUILDING HEIGHT		
Maximum Height	11.00 m	
Proposed Height	11.00 m	
GROSS FLOOR AREA		
Building	Proposed	3,686 sq m
Future Mezzanine	Proposed	368 sq m
TOTAL		4,054 sq m
Gross Floor Area Uses (including future mezzanine)		
Light Industrial/Warehouse		3,851 sq m
Office		203 sq m
LOT COVERAGE		
Proposed		22.4%
Maximum Allowed		25.0%
LANDSCAPED AREA		
Landscaping of yards: Required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area.		
PARKING/LOADING CALCULATIONS		
PARKING REQUIRED	Rate	Required Spaces
Building 95% Light Industrial/Warehouse	0.8	28
Building 05% Office	2.4	4
Accessible Parking (20-99 spaces in parking lot)		1
PARKING PROVIDED		
Spaces		38
Accessible Spaces		2
Total		40
LOADING		
Required Spaces (GFA = 2,000-4,999 sq m)		1
Provided Spaces (oversized spaces not required)		6
PARKING LANDSCAPED AREA		
15% of area of parking lot must be provided as perimeter or interior landscaped areas		
Parking Area 'A'		730 sq m
Required Landscape Area	15.0%	
Proposed Landscape Area	15.1%	110 sq m
Parking Area 'B'		457 sq m
Required Landscape Area	15.0%	
Proposed Landscape Area	15.1%	69 sq m

SIGHT DISTANCE REQUIREMENTS WERE OBTAINED FROM THE TABLE 9.9.4 & TABLE 9.9.6, TRANSPORTATION ASSOCIATION OF CANADA (TAC) MANUAL
TURNING MOVEMENT DESCRIPTION TAC GUIDELINES (70KM/H DESIGN SPEED)
MINIMUM SIGHT STOPPING DISTANCE 105m
RIGHT TURN 130m
LEFT TURN 150m



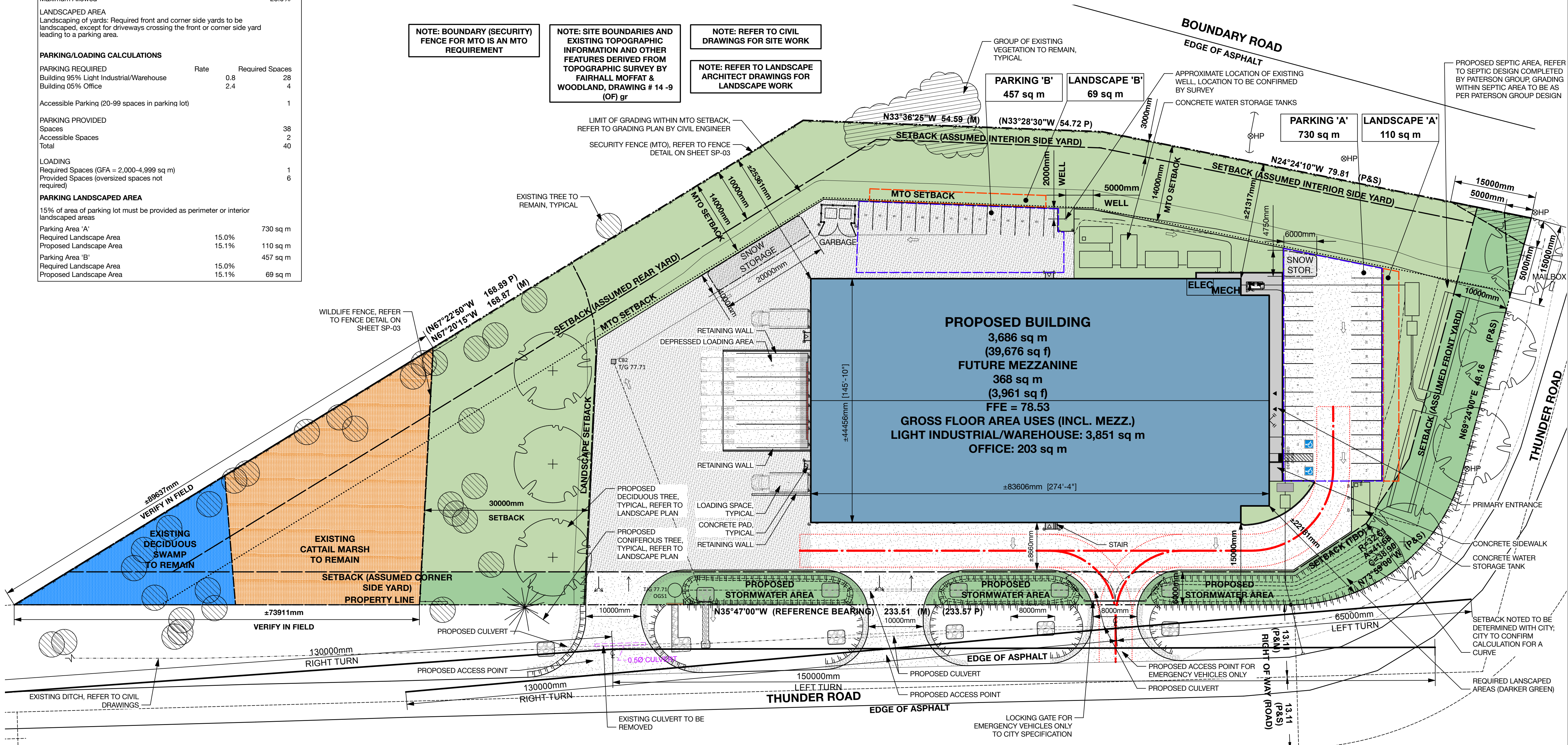
2 SITE PLAN - TURN LINES REFERENCE
SP-01 Scale: 1:1000

NOTE: BOUNDARY (SECURITY) FENCE FOR MTO IS AN MTO REQUIREMENT

NOTE: SITE BOUNDARIES AND EXISTING TOPOGRAPHIC INFORMATION AND OTHER FEATURES DERIVED FROM TOPOGRAPHIC SURVEY BY FAIRHALL MOFFAT & WOODLAND, DRAWING # 14 -9 (OF) gr

NOTE: REFER TO CIVIL DRAWINGS FOR SITE WORK

NOTE: REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE WORK



1 SITE PLAN
SP-01 Scale: 1:1400

DEVELOPER/OWNER INFORMATION	
BROFORT DEVELOPMENTS INC. 2161 THURSTON DRIVE OTTAWA, ONTARIO K1G 6C9	
LEGEND	
--- PROPERTY LINE	EXISTING CATTAIL MARSH
--- SETBACK LINE	EXISTING DECIDUOUS SWAMP
--- MTO SETBACK	LANDSCAPED AREA
--- LANDSCAPE SETBACK (WETLAND)	REQUIRED LANDSCAPED SETBACK
--- SECURITY FENCE	CONCRETE
--- WILDLIFE FENCE	ASPHALT
--- FIRE ROUTE	GRANULAR/GRAVEL
--- TO BE REMOVED OR DEMOLISHED AS NOTED	
⊗ HP	HYDRO POLE
⌵	SIAMASE CONNECTION
▶	MAIN/PRIMARY ENTRANCE
▷	SECONDARY ENTRANCE/EXIT

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CONSULTANTS

KEY PLAN

ISSUE / REVISION	DATE
01 REVIEW & COORDINATION	FEB 23, 2023
02 REVIEW & COORDINATION	MAR 01, 2023
03 REVIEW & COORDINATION	JUN 28, 2023
04 REVIEW & COORDINATION	SEP 28, 2023
05 REVIEW	JAN 17, 2024
06 REVIEW & COORDINATION	APR 8, 2024
07 REVIEW & COORDINATION	MAY 7, 2024
08 SITE PLAN CONTROL	MAY 17, 2024
09 REVIEW & COORDINATION	SEP 04, 2024
10 REV. SITE PLAN CONTROL	OCT 18, 2024
11 REV. SITE PLAN CONTROL	OCT 29, 2024
12 REV. SITE PLAN CONTROL	MAR 03, 2025
13 REV. SITE PLAN CONTROL	JUN 17, 2025
14 REV. SITE PLAN CONTROL	SEP 11, 2025

PROJECT NAME

THUNDER ROAD DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

PROPOSED SITE PLAN

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PROJECT NO: 22003

DRAWN BY: GS

CHECKED BY: GS

SHEET

SP-01