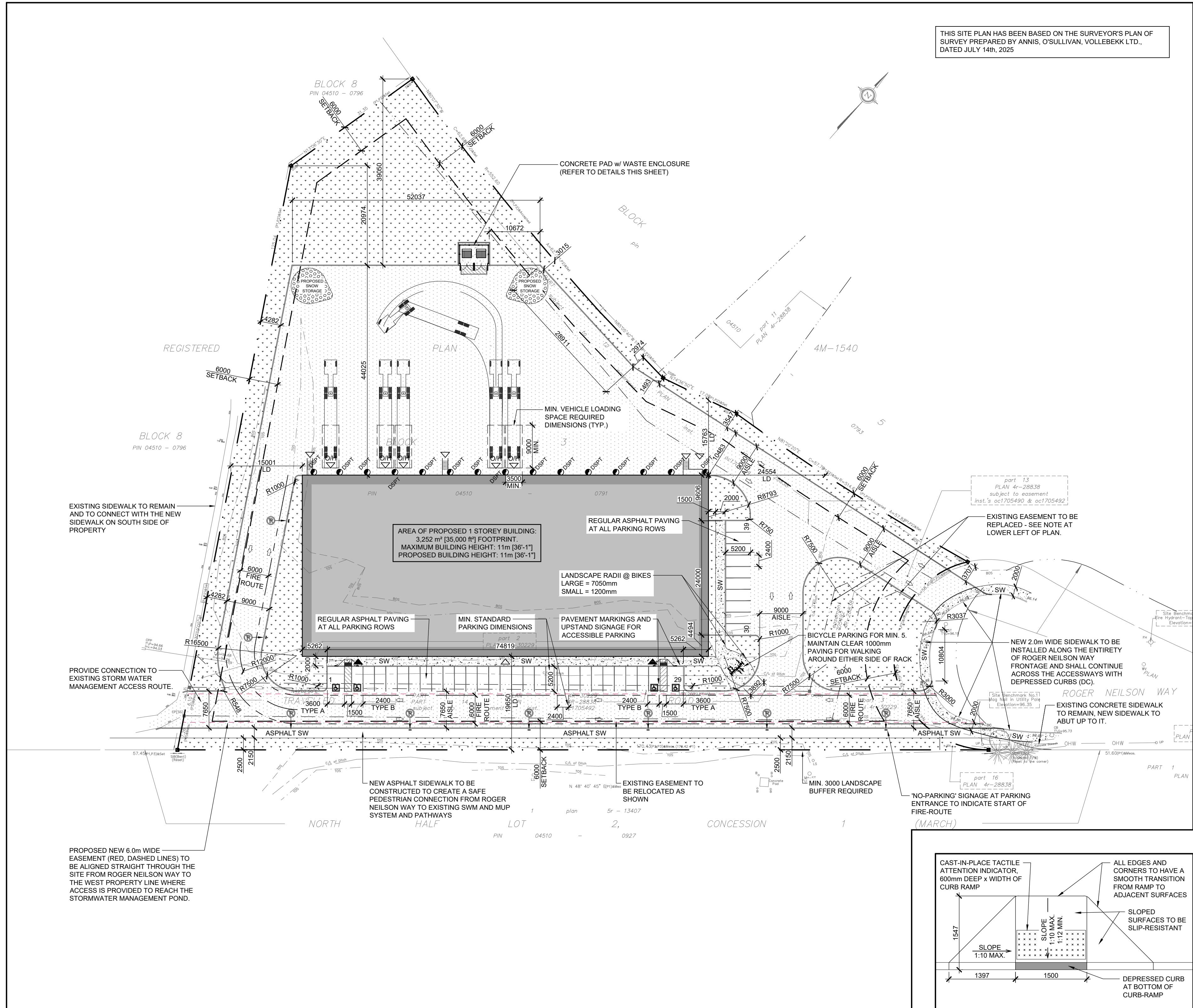
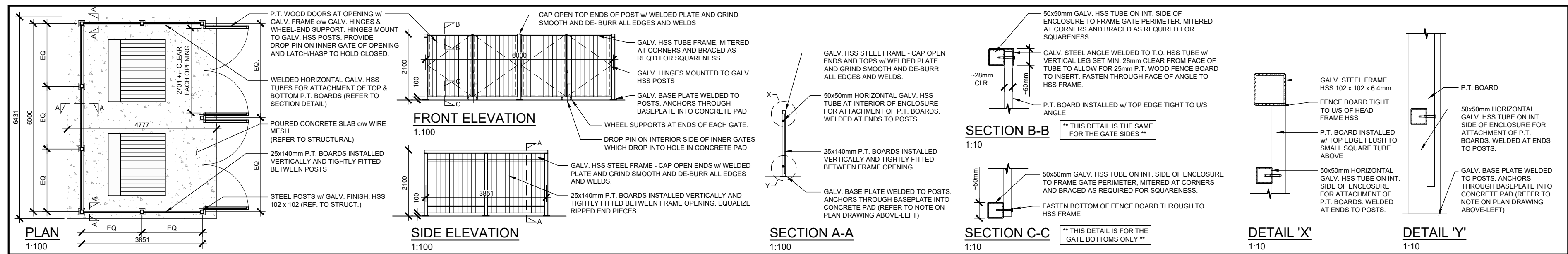
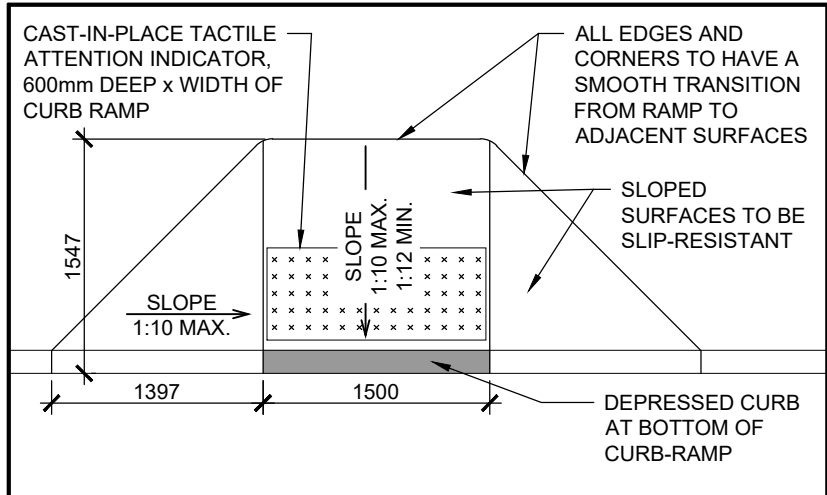




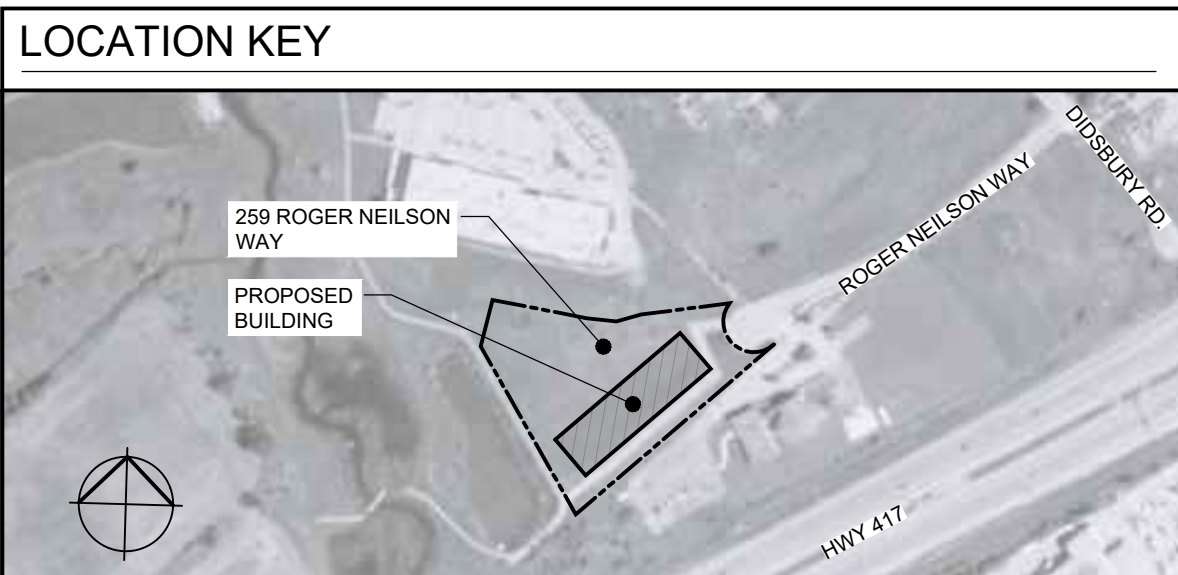
04 PROPOSED SITE PLAN
SP-A01 SCALE: 1:500



02 WASTE ENCLOSURE DETAILS
SP-A01 SCALE: AS NOTED



03 CURB RAMP DETAIL
SP-A01 SCALE: #####



ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

LEGAL DESCRIPTION:
PLAN OF SURVEY OF BLOCK 3 REGISTERED PLAN 4M-1540
CITY OF OTTAWA

PROPOSAL:
NEW 3,252 m² [35,000 ft²] SINGLE STOREY BUILDING.

ZONING:
(IP-1544) BUSINESS PARK INDUSTRIAL
ZONING PROVISIONS (PER TABLE 205):

- LOT AREA (MIN.) = 2,000 m²
- ACTUAL LOT AREA = 13,846.8 m²
- LOT WIDTH (MIN.) = 15 m
- ACTUAL WIDTH = 140.5 m
- LOT COVERAGE = 55% MAX.
- ACTUAL LOT COVERAGE = 23.5 %
- SETBACKS (MIN.):
 - FRONT = 6 m
 - REAR = 6 m
 - SIDES = 6 m
- MAX BUILDING HEIGHT = 11 m
- ACTUAL HEIGHT = 11.0 m
- MIN. WIDTH OF LANDSCAPE BUFFER ABUTTING STREET = 3.0 m
- BUFFER ABUTTING INSTITUTIONAL ZONE = 3.0m. MAY BE REDUCED TO 1.0 m IF A 1.4 m HIGH OPAQUE SCREEN IS PROVIDED
- ALL OTHER CASES = NO MINIMUM

ROW N49 - LIGHT INDUSTRIAL USE
REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.
REQUIRED: 26 SPACES

ROW N59 - OFFICE
REQUIRES 2.4 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.
REQUIRED: 2 SPACES

BARRIER-FREE PARKING:
(PER SECTION 111 UNDER PART C OF BY-LAW No. 2017-301):
RESERVED BARRIER-FREE PARKING SPACES:
REQUIRED: 1 SPACES (TYPE 'A')
PROVIDED: 2 SPACES (TYPE 'A')
REQUIRED: 1 SPACES (TYPE 'B')
PROVIDED: 2 SPACES (TYPE 'B')

* TYPE 'A' WIDTH: 3.6m MIN.
** TYPE 'B' WIDTH: 2.4m MIN.

TOTAL PARKING REQUIRED: 30 SPACES
TOTAL PARKING PROVIDED: 39 SPACES

SIGNAGE FOR BARRIER-FREE PARKING SHALL COMPLY WITH SECTION 113 UNDER PART C OF BY-LAW No. 2017-301.

BICYCLE PARKING:
(PER SECTION 111 UNDER PART C OF BY-LAW No. 2017-301):
NON-RES: 1 PER 1500m² GFA = 2 SPACES
OFFICE: 1 PER 250m² GFA = 1 SPACES
LIGHT INDUST: 1 PER 1000m² GFA = 2 SPACES

THE REQUIRED MINIMUM BICYCLE PARKING SPACE DIMENSIONS PER TABLE 111B: 0.6m (W) x 1.8m (L)

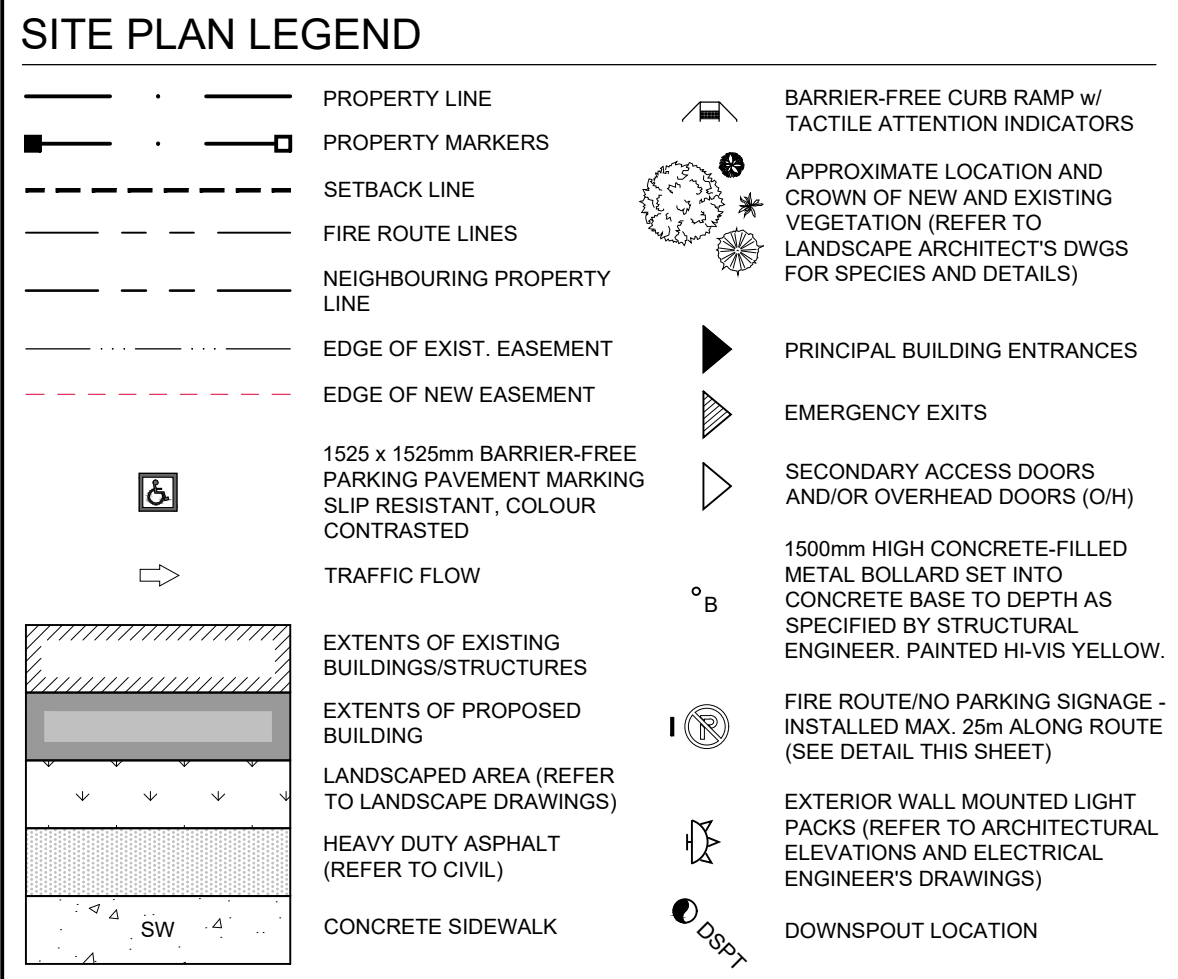
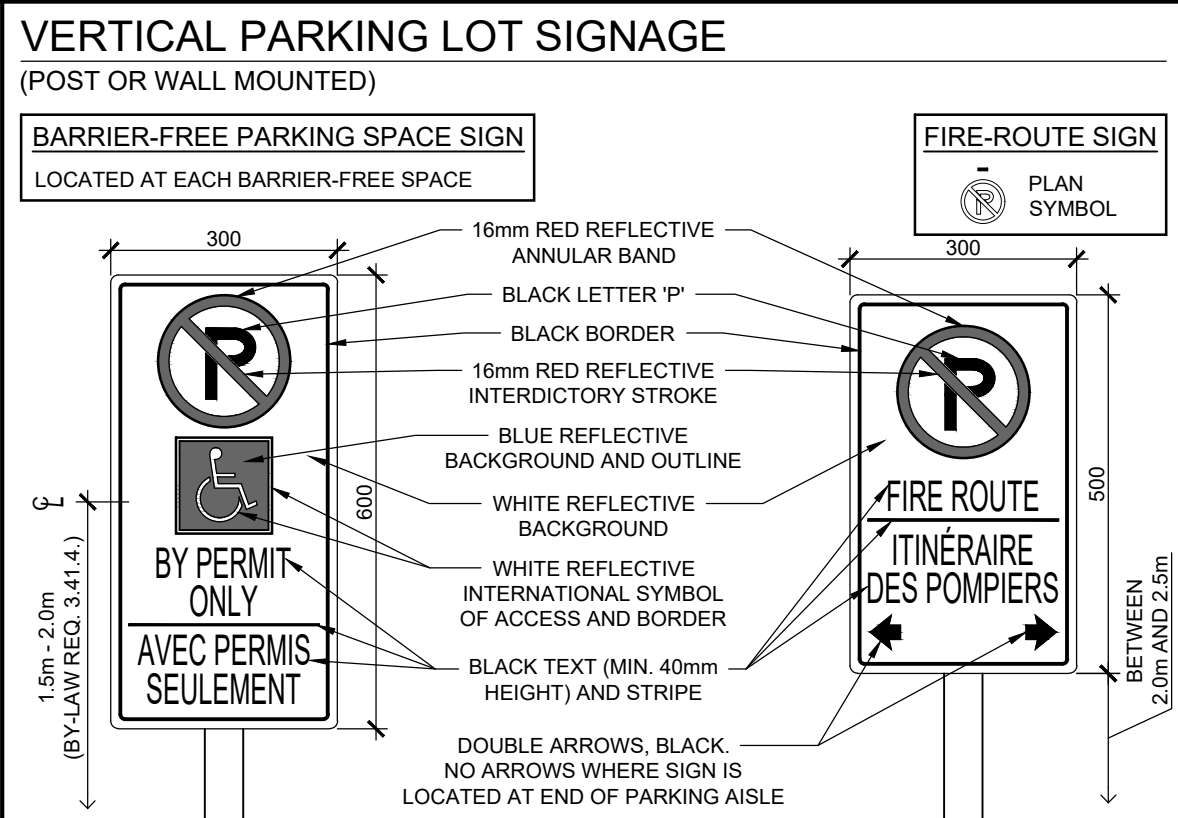
LOADING REQUIREMENTS:
(PER TABLE 113A)
BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 1 LOADING SPACES IS REQUIRED.

GROSS FLOOR AREAS BY USE (for the purpose of parking calcs)

LIGHT INDUSTRIAL	3,223 m ²
OFFICE AREA	29 m ²
TOTAL	3,252 m ²

PARKING: CITY OF OTTAWA MINIMUM PARKING SPACE RATES

THE REQUIRED NUMBER OF PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACE RATES PER BY-LAW 2016-249 & 2016-206 - TABLE 101-MINIMUM PARKING SPACE RATES.

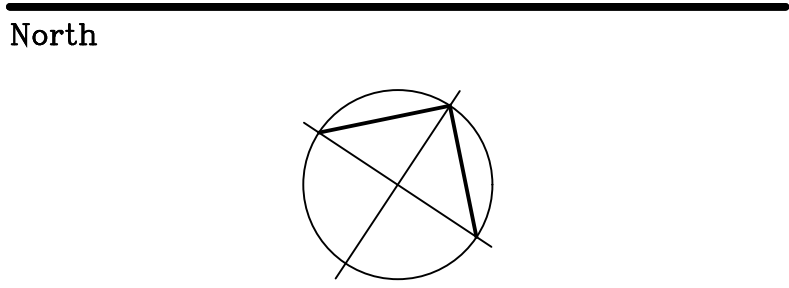


01 GENERAL INFO
SP-A01 SCALE: N/A



CONSULTANT TEAM:

ARCHITECT:	DEIMLING ARCHITECTURE & INTERIOR DESIGN	(613) 697-6113
LANDSCAPE ARCHITECT:	GJA INC.	(613) 286-5130
CIVIL AND ENVIRONMENTAL:	EGIS	(613) 714-4621
SURVEYOR:	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.	(613) 727-0850
GEOTECHNICAL:	PATERSON GROUP INC.	(613) 226-7381
RAIL PROXIMITY STUDY:	PARSONS	(613) 404-2813
PLANNING:	KEEPER CO.	(613) 807-5000



Revisions

No.	By	Description	Date
09	J.M.	ISSUED FOR SPC - RESPONSE 01	16 SEP 2026
08	J.F.	ISSUED FOR COORDINATION	16 JUNE 2026
07	J.F.	ISSUED FOR COORDINATION	12 MAY 2026
06	J.F.	ISSUED FOR COORDINATION	01 MAY 2026
05	J.M.	ISSUED FOR COORDINATION	02 APR 2026
04	J.M.	ISSUED FOR SITE PLAN CONTROL	09 MAR 2026
03	J.M.	ISSUED FOR COORDINATION	09 JAN 2026
02	J.M.	ISSUED FOR COORDINATION	19 NOV 2025
01	J.M.	ISSUED FOR PRELIMINARY REVIEW	07 JULY 2025

Project
NEW BUILDING

295 ROGER NEILSON WAY, OTTAWA, ONTARIO

Drawing
PROPOSED SITE PLAN

Scale	AS NOTED	Stamp	
Drawn	J.M.		
Checked	J.M. / C.D.		
Project No.	25-107	Drawing No.	SP-A01
Date	JUNE 2025		

ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER LEE DEIMLING
LICENCE 8238