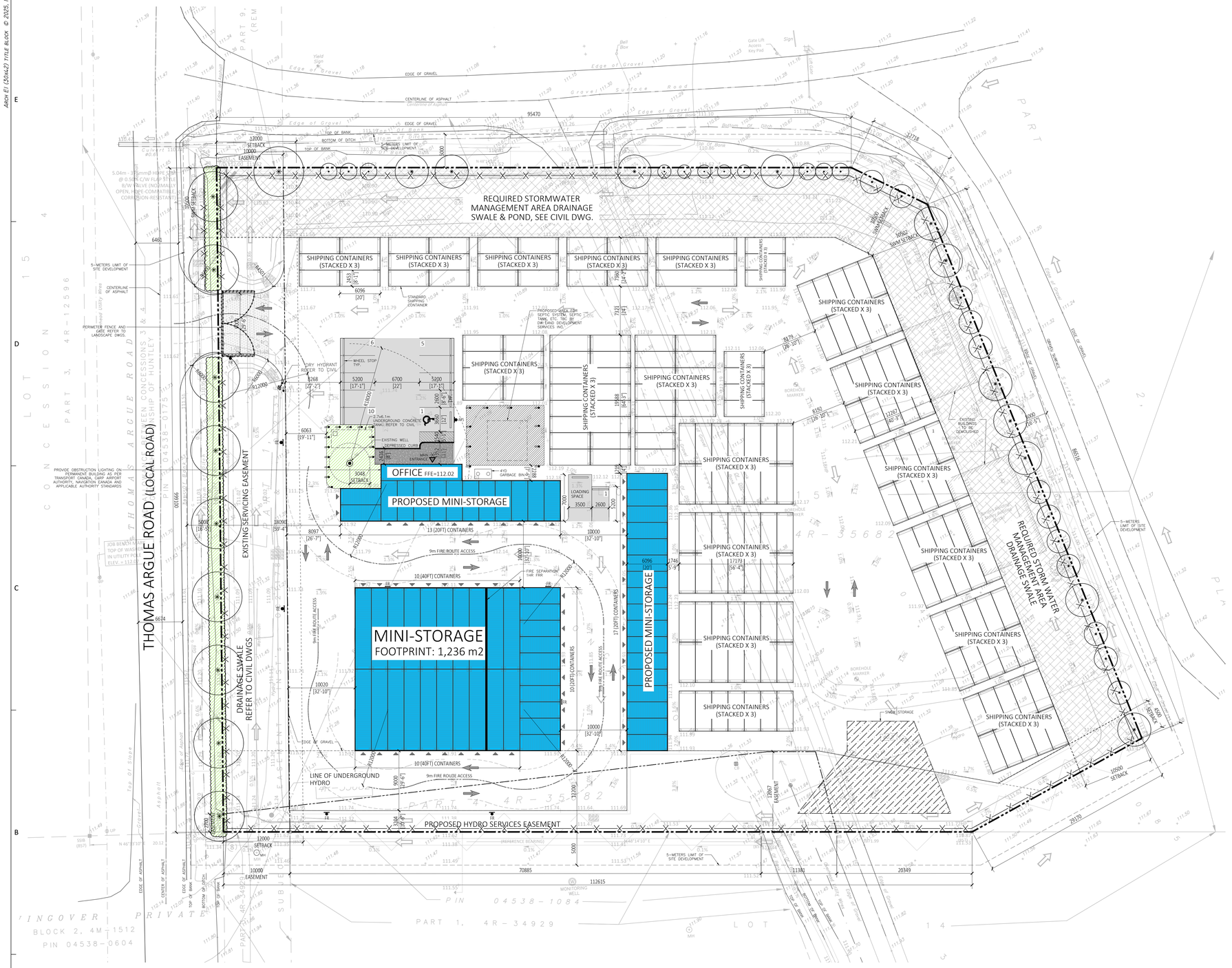
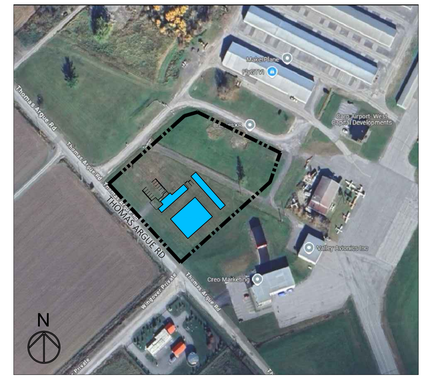
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1 / A101 SITE PLAN
SCALE: 1:250



2 / A101 KEY PLAN
SCALE - 1:150

T1 Zone	Required	Provided
Permitted Land Uses Section 1005(1)	Storage Yard, Warehouse, Office	Primary: Storage Yard Accessory: Warehouse, Office
Lot Area Table 1004(a)	No minimum	12,168.7 m²
Lot Width Table 1004(b)	No minimum	99.91 m
Min. Front Yard Set Back Table 1004(c)	12 m	18.1 m
Interior Side Yard Setback Table 1004(d)	4.5 m	North ISY: 34.3 m South ISY: 12.2 m
Rear Yard Setback Table 1004(f)	7.5 m	> 12 m
Max. Lot Coverage Table 1004(g)	50%	Mini Storage GFA: 1,206 m² Office GFA: 30 m² (1,206 m² + 30 m²) / 12,168 m² = 10%
Min. Distance Between Buildings on the Same Lot Table 1004(h)	10 m	10 m
Minimum landscaped buffer where abutting Carp Road or any zone except for an RIL Zone Table 1004(i)	10 m	n/a, does not abut any other zones
Building Height	Not specified	3.05 m
	Parking and Loading	
Max. Parking Space Rate Table 602 Area F of Schedule A1	No maximum	11 parking spaces provided
Min. Required Loading Spaces required per GFA Table 610A	For 1000-1999 m² of warehouse GFA: 1 loading space required Warehouse GFA: 1,469 m² **=1 loading space required**	1 loading space provided
Min. Required Bicycle Parking Spaces Section 613(25) and Table 613C	Storage Yard, Warehouse: No bicycle parking required Required Office Parking Spaces Office is 30 m² Office, long-term (Appealed): 1 space per 250 m² = **1 required** Office, short-term: **0 required**	1 long-term bicycle parking space
Min. Parking Space Dimensions s. 605(1) and (3)(a)	Standard Size: 2.6 x 5.2 m	Standard size: 2.6 x 5.2 m 1 accessible parking space provided
Min. Driveway Width s. 607(2)	6 m	Mini storage access: 6m Fire route: 9m
Min. Aisle Width Table 607A(iv)	Angle of parking: 71-90°: 6.7 m	> 6.7 m
Min. Soft Landscaped Buffer of Parking Lot s. 607(7)(a)	Min. soft landscaped buffer between the perimeter of a parking lot and a	West ISY property line: 10 m South FY property line: 10 m East ISY property line: 3.2 m
Min. Required Percentage Landscaping in a Parking Lot (Appealed) s. 607(8)(a)(i)	15% of the parking lot area must consist of soft landscaping	Landscaping > 15% of the area of the parking lot
Min. Loading Space Dimensions Table 610B	Double traffic lane: 6 m Minimum width of aisle accessing loading space, 60-90°: 9 m Min. loading space dimensions: 3.5 m wide x 7 m long x 4.2 m tall	10 m 10 m 3.5 m wide x 7 m long x 4.2 m tall
Garbage Storage Location s. 217(4)	Required storage areas for garbage and organics must be located: / inside a main or accessory building; / inside a fully-enclosed structure other than an accessory building; / where waste or organics are to be stored in a metal front-end loader container, may be located outdoors in a rear yard	4-yard garbage front-end loader container to be located outdoors in the rear yard
Outdoor Refuse Collection and Loading Areas s. 217(6)	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be screened from view by an opaque screen with a minimum height of 2 metres	/ Located > 9 m from a lot line abutting public street, located > 3 m from any other lot line / Screened from view – located behind the office building / Fencing and soft landscaping proposed around perimeter of site

1508 THOMAS ARGUE RD	SF	m2	Acre
LOT AREA	**130,970**	**12,168**	**3.01**
MINI-STORAGE (*)	**12,984**	**1,206**	
OFFICE	**322**	**30**	
TOTAL GROSS AREA	**13,306**	**1,236**	
(*) 56 (20ft) CONTAINERS + 40 (40ft) CONTAINERS (**) 1 (40ft) CONTAINER			
PARKING	**11 SPACES** (INCLUDING 1 BARRIER FREE)		
LOADING	**1 SPACE**		

LEGEND

- PROPOSED BUILDING
- LANDSCAPED AREA
- BARRIER FREE PARKING CLEARANCE
- DENOTES PARKING / LOADING AREA
- CONCRETE SIDEWALK
- CONCRETE CURB / DEPRESSED CURB
- BARRIER FREE PARKING
- BOLLARD
- FIRE ROUTE SIGN (MAX 25m DISTANCE)
- ENTRANCE AND/OR EXIT DOOR
- MAIN ENTRANCE
- FIRE HYDRANT
- BARRIER FREE PARKING SIGNAGE
- EXISTING WELL
- PROPERTY LINE
- MANHOLE (MH)

FOR PROPOSED SURFACING REFER TO CIVIL DRAWINGS.

GRAPHIC SCALE
5 0 10 metres 20 metres

DRAWING BASED ON SURVEY BY FAIRHALL MOFATT & WOODLAND LIMITED, DATED MARCH 20, 2025, FILE NAMED: TP_AD290-REV2.dwg

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12	2026-10-16	FOR SPA
11	2026-09-29	FOR SPA
10	2026-06-30	FOR COORDINATION
9	2025-08-21	FOR SPA
8	2025-07-18	FOR COORDINATION

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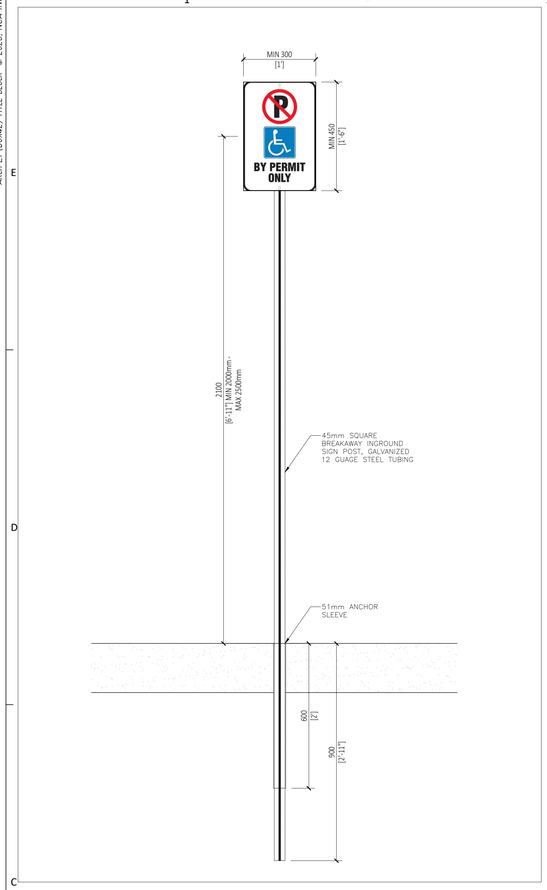
PROJECT NAME AND LOCATION:
BIG STEEL BOX
MINI - STORAGE
1508 THOMAS ARGUE RD.
OTTAWA, ONTARIO

NCA PROJECT #:
2023.0122.01

SHEET NAME:
ARCHITECTURAL
SITE PLAN

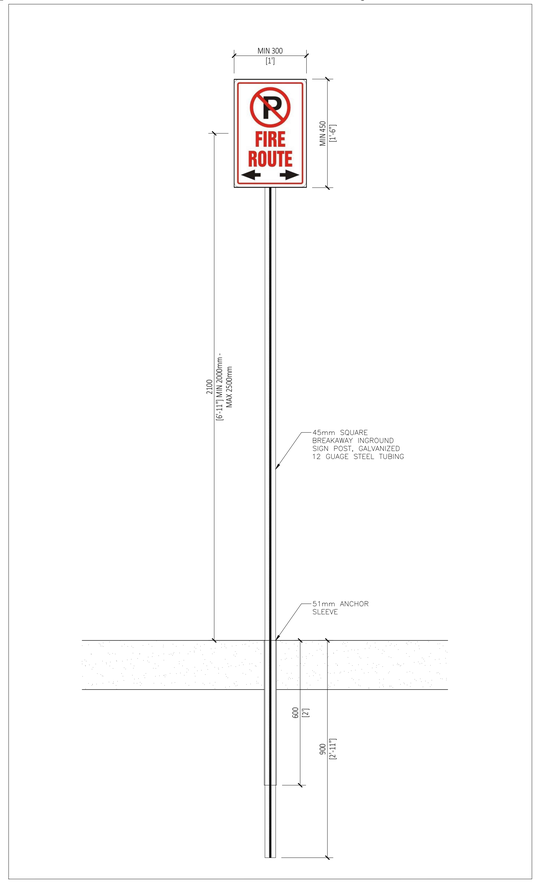
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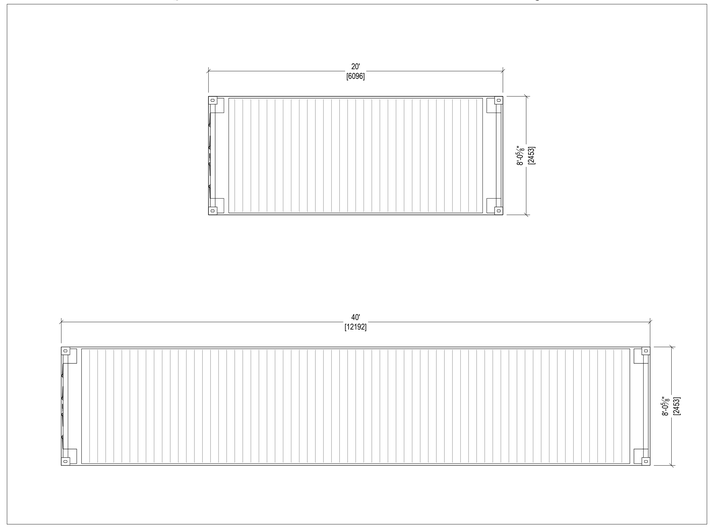
1 A101.1 FIRE ROUTE SIGNAGE

SCALE: 1:10



2 A101.1 BARRIER-FREE SIGNAGE - TYPE A

SCALE: 1:10



3 A101.1 TYPICAL SHIPPING CONTAINERS

SCALE: 1:50

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ARCHITECTURAL
SITE PLAN-DETAIL

SCALE: N.T.S
DATE: 2026.06.30
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SHEET #: A101.1