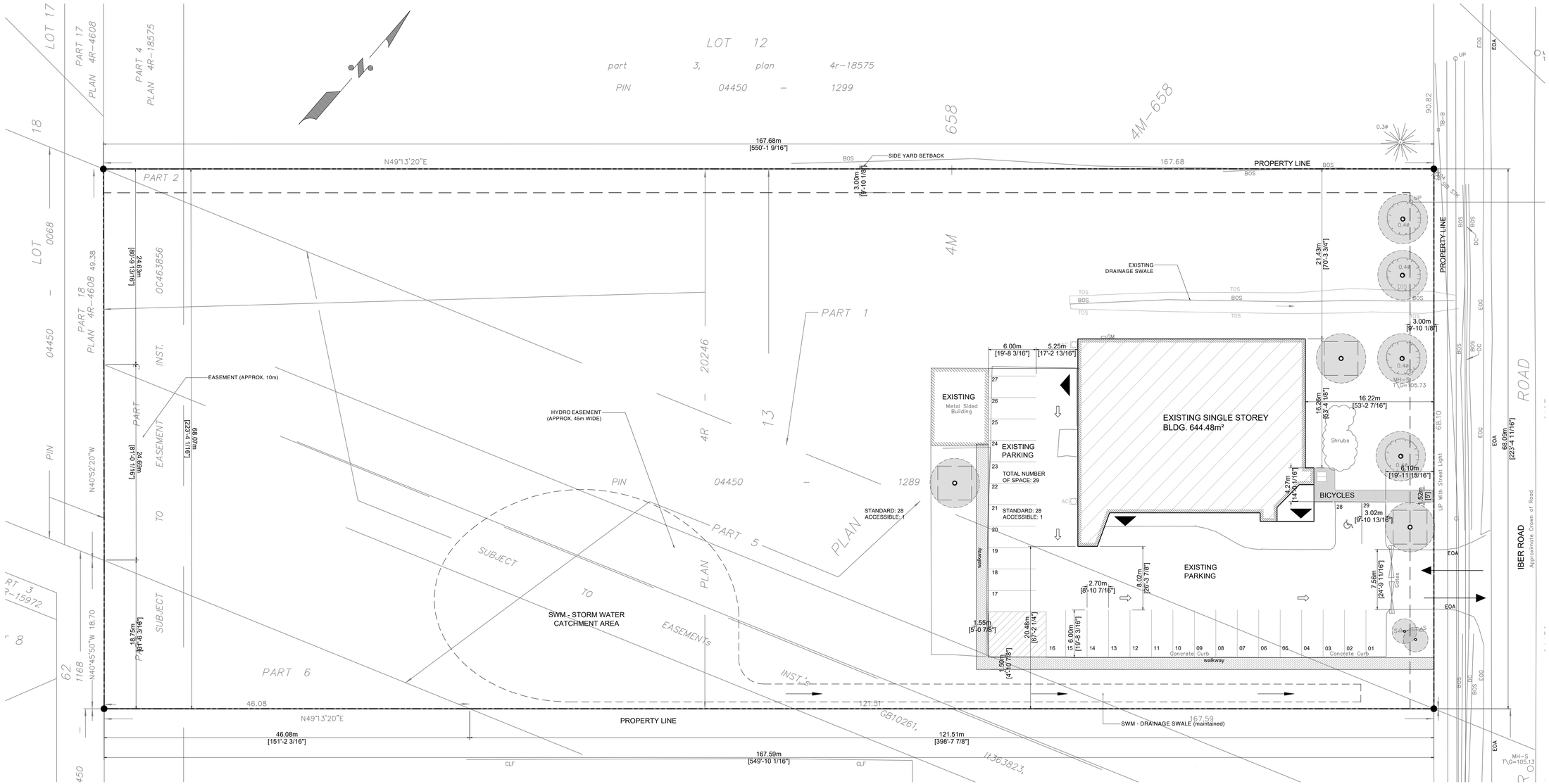


1 / A0 SITE PLAN

SCALE: 1:250

ZONING TABLE		
ZONING - BY LAW 2026-50, IM (MIXED INDUSTRIAL)	REQUIRED	PROVIDED
Use	Automobile body shop (permitted)	Automobile body shop
Min. lot area	1,000 m²	≈ 11,412 m²
Min. lot width	No minimum	68.09 m
Min. front yard (Iber Rd)	3 m	16.22 m
Min. interior side yards	3 m (15 m abutting N1-N6/INZ)	N 21.43m/ S 20.48m
Min. rear yard	3 m (15 m abutting N1-N6/INZ)	104.25 m
Max. building height	22 m (11 m within 20 m of N1-N6/INZ)	5.52 m
Max. lot coverage	65%	≈ 5.6%
Min. landscaped strip (street)	3 m	6.1 m
Car parking	No minimum	29 (28 + 1 accessible)
Min. aisle width (90°)	6.7 m	8.02 m
Bicycle parking	2 spaces + 1.5 m walkway	2

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

TRUE NORTH / PROJECT NORTH

PROJECT KEY PLAN

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE ARCHITECT'S PERMISSION

REVISIONS:	DATE:
PRE-CONSULTATION	30/07/26
SITE PLAN CONTROL	04/11/26

DRAWN BY: DEXTOR EDWARDS
DATE: MAR 2026
SCALE: AS SHOWN ON DETAIL

PROJECT:
126 IBER RD
STITTSVILLE, ONT

CLIENT:
LAPERRIERE COLLISION LTD.
OTTAWA, ONT

A0

JOB NO: 2512 – 07

ONTARIO ASSOCIATION OF ARCHITECTS
DEXTOR A. EDWARDS
LICENCE 5130

DEXTOR A. EDWARDS
88 CENTREPOINTE DRIVE, SUITE 100
OTTAWA, ONTARIO
CANADA
K2G – 6B1
PHONE
(613) 726 – 4159
FAX
(819) 456 – 9983

DESIGN & EXPERTISE