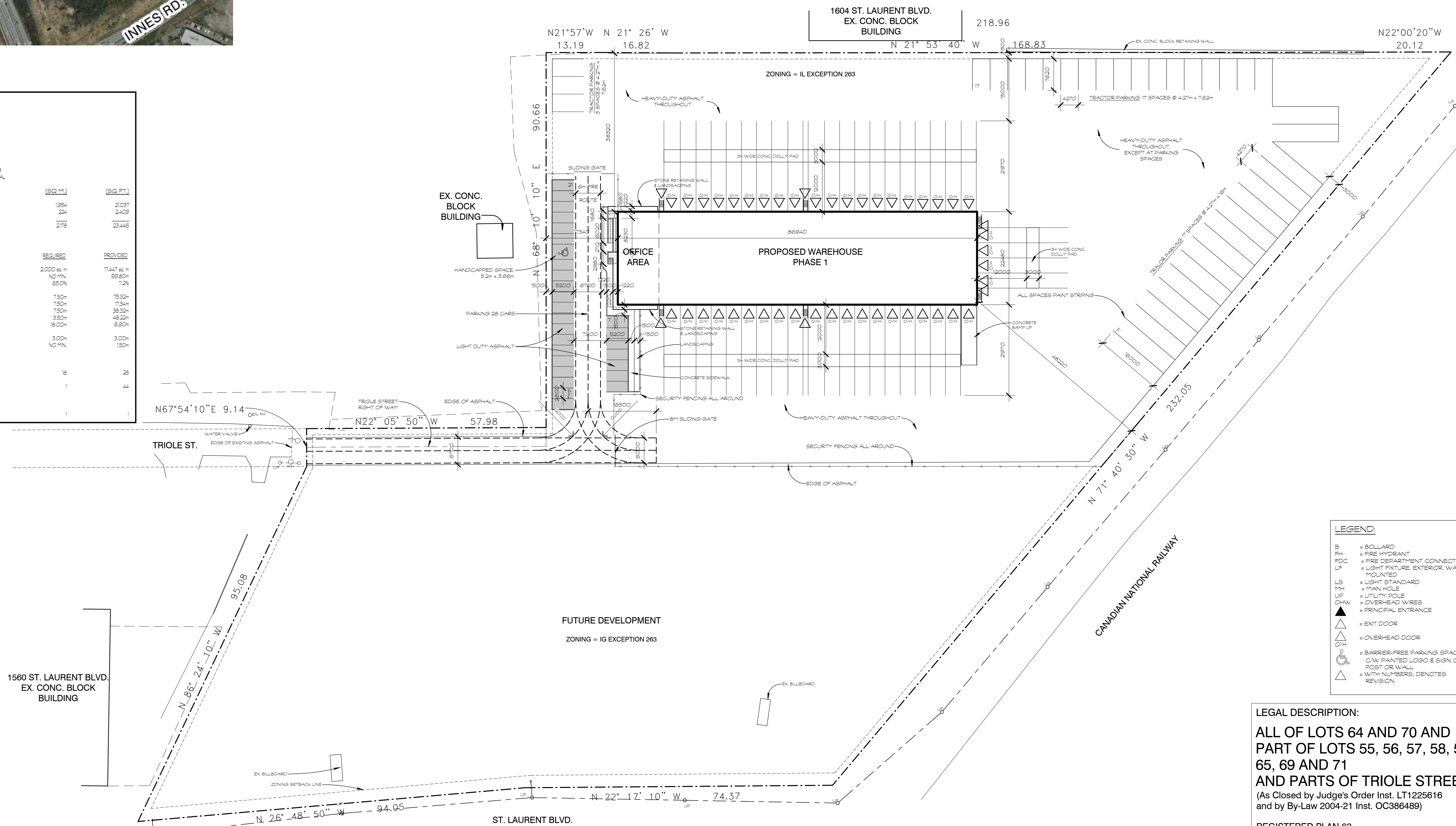




1 LOCATION PLAN  
SCALE N.T.S.

| PROJECT ZONING REVIEW STATISTICS                        |             |              |
|---|-------------|--------------|
| MUNICIPALITY: OTTAWA                                    |             |              |
| MUNICIPAL ADDRESS: 1599 ST. LAURENT BLVD.               |             |              |
| REGISTERED OWNER: REIMER PROPERTIES INC.                |             |              |
| LOT AREA: 32,390 sq. m (8,484,843 sq. ft.) (9.00 ACRES) |             |              |
| ZONING ANALYSIS   |             |              |
| OTTAWA  |             |              |
| ZONING BY-LAW: 2008-250                                 |             |              |
| ZONE: IL EXCEPTION 263 & G EXCEPTION 263                |             |              |
| PROPOSED USE: TRUCK TRANSPORT TERMINAL                  |             |              |
| BUILDING AREAS  | (SQ. M.)    | (SQ. FT.)    |
| GROUND FLOOR  | 1,954       | 21,037       |
| MEZZANINE   | 224         | 2,409        |
| GROSS TOTAL AREA  | 2,178       | 23,446       |
| DEVELOPMENT STANDARDS                                   |             |              |
|   | REQUIRED    | PROVIDED     |
| MINIMUM LOT AREA - L ZONE ONLY                          | 2,000 sq. m | 17,447 sq. m |
| MINIMUM LOT WIDTH                                       | NO MIN.     | 99.80m       |
| MINIMUM LOT COVERAGE                                    | 65.0%       | 65.0%        |
| MINIMUM REQUIRED YARD                                   |             |              |
| FRONT YARD  | 7.50m       | 75.30m       |
| INTERIOR SIDE YARD (NORTH)                              | 7.50m       | 73.34m       |
| INTERIOR SIDE YARD (EAST)                               | 7.50m       | 38.32m       |
| REAR YARD   | 3.00m       | 48.22m       |
| MINIMUM BUILDING HEIGHT                                 | 18.00m      | 69.00m       |
| MINIMUM WIDTH OF LANDSCAPING ADJACENT TO A STREET       | 3.00m       | 3.00m        |
| ALL OTHER CASES   | NO MIN.     | 1.50m        |
| PARKING SPACES  |             |              |
| GRAFLOOR WAREHOUSING @ 8100 SQ.M.                       | 18          | 25           |
| LOADING SPACES (3.5 x 7)                                |             |              |
|   | 1           | 4            |
| PARKING FOR PHYSICALLY DISABLED (BY-LAW 2008-250)       |             |              |
|   | 1           | 1            |



1560 ST. LAURENT BLVD  
EX. CONC. BLOCK BUILDING

1604 ST. LAURENT BLVD.  
EX. CONC. BLOCK BUILDING

FUTURE DEVELOPMENT  
ZONING = IG EXCEPTION 263

**LEGEND:**

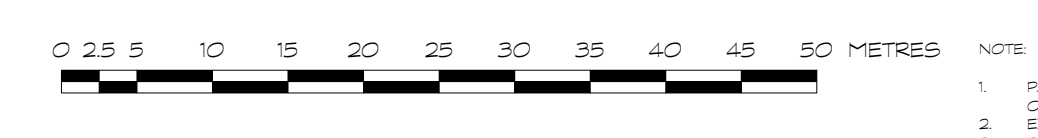
- B = BOLLARD
- FH = FIRE HYDRANT
- PDC = FIRE DEPARTMENT CONNECTION
- LF = LIGHT FIXTURE, EXTERIOR WALL MOUNTED
- LS = LIGHT STANDARD
- MH = MAN HOLE
- UP = UTILITY POLE
- OW = OVERHEAD WIRES
- CHW = PRINCIPAL ENTRANCE
- ▲ = EXIT DOOR
- △ = OVERHEAD DOOR
- /M = BARRIER-FREE PARKING SPACE
- /P = CAV PAINTED LOGO & SIGN ON POST OR WALL
- △/R = WITH NUMBERS, DENOTES REVISION

**LEGAL DESCRIPTION:**  
ALL OF LOTS 64 AND 70 AND PART OF LOTS 55, 56, 57, 58, 59, 65, 69 AND 71 AND PARTS OF TRIOLE STREET (As Closed by Judge's Order Inst. LT1225616 and by By-Law 2004-21 Inst. OC386489)

REGISTERED PLAN 63  
CITY OF OTTAWA

PREPARED BY  
ANNIS O'SULLIVAN, VOLLEBEKK ONTARIO  
LAND SURVEYORS  
JANUARY 4, 2006

2 SITE PLAN  
SCALE 1 : 500



- NOTE
1. PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY MOUNTED SIGN IN COMPLIANCE WITH CAN/CSA B88-06
  2. EXISTING SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES
  3. READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, THE CIVIL ENGINEERING DRAWINGS & THE ELECTRICAL DRAWINGS

Registered Owner:  
**REIMER WORLD LOGISTICS CORP.**  
SUITE 2900, 201 PORTAGE AVENUE  
WINNIPEG, MANITOBA, R3B 3K6  
Tel: (204) 938-5300  
Cell: (416) 678-7004  
e-mail: eshwarz@reimerlogistics.com

Project Manager:  
**ARGUE CONSTRUCTION LTD.**  
105 WILLOWDALE RD.  
CARP, ON, K0A 1L0  
Tel: (613) 831-7044  
Tel: (613) 831-6344  
e-mail: keth@argueconstruction.ca

Civil Engineer:  
**CAPITAL ENGINEERING GROUP LTD.**  
110 DOSSETTER WAY  
OTTAWA, ONTARIO, K1G 4S5  
Tel: (613) 739-0776  
Fax: (613) 739-7302  
e-mail: ceg@rogers.com

Geotechnical Engineer:  
**INSPIC-SOL INC.**  
179 COLONNADE ROAD, SUITE 400  
NEPEAN, ONTARIO K2E 7J4  
Tel: (613) 727-0850  
Fax: (613) 727-0581  
e-mail:

Landscape Architect:  
**FOTENN CONSULTANTS INC.**  
225 WILCOX STREET  
OTTAWA, ONTARIO K2P 0Z8  
Tel: (613) 730-5709  
Tel: (613) 730-1136  
e-mail: cossgrande@fotenn.com

Surveyor:  
**ANNIS O'SULLIVAN VOLLEBEKK LTD.**  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ONTARIO K2E 7S6  
Tel: (613) 727-0850  
Fax: (613) 727-1079  
e-mail:

| No.                        | DATE | DESCRIPTION |
|----------------------------|------|-------------|
| REVISIONS:                 |      |             |
| ISSUED FOR THE PURPOSE OF: |      |             |
| PERMIT                     |      |             |
| TENDER                     |      |             |
| CONSTRUCTION               |      |             |

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. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD P. KOFFMAN ARCHITECT AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

**LEONARD KOFFMAN ARCHITECT**  
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OWNER  
**REIMER PROPERTIES INC.**

PROJECT  
**APEX MOTOR EXPRESS TRUCK TERMINAL 1599 ST. LAURENT BLVD. OTTAWA, ON.**

DRAWING TITLE  
**SITE PLAN**

| DRAWN         | DATE        | SCALE      |
|---------------|-------------|------------|
| AK/BR         | DEC 02/14   | AS NOTED   |
| PROJECT NORTH | PROJECT N°  | 1408       |
|               | REVISION N° |            |
|               | DRAWING N°  | <b>SP1</b> |