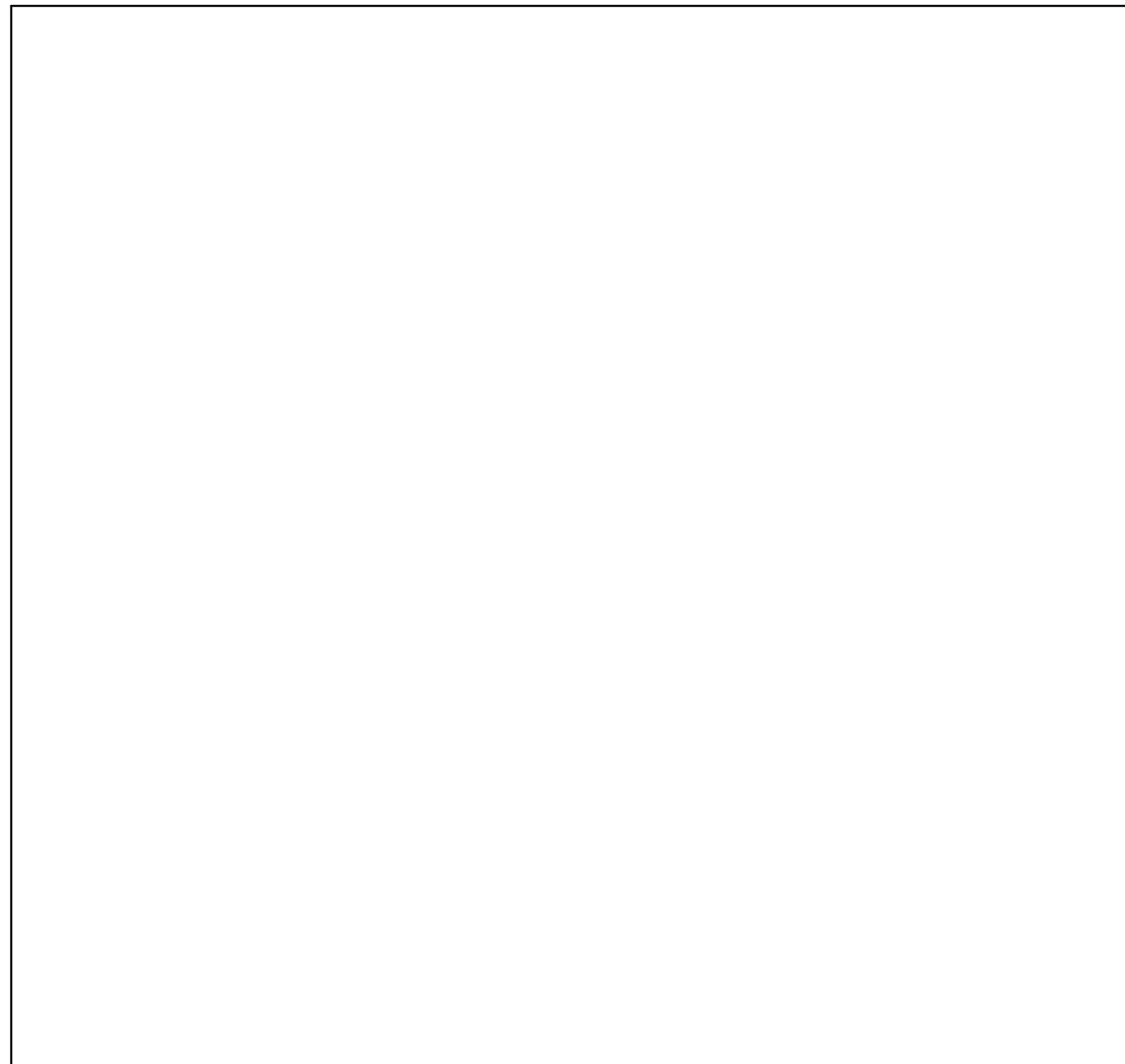
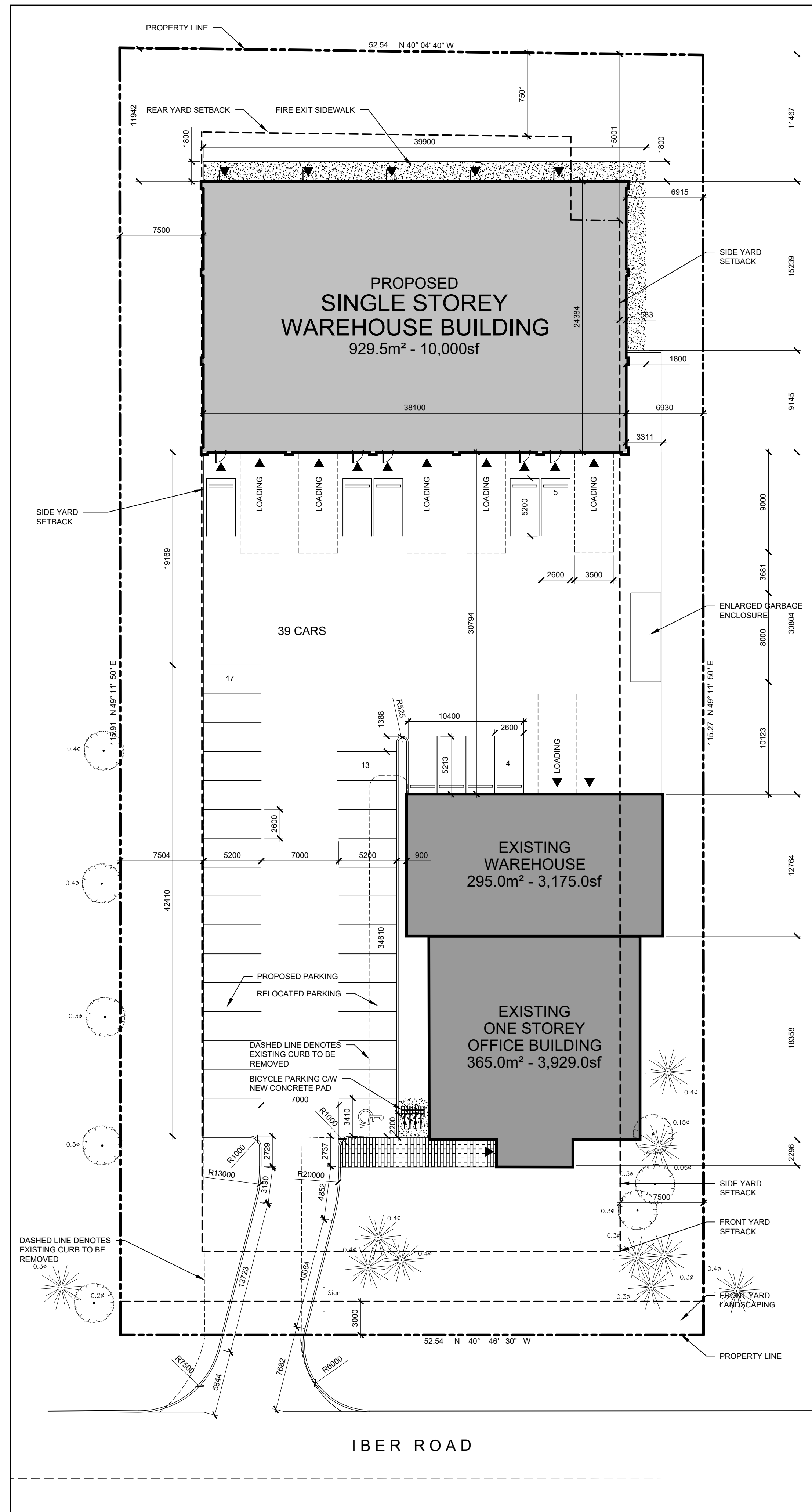


05 LOCATION PLAN
SP-A01 SCALE: N/A



04 RESERVED
SP-A01 SCALE: N/A



03 SITE PLAN
SP-A01 SCALE: 1:250

SITE INFORMATION:
PART OF LOT 7, REGISTERED PLAN 4M-658
CITY OF OTTAWA
PIN: 04450-1205
SITE AREA: 6,043m² / 1.5 acres

BUILDING INFORMATION
GROSS FLOOR AREA:
EXISTING ONE STOREY OFFICE BUILDING: 365.0m² / 3,929sf
EXISTING ONE STOREY WAREHOUSE: 295.0m² / 3,175sf
PROPOSED ONE STOREY WAREHOUSE: 929.0m² / 10,000sf
TOTAL: 1,589.0m² / 17,004sf

ZONING INFORMATION
ZONING DESIGNATION: IL[1559]
ZONING PROVISIONS (Table 203):
MINIMUM LOT AREA: 2,000m²
MINIMUM LOT WIDTH: NO MINIMUM
MAXIMUM LOT COVERAGE: 65%
PROPOSED LOT COVERAGE: 26%

MINIMUM SETBACKS:
FRONT YARD: 3.0m
CORNER SIDE YARD: 7.5m
INTERIOR SIDE YARD: 7.5m
REAR YARD: 7.5m (NE CORNER @ 15.0m)

MAXIMUM FSI:
EXISTING: 0.10
PROPOSED: 0.26

MINIMUM BUILDING HEIGHT: NO MINIMUM
MAXIMUM BUILDING HEIGHT: 18.0m
PROPOSED: 7.4m

LANDSCAPING MINIMUM WIDTH:
INSTITUTIONAL ZONE: 3m OR 1m WITH 1.4 m HIGH FENCE
ABUTTING A STREET: 3m
ALL OTHER CASES: NO MINIMUM

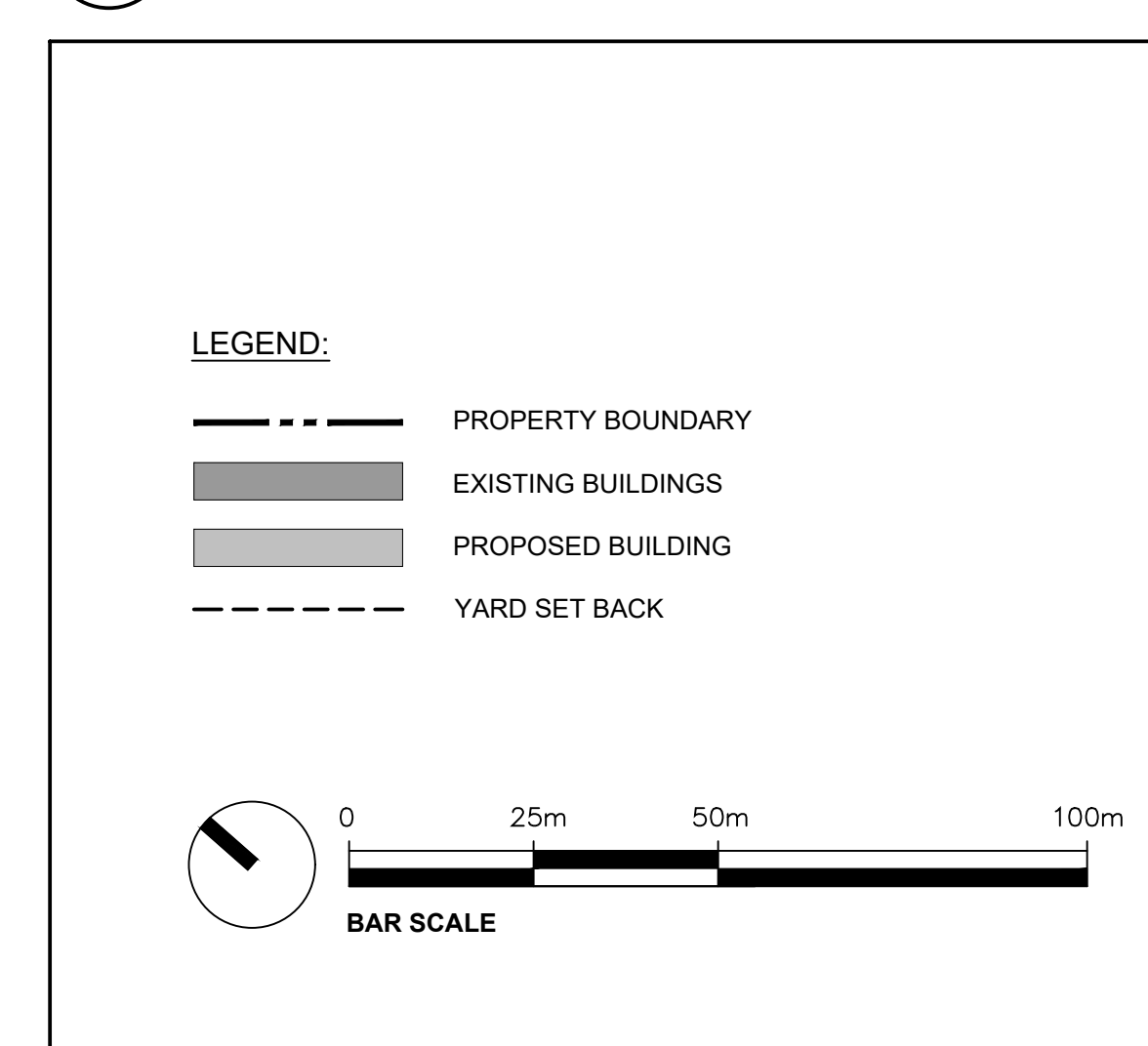
PARKING (Part 4, Sections 100-114)
PARKING SPACES (Table 101, Rows N42, N49 & N59):
MINIMUM REQUIRED: 18
MAXIMUM PERMITTED: N/A
EXISTING: 14
ADDITIONAL PROPOSED: 25
TOTAL: 39

BICYCLE PARKING (Section 111):
MINIMUM REQUIRED (1/1000sm): 02
TOTAL PROPOSED: 04

LOADING SPACES (Section 113 Table 113A):
MINIMUM REQUIRED: 01
EXISTING: 01
ADDITIONAL PROPOSED: 05
TOTAL: 06

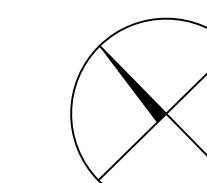
BARRIER-FREE PARKING
BYLAW 2017-301 (Part C, Section 111):
MINIMUM REQUIRED: 01
EXISTING: 01
ADDITIONAL PROPOSED: 00
TOTAL: 01

02 SITE & ZONING INFORMATION
SP-A01 SCALE: N/A



01 LEGEND AND SYMBOLS
SP-A01 SCALE: N/A

North



Revisions

No.	By	Description	Date
01	KE	ISSUED FOR REVIEW	2021-04-14
02	KE	ISSUED FOR COORDINATION	2021-04-21
03	KE	ISSUED FOR COORDINATION	2021-05-21
04	KE	ISSUED FOR SPA	2021-07-06

Project

**POWER-TEK
PROPOSED
INDUSTRIAL BUILDING**

155 IBER ROAD, OTTAWA

Drawing

**ZONING INFORMATION,
LOCATION PLAN AND
SITE PLAN**

Scale AS SHOWN Stamp

Drawn KE

Checked JAS



Project No. 21-106

Drawing No.

Date 2021-04-02

SP-A01