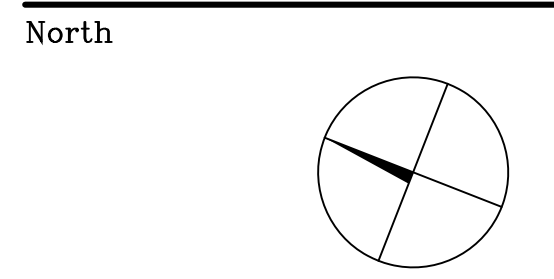


BUILDING AREA SUMMARY	
BUILDING A:	8,920sm / 96,000sf
BUILDING B:	8,920sm / 96,000sf
BUILDING C:	8,920sm / 96,000sf
BUILDING D:	10,405sm / 112,000sf
BUILDING E:	3,900sm / 42,000sf
TOTAL:	41,065sm / 442,000sf



Revisions

No.	By	Description	Date
01	ERM	ISSUED FOR SITE PLAN APPLICATION	2021-11-25
02	ERM	REVISED FOR SITE PLAN APPLICATION	2021-11-26

03 SITE PLAN - OPTION B2r8
SPA-01 SCALE: 1:1500

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
ZONING: RG RURAL GENERAL INDUSTRIAL ZONE	LIGHT INDUSTRIAL LIMITED COMMERCIAL	LIGHT INDUSTRIAL USE WAREHOUSE (N95)
MINIMUM LOT AREA	0.4HA	15.35HA / 37.93 ACRES AREAS 1 & 3 ONLY
MINIMUM LOT WIDTH	30m	425m THUNDER ROAD 82m BOUNDARY ROAD
MAXIMUM LOT COVERAGE	50.0%	26.8% (4.11HA)
MINIMUM FRONT YARD	15m	COMPLIANT WITH ZONING
MINIMUM CORNER SIDE YARD	12m	COMPLIANT WITH ZONING
MINIMUM INTERIOR YARD SETBACK	ABUTTING A RG, RH OR RC ZONE	3m
	ALL OTHER CASES	8m
MINIMUM REAR YARD	15m	COMPLIANT WITH ZONING
MAXIMUM FLOOR SPACE INDEX	2	COMPLIANT WITH ZONING
MAXIMUM BUILDING HEIGHT	15m	7m TO 9m
OUTDOOR STORAGE	NOT PERMITTED WITHIN ANY REQUIRED FRONT OR CORNER YARD	COMPLIANT WITH ZONING
	STORAGE MUST BE SCREEN WHEN ABUTTING RESIDENTIAL ZONES AND PUBLIC STREETS	COMPLIANT WITH ZONING

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
MINIMUM WIDTH OF LANDSCAPING	3m	COMPLIANT WITH ZONING
PARKING - TYPICAL SECTION 101	BUILDING A: 8920sm	55 TYPICAL 1 BARRIER-FREE
	BUILDING B: 8920sm	55 TYPICAL 1 BARRIER-FREE
	BUILDING C: 8920sm	55 TYPICAL 1 BARRIER-FREE
	BUILDING D: 10405sm	61 TYPICAL 1 BARRIER-FREE
	BUILDING E: 3900sm	31 TYPICAL 1 BARRIER-FREE
PARKING - BARRIER FREE SECTION 111 BYLAW 2017-301 1 PER 99 SPACES	TOTAL	262 TYPICAL 5 BARRIER-FREE
	TOTAL	363 TYPICAL 12 BARRIER-FREE
BICYCLE PARKING SECTION 111	BUILDING A: 8920sm	4 SPACES
	BUILDING B: 8920sm	4 SPACES
	BUILDING C: 8920sm	4 SPACES
	BUILDING D: 10405sm	5 SPACES
	BUILDING E: 3900sm	2 SPACES
WAREHOUSE 1 SPACE PER 2000m2 BY-LAW 2015-190	BUILDING A: 8920sm	4 - LOCATION TO BE DETERMINED
	BUILDING B: 8920sm	4 - LOCATION TO BE DETERMINED
	BUILDING C: 8920sm	4 - LOCATION TO BE DETERMINED
	BUILDING D: 10405sm	6 - LOCATION TO BE DETERMINED
	BUILDING E: 3900sm	4 - LOCATION TO BE DETERMINED

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
LOADING SPACE SECTION 113	BUILDING A	2 OVERSIZED (4.3m X 13m)
	BUILDING B	2 OVERSIZED (4.3m X 13m)
	BUILDING C	2 OVERSIZED (4.3m X 13m)
	BUILDING D	2 OVERSIZED (4.3m X 13m)
	BUILDING E	2 OVERSIZED (4.3m X 13m)
LIGHT INDUSTRIAL USE	BUILDING A	12 OVERSIZED (1 PER 8000sf)
	BUILDING B	12 OVERSIZED (1 PER 8000sf)
	BUILDING C	12 OVERSIZED (1 PER 8000sf)
	BUILDING D	14 OVERSIZED (1 PER 8000sf)
	BUILDING E	4 OVERSIZED (1 PER 8000sf)

BUILDING CLASSIFICATION:

3.2.2.67: GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA SPRINKLERED

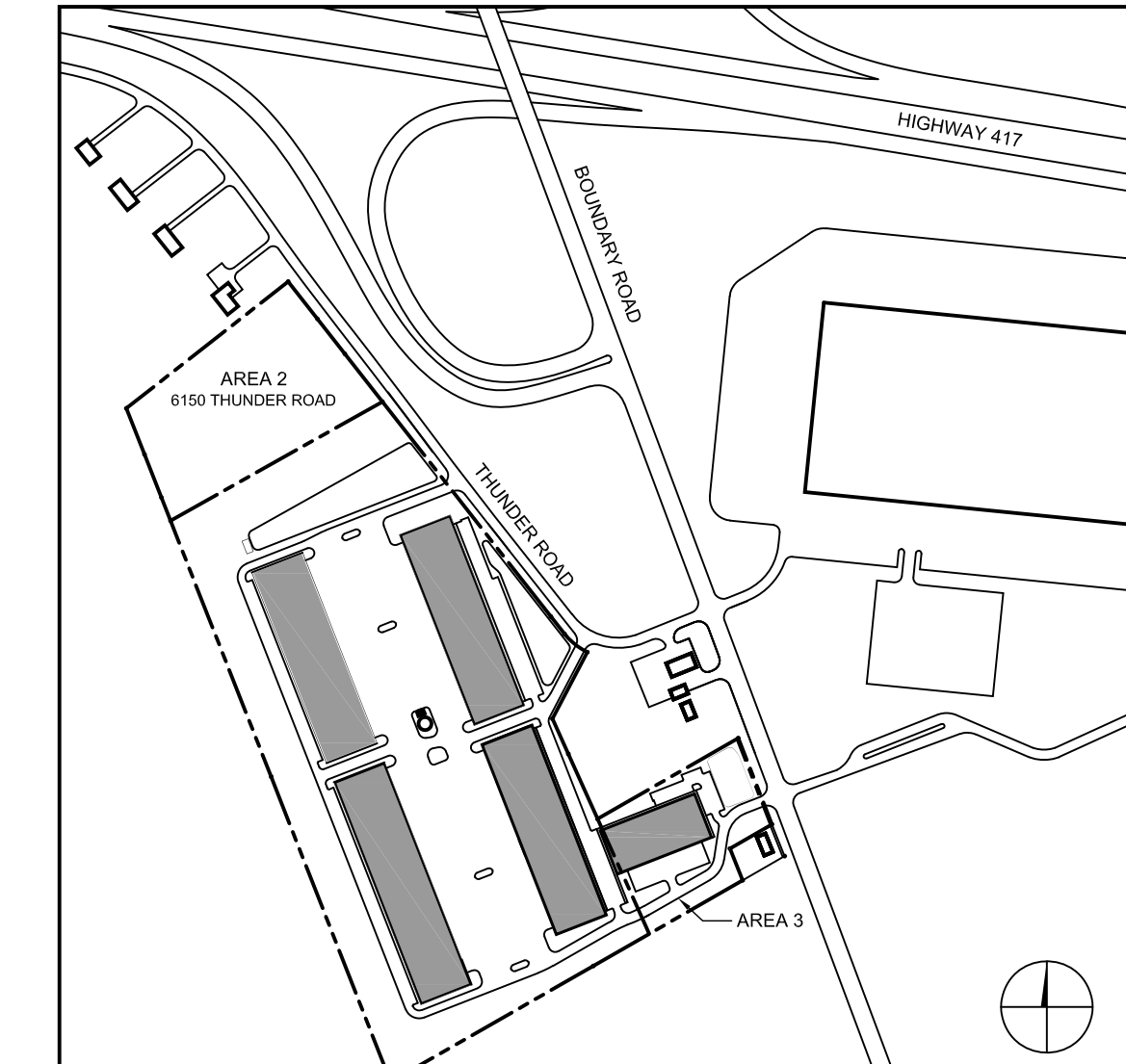
- NON-COMBUSTIBLE CONSTRUCTION
- FLOOR ASSEMBLIES SHALL HAVE A MIN 2HR FIRE RESISTANCE RATING
- MEZZANINES SHALL HAVE A MIN 1HR FIRE RESISTANCE RATING
- LOAD BEARING WALLS AND COLUMNS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN SUPPORTED ASSEMBLIES

3.2.3.1: SPATIAL SEPARATION - TABLE 3.2.3.1.E

- 15m MINIMUM SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS (EBF > 200m2)
- 9m SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS WHEN FACING A STREET

3.4.2.5: LOCATION OF EXITS

- 45m MAXIMUM TRAVEL DISTANCE



02 SITE DATA AND ZONING INFORMATION
SPA-01 SCALE:

01 LOCATION PLAN
SPA-01 SCALE: NTS

Project
6160 THUNDER ROAD INDUSTRIAL PARK

6160 THUNDER ROAD, OTTAWA
Drawing
LOCATION PLAN, ZONING REVIEW AND SITE PLAN B2 r8

Scale	AS NOTED	Stamp
Drawn	ERM	
Checked	JAS	

Project No.	21-135	Drawing No.	SPA-01
Date	APRIL 2021		