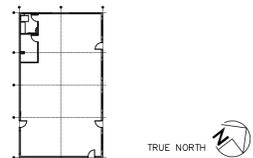


LOCATION PLAN: GROUND FLOOR



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

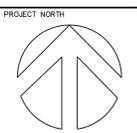
DO NOT SCALE DRAWINGS.

REVISIONS

NO.	DESCRIPTION	DATE
1	Issued for Site Plan approval	2022-03-04
2	Issued for Permit	2022-07-04
3	City Response - R01	2022-08-09
4	City Response - R02	2022-09-07
5	City Response - R03	2022-11-29
6	City Response - Site Plan Approval - R04	2023-02-10



NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.



DATE: 2022-09-07
DRAWN: SV
CHECKED: AB

DYMECH WAREHOUSE ADDITION

ADDRESS: 1353 COKER STREET, GREELEY, ON, K4P 1A1

NEW SITE PLAN + NOTES

SCALE: AS SHOWN
PROJECT NO: 059-20
DRAWING NO: A-010

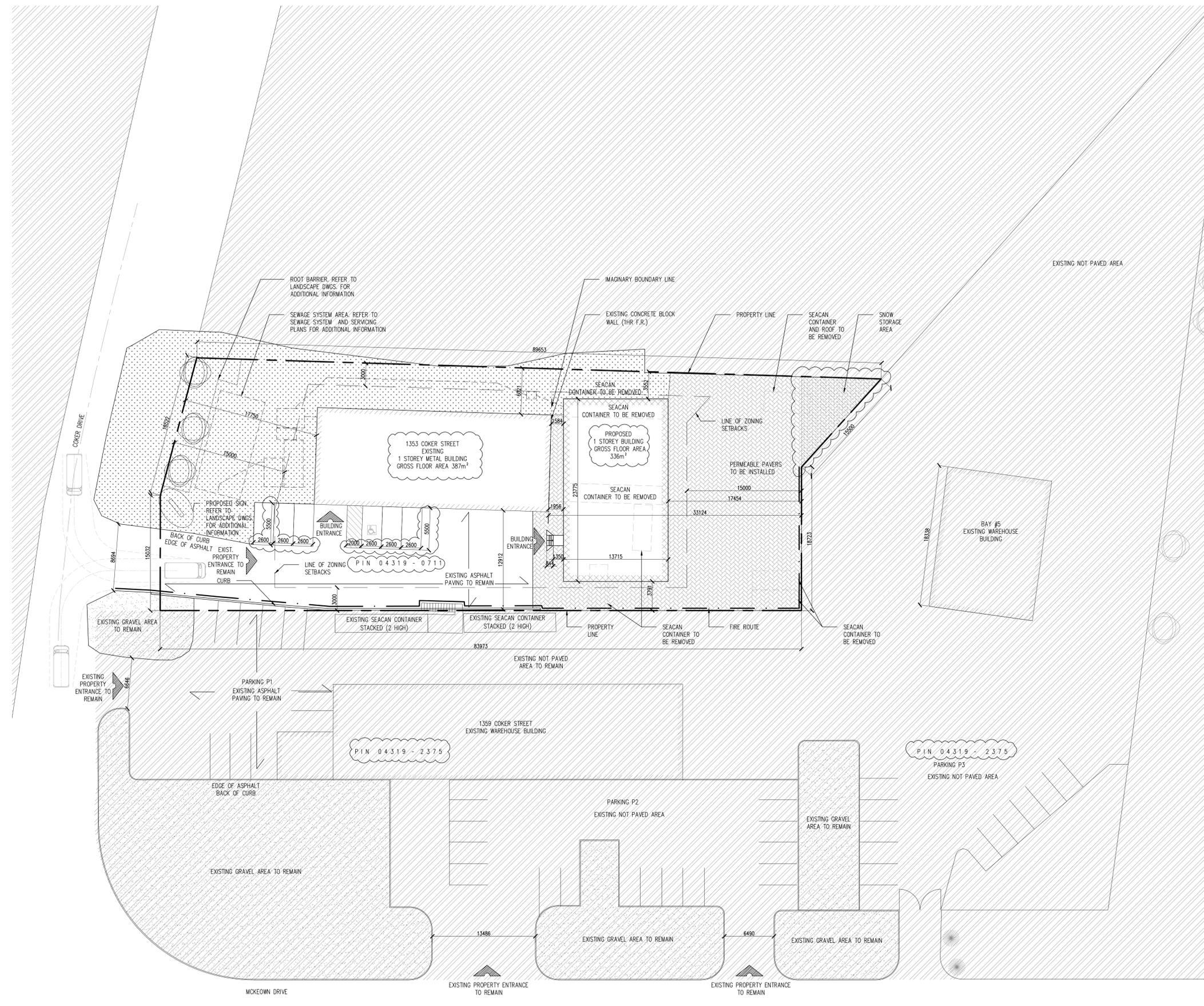
LEGEND:

- [Hatched pattern] NOT INCLUDED IN CONTRACT (N.I.C.)
- [Dotted pattern] EXISTING GRAVEL

ONS: PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN ELABORATED BY IN ENGINEERING + SURVEYING, DATED OF JANUARY 13TH, 2021.

APPROVED

Allison Hamlin
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



Address:	1353 Coker Street, Greeley, ON K4P 1A1	
Legal Description	An additional building at Dymech's existing facilities.	
Zoning	RG3	
Proposed use	Manufacturing	
Permitted use	Medium industrial uses	
Schedule 1	-	
Schedule 2	-	
Schedule 3	-	
Other Schedules	-	
Exceptions	-	
Road Widening	-	
Easements	-	
Corner Lot triangle	-	
Heritage Overlay	No	
Street considered front (if a corner lot):	N/A	
Flood plane line	-	
Adjacent zoning	-	
Proximity to another special needs house	None	
	Required	Provided
Lot Area	2000 m² (min.)	2674.73 m²
Lot Width	30 m	32.93 m
Max. lot Coverage	50%	27%
Floor Space Index	-	-
Front yard setback	15 m	17.75m
Side yard setback	3 m	West 3.55m, East 3.79m
Rear yard setback	15 m	17.54m
Building height (max.)	15 m	7m
Permitted projections into required yard	-	-
Permitted projections above the height limit	-	-
Accessory Building Requirements	-	-
Parking	-	-
Bicycle Parking	-	-
Off Street Parking requirements	-	-
Visitors parking	-	-
Loading Dock	-	-
Landscaped Area	-	-
Outdoor Storage	-	-