

LEGEND:

NOT INCLUDED IN CONTRACT (N.I.C.)

EXISTING GRAVEL

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

APPROVED

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

| | | |
|--|---|---------------------------|
| Address: | 1353 Coker Street, Greely, 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 m ² (min.) | 2674.73 m ² |
| 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 | - | - |

1 NEW SITE PLAN
A-010 1:250

2 ZONING REPORT
A-010 N.T.S

DYMECH
ENGINEERING INC.

arbaum
ARCHITECTS
535 LEGGET DRIVE, SUITE 102
KANATA, ONTARIO K2K 3B8

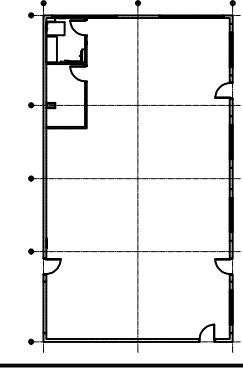
CLELAND
JARDINE
ENGINEERING LTD

D.B. Gray Engineering Inc.

VR
Vanderweest & Rutherford Associates Inc.
Mechanical & Electrical Engineers
London, Windsor, Ottawa
www.vreng.ca | 613-563-2100

CSW

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.

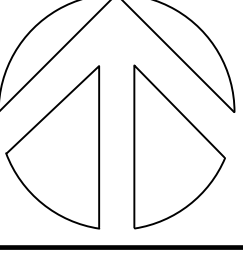
REVISIONS

| 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 |

ONTARIO ASSOCIATION
OF
ARCHITECTS
ANDREA R. BUCHSBAUM
LICENCE
7996

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

PROJECT NORTH



DATE

DRAWN

CHECKED

DATE PRINTED

2022-09-07

DYMECH WAREHOUSE
ADDITION

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

DRAWING TITLE

NEW SITE PLAN
+ NOTES

SCALE

AS SHOWN

PROJECT NO.

059-20

DRAWING NO. 1

A-010