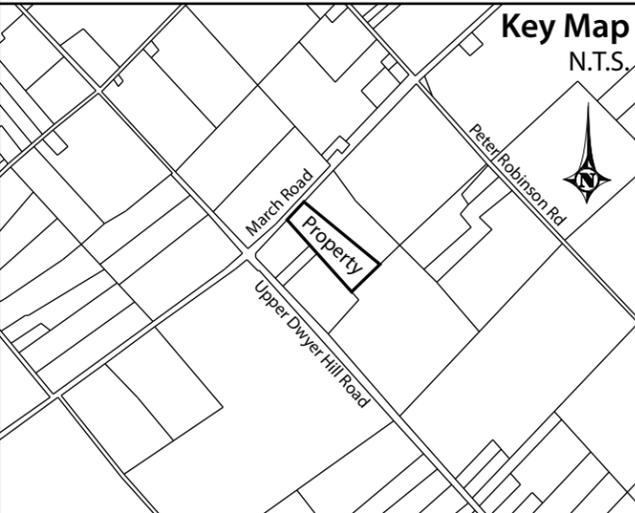


Dog World Site & Landscape Plan

3904 March Road
 Part Lot 15, Concession 10
 Geographic Township of Huntley
 CITY OF OTTAWA



Zoning Table for New Kennel and Dog Gym
 (Zoning By-Law Section 84)

Zone Provision	Requirement	Existing	New Kennel	New Dog Gym
Lot Width (min)	120m (4+ runs)	134.4m	134.4m	134.4m
Lot Area (min)	4ha (4+ runs)	9.57ha	9.57ha	9.57ha
Kennel Setback (min)	Front Line – 15m	Workshop – 166.0m Kennel/Office – 191.7m Dwelling – 180.9m Kennel/Barn – 208.5m	291.6m	264.9m
Kennel Setback (min)	Rear Line – 12m	Workshop – 366.4m Kennel/Office – 337.5m Dwelling – 341.8m Kennel/Barn – 305.8m	240.3m	257.9m
Height (max)	Same as an Accessory Building, single level runs only	Same as an Accessory Building, single level runs only	See final building plans	N/A
Parking Location	No closer than 6m to any line abutting a street	All Parking > 6m from any line abutting a street	All Parking > 6m from any line abutting a street	All Parking > 6m from any line abutting a street
Dog Run Location	Side, rear or interior side abutting a side or rear yard	All runs located within side or rear yards	All runs located within side or rear yards	N/A
Separation (min)**	215m (4+ runs)	Kennel/Office – 165.8m Kennel/Barn – 201.5m	264.4m	239.0m

** - The two kennel buildings currently on-site existed prior to the passing of the by-law and are legally non-complying with Section 84. The new buildings will meet the minimum separation.

Legend

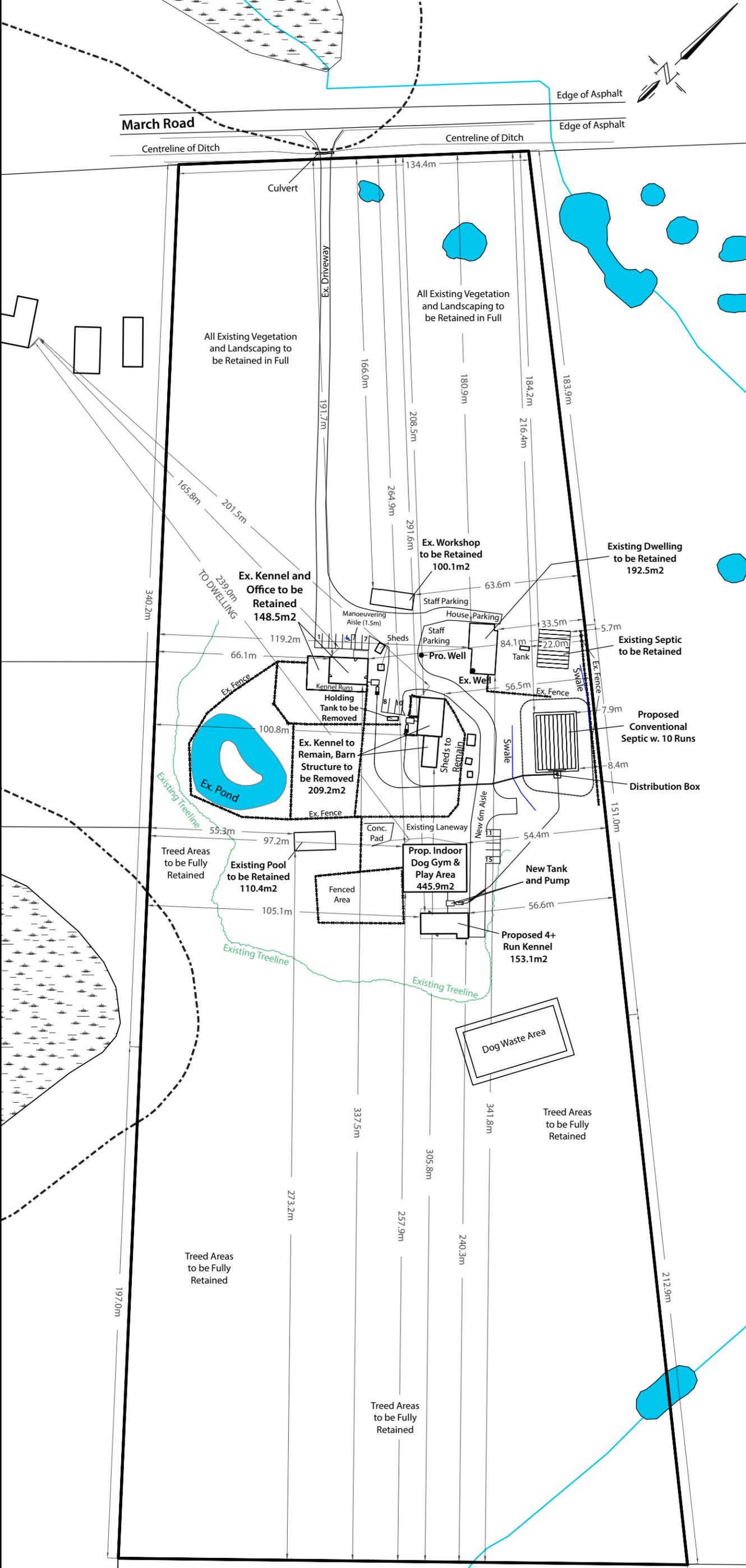
- Property Boundary
- Unevaluated Wetlands
- Waterbodies
- Watercourse
- 30m Unevaluated Wetland Setback

Landscape Plan Notes:

- 1) The proposed development will be situated within the developed areas of the property. The edge of the treed area was picked up by the biologist and shown on this plan.
- 2) A tree conservation report has been completed speaking to any trees that may be impacted by the new buildings.
- 3) No new plantings are proposed for the site. All existing trees and landscaping at the front, sides and rear of the new development will be retained, save for a few trees that may require removal in the area of the proposed septic system northeast of the existing dwelling.
- 4) Proposed buildings are situated to the rear of existing buildings on-site and will not change the profile of the property along March Road. New landscaping along the road is not required for screening new development

Notes:

1. The proposed kennel will have more than 4 runs inside the structure. The new kennel will land approximately 232 metres from the dwelling at #3950 March Road, which complies with the minimum setback of 215 metres per Section 84 of the City's Zoning By-law.
2. Location of the unevaluated wetlands and 30m setback are approximate based on the Mississippi Valley Conservation Authority Online wetlands mapping.
3. Location and sizes of all buildings are structures on the property derived from a topographic survey completed by Kollaard Associates, and tied to the property boundary through a boundary survey completed by Annis O'Sullivan Vollbeek in 2020. Boundary and dimensions of the property derived from the same AOV plan.



Version Date: October 26, 2022

File No. 19-019 | Drawn By: CC

