

ZONING TABLE

ZONING INFORMATION TABLES:
CITY OF OTTAWA
AG3 - AGRICULTURAL SUBZONE 3

AGRICULTURAL USE PROVISIONS:

ZONING MECHANISMS:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	36 ha	11.7 ha
MIN. LOT WIDTH:	90 m	302.8 m
MIN. FRONT YARD SETBACK:	10 m	10 m
MIN. REAR YARD SETBACK:	10 m	10 m
MIN. INTERIOR SIDE YARD:	5 m	5 m
MIN. CORNER SIDE YARD:	10 m	10 m
MAX. HEIGHT:	12 m	8 m
MAX. LOT COVERAGE:	20 %	0.006%

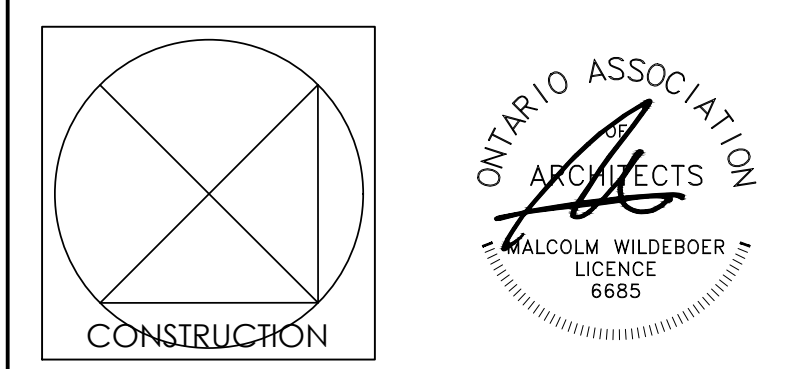
PARKING CALCULATIONS (TABLE 101):

LAND USE:	PARKING SPACE RATES:	REQUIRED:
AGRICULTURAL	2+3/100m ² XGFA FARM STAND	2+0.03x478 = 17
		TOTAL REQ. = 17
		NEW SPACES PROVIDED = 51

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	2024-11-27
2	ISSUED FOR COORDINATION	2024-12-04
3	ISSUED FOR BUILDING PERMIT	2025-01-08
4	RE-ISSUED FOR BUILDING PERMIT	2025-02-05

CONSTRUCTION ASSEMBLY NOTES:

<p>WALLS:</p> <p>W1 - EXTERIOR WALL:</p> <ul style="list-style-type: none"> - HORZ. CORRUGATED METAL PANEL SIDING (PREFIN WHITE) - VERT. STRAPPING - 1.5" MINERAL WOOL OUTBOARD INSULATION - AIR BARRIER MEMBRANE (TYVEK COMMERCIALWRAP OR EQUIV.) - 1/2" EXTERIOR SHEATHING - 2x6 WOOD STUDS @ 16" o.c. - [R22] MINERAL WOOL BATT INSULATION - VAPOUR RETARDER - FINISH: - HORZ. CORRUGATED METAL PANEL (WITH STRAPPING AS REQ.) - FIBERGLASS REINFORCED PANELS (FRP) IN PROCESSING AREA <p>TOTAL U-VALUE = 0.044</p> <p>W2* - EXTERIOR WALL 1HR F.R.R. (SB-2 TABLE 2.3.5.A, E, G):</p> <ul style="list-style-type: none"> - CEDAR T&G SIDING (V-JOINT) - CORRUGATED METAL PANEL (PREFIN WHITE) - BEHIND SERVRY - VERT. STRAPPING - 1.5" MINERAL WOOL OUTBOARD INSULATION - AIR BARRIER MEMBRANE (TYVEK COMMERCIALWRAP OR EQUIV.) - GLASROC SHEATHING EXTERIOR TYPE X (OR APPROVED EQUIV.) - 2x6 WOOD STUDS @ 16" o.c. - [R22] MINERAL WOOL BATT INSULATION - VAPOUR RETARDER - 1/2" TYPE X GYPSUM BD. - FINISH: - HORZ. CORRUGATED METAL PANEL (WITH STRAPPING AS REQ.) - FIBERGLASS REINFORCED PANELS (FRP) IN PROCESSING AREA <p>TOTAL U-VALUE = 0.0435</p> <p>W3 - EXTERIOR WINDBREAK WALL (UN-INSULATED):</p> <ul style="list-style-type: none"> - HORZ. CORRUGATED METAL PANEL SIDING (PREFIN WHITE) - 2x6 WOOD STUDS - CEDAR T&G SIDING (V-JOINT) 	<p>PARTITION WALLS:</p> <p>P1 - PARTITION WALL: TYPICAL</p> <ul style="list-style-type: none"> - 1/2" GYPSUM BD. EACH SIDE - 2x4 WOOD STUDS @ 16" o.c. (2x6 WERE REQ. FOR MECH.) <p>P2* - PARTITION WALL: RATED (1HR F.R.R. - SB-2 TABLE 2.3.5.A, E, G)</p> <ul style="list-style-type: none"> - 2x6 WOOD STUDS @ 16" o.c. - MINERAL WOOL BATT INSULATION - 1/2" TYPE X GYPSUM BD. EACH SIDE <p>OR:</p> <ul style="list-style-type: none"> - 2x6 WOOD STUDS @ 16" o.c. - 5/8" TYPE X GYPSUM BD. EACH SIDE <p>FINISH:</p> <ul style="list-style-type: none"> - HORZ. CORRUGATED METAL PANEL (WITH STRAPPING AS REQ.) - FIBERGLASS REINFORCED PANELS (FRP) IN PROCESSING AREA 	<p>ROOFS:</p> <p>R1 - LOW-SLOPE MEMBRANE ROOFING - STEEL DECK:</p> <ul style="list-style-type: none"> - APPROVED TORCH ON ROOFING MEMBRANE - 1/8" FIBERGLASS PROTECTION/COVER BD (MECHANICALLY FASTENED) - 2% SLOPED INSULATION BD (1/2" MIN.) - [R35 c3] 2 LAYERS OF POLYISO INSULATION BD - VAPOUR RETARDER - APPROVED FLUTE FILLER - STEEL DECK (EXISTING) - OPEN WEB STEEL JOISTS (EXISTING) <p>R2 - SLOPED METAL ROOF (CIDER PRODUCTION):</p> <ul style="list-style-type: none"> - PRE-FINISHED METAL ROOFING - SYNTHETIC FELT SHEET UNDERLAYMENT - SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS) - ROOF SHEATHING - 2x8 ROOF RAFTERS (EXISTING) - [R50] 7.25" SPRAY FOAM INSULATION [CLOSED CELL] - LIGHT GAUGE STEEL FRAMING @ 16" o.c. [PERPENDICULAR] - [R14] 3.5" STONE WOOL BATT INSULATION - STEEL BEAMS (EXISTING) - WOOD STRAPPING @ 16" O.C. - 5/8" GYPSUM BD. FINISH <p>R3 - EXISTING SLOPED ROOF (UN-INSULATED)</p> <ul style="list-style-type: none"> - PRE-FINISHED METAL ROOFING - SYNTHETIC FELT SHEET UNDERLAYMENT - SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS) - ROOF SHEATHING - 2x8 ROOF RAFTERS (EXISTING) - STEEL SUPPORTING BEAMS (EXISTING) 	<p>R4 - SLOPED METAL ROOF (PROCESSING AREA):</p> <ul style="list-style-type: none"> - PRE-FINISHED METAL ROOFING - SYNTHETIC FELT SHEET UNDERLAYMENT - SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS) - ROOF SHEATHING - 2x8 ROOF RAFTERS (EXISTING) - [R50] 7.25" SPRAY FOAM INSULATION [CLOSED CELL] - LIGHT GAUGE STEEL FRAMING @ 16" o.c. [PERPENDICULAR] - [R14] 3.5" STONE WOOL BATT INSULATION - STEEL BEAMS (EXISTING) - 1/2" OSB or GYPSUM BD. - ATTIC SPACE (CONDITIONED) - DROPPED WOOD FRAME CEILING - WOOD STRAPPING @ 16" O.C. - 5/8" GYPSUM BD. - FIBERGLASS REINFORCED PANELS (FRP) FINISH <p>R5 - SLOPED METAL ROOF (WASHROOM):</p> <ul style="list-style-type: none"> - PRE-FINISHED METAL ROOFING - SYNTHETIC FELT SHEET UNDERLAYMENT - SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS) - ROOF SHEATHING - 2x8 ROOF RAFTERS (EXISTING) - STEEL BEAMS (EXISTING) - ATTIC SPACE (UN-CONDITIONED) - DROPPED WOOD FRAME CEILING - [R60] BLOWN-IN INSULATION - WOOD STRAPPING @ 16" O.C. - 5/8" GYPSUM BD. 	<p>FLOORS:</p> <p>F1 - SLAB-ON-GRADE (UN-HEATED) *PERMITTED WITH INITIAL AGRICULTURAL OPEN AIR BARN PERMIT*</p> <ul style="list-style-type: none"> - FLOOR FINISH TBD. - CONCRETE SLAB-ON-GRADE (SEE STRUCT.) - 10 MIL SHEET POLY UNDERSLAB VAPOUR BARRIER (INSTALL TO ASTM E 1643) - [R-15] XPS TYPE 4 RIGID INSULATION 48" IN FROM FACE OF FOUNDATION - COMPACTED GRANULARS (PER GEOTECH) - UNDISTURBED SOIL (AS APPROVED BY GEOTECH) <p>NOTE: PROVIDE UNDERSLAB DRAINAGE WHERE SPECIFIED IN GEOTECH REPORTS</p>
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Vandenberg & Wildeboer
ARCHITECTS

www.vandenberg.ca Telephone: 613.357.0144 Fax: 613.371.8659 email: vandenberg@vandenberg.ca
7880 GUY RD. SUITE 1000 - ST. CATHERINE, ONT. L2R 6Y9

PROJECT TITLE
1818 FARM PRODUCE OUTLET - PHASE 1
1818 BRADLEY SIDE RD, CARP, ON

DRAWING TITLE
SITE PLAN

DESIGNED BY: M/W
DRAWN BY: RP
START DATE: 12-2022
SCALE: AS SHOWN
PROJECT NO: 2300

DRAWING NO: **A001**

PLOT DATE: February 5, 2025