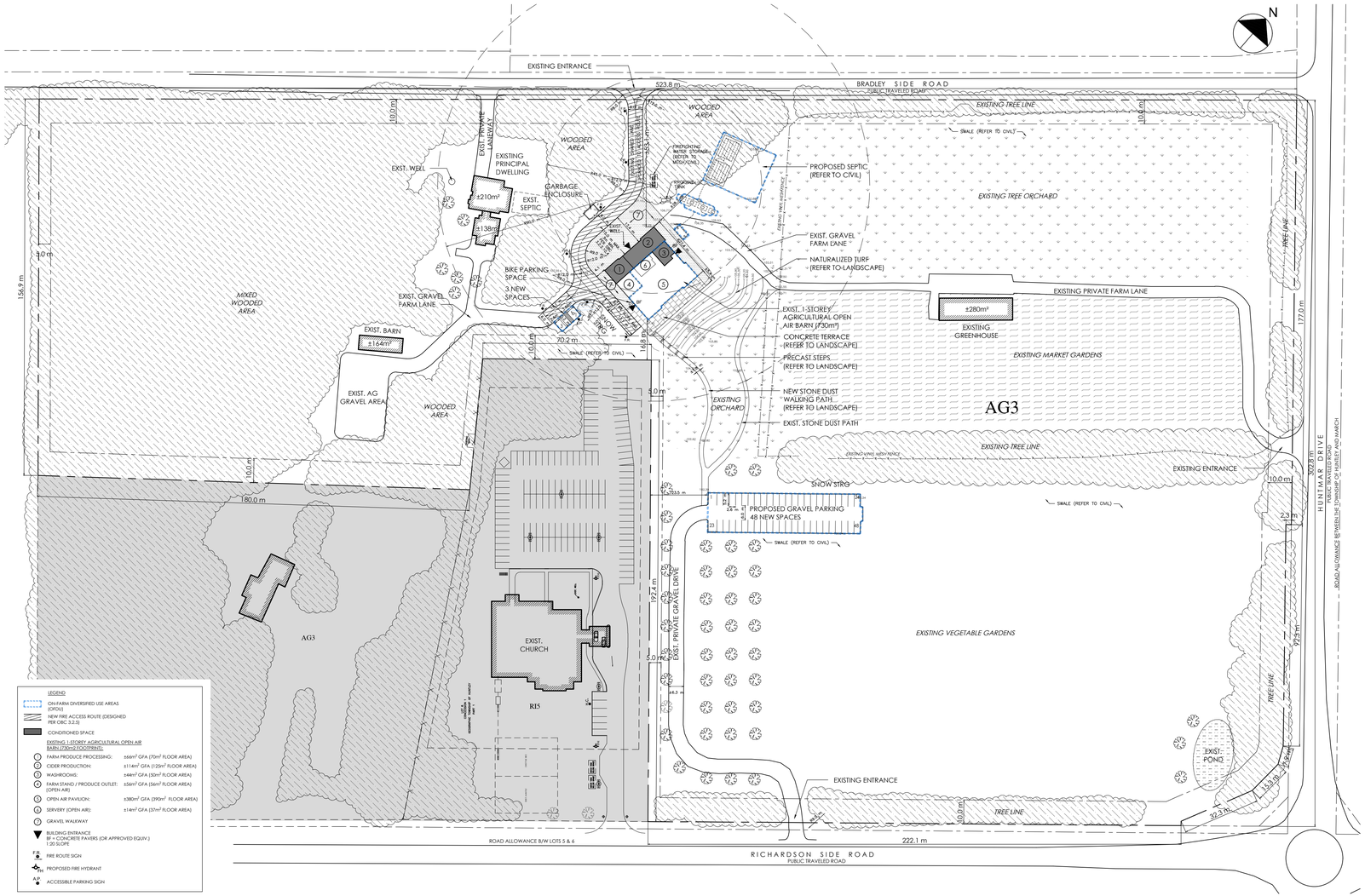


LEGEND

- ON-FARM DIVERSIFIED USE AREAS (OFDU)
- NEW FIRE ACCESS ROUTE (DESIGNED PER OBC 3.2.5)
- CONDITIONED SPACE

EXISTING 1-STOREY AGRICULTURAL OPEN AIR BARN (730m² EQUIPPED):

1. FARM PRODUCE PROCESSING: ±66m² GFA (70m² FLOOR AREA)
2. CIDER PRODUCTION: ±114m² GFA (125m² FLOOR AREA)
3. WASHROOMS: ±44m² GFA (50m² FLOOR AREA)
4. FARM STAND / PRODUCE OUTLET: (OPEN AIR) ±56m² GFA (56m² FLOOR AREA)
5. OPEN AIR PAVILION: ±280m² GFA (290m² FLOOR AREA)
6. SERVERY (OPEN AIR): ±14m² GFA (37m² FLOOR AREA)
7. GRAVEL WALKWAY

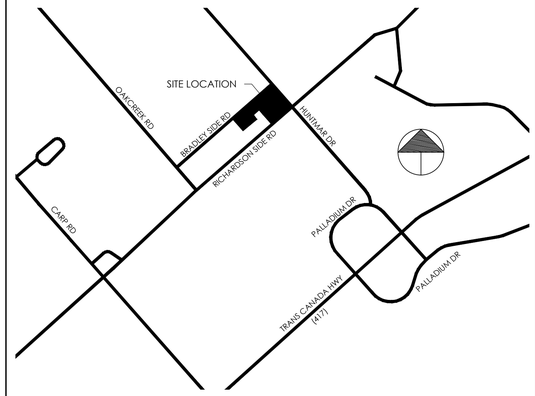
BUILDING ENTRANCE
BF = CONCRETE PAVERS (OR APPROVED EQUIV.)
1:20 SLOPE

FD FIRE ROUTE SIGN

FH PROPOSED FIRE HYDRANT

AP ACCESSIBLE PARKING SIGN

1 A001 SITE PLAN



2 A001 LOCATION PLAN
NTS

ZONING & PROPERTY INFO

PROPERTY INFORMATION:

BOUNDARY SHOW N AS PER FAIRHALL, MOFFATT & WOODLAND LIMITED, SURVEY DATED AUGUST 23, 2023

PIN 04537-0837. PART OF LOT 6, CONCESSION 1

ZONING INFORMATION TABLES:

CITY OF OTTAWA
AG3 - AGRICULTURAL SUBZONE 3 (EXCEPTION BY-LAW 2025-109)

AG3 PROVISIONS:

ZONING MECHANISMS:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	10 ha	11.7 ha
MIN. LOT WIDTH	60 m	302.8 m
MIN. FRONT YARD SETBACK:	10 m	248.6 m
MIN REAR YARD SETBACK:	10 m	235.8 m
MIN. INTERIOR SIDE YARD:	5 m	16.8 m
MIN. CORNER SIDE YARD:	10 m	53.1 m
MAX. HEIGHT:	12 m	8 m
MAX LOT COVERAGE:	20% (23,400m²)	±1.3% (1,522m²)

ON-FARM DIVERSIFIED USE PROVISIONS (BY-LAW 2025-109):

PROVISIONS:	PERMITTED:	PROPOSED:
LOT AREA:	116,954 m²	-
MIN. OFDU TOTAL AREA (2% OF LOT AREA):	2,339 m²	±2192 m²
MIN. OFDU FLOOR AREA (20% OF OFDU):	468 m²	±477 m²
MIN. PERMITTED ASSEMBLY FLOOR AREA: (AREA OF BUILDING USED FOR EVENTS)	477 m²	±477 m²

PARKING CALCULATIONS (TABLE 101):

LAND USE:	PARKING SPACE RATES:	REQUIRED:
AGRICULTURAL:	2+3/100m² x GFA FARM STAND	2+0.03x56 = 4
LIGHT INDUSTRIAL:	0.8/100m² x GFA	0.008x180 = 2
ASSEMBLY AREA:	10/100m² x GFA	0.10x394 = 40
		TOTAL REQ.= 46
		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
5	ISSUED FOR SITE PLAN REVIEW	2025-04-25

OWNER:
KEN HOPPNER
1818 BRADLEY SIDE ROAD, CARP, ON

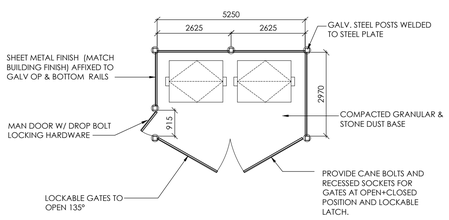
ARCHITECT:
MALCOLM WILDEOBER - VW ARCHITECT INC.
160 FLAMBOROUGH WAY, KANATA, ON

SURVEYOR:
FAIRHALL, MOFFATT & WOODLAND LIMITED
100-600 TERRY FOX DRIVE, KANATA, ON

CIVIL ENG:
DOUG GRAY - D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE, OTTAWA, ON

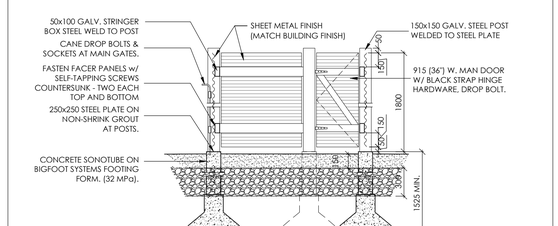
LAND PLANNER:
NOVATECH
SUITE 200, 240 MICHAEL COWPLAND DRIVE, OTTAWA, ON

LANDSCAPE ARCHITECT:
GINO AIELLO - GJA INC.
110 DIDSBURY RD UNIT#9, OTTAWA, ON



GARBAGE ENCLOSURE PLAN (SEE SECTION)

3 A001 GARBAGE ENCLOSURE - PLAN
SCALE: 1:100



GATE NOTE: 50x50 HSS AROUND PERIMETER AND FROM CORNER TO CORNER. HEAVY DUTY BARREL HINGES (4 PER LEAF). HEAVY DUTY HASP AND CANE BOLT.

4 A001 GARBAGE ENCLOSURE - SECTION
SCALE: 1:30

CONSTRUCTION

ONTARIO ASSOCIATION ARCHITECTS
MALCOLM WILDEOBER
LICENCE
6685

Vandenberg & Wildeboer
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•THE OLD STONE LODGE • 160 FLAMBOROUGH WAY • OTTAWA (KANATA) • ONTARIO • K2K 3H9 •

PROJECT TITLE
1818 FARM & CIDERY - PHASE 2
1818 RICHARDSON SIDE RD, CARP ON

DRAWING TITLE
SITE PLAN

DESIGNED BY: MW
DRAWN BY: RP
START DATE: 12/2022
SCALE: AS SHOWN
PROJECT NO. 2300

DRAWING NO. A001

CITY FILE NUMBER:D07-12-25-0030, CITY PLAN#19252

PLOT DATE: ------