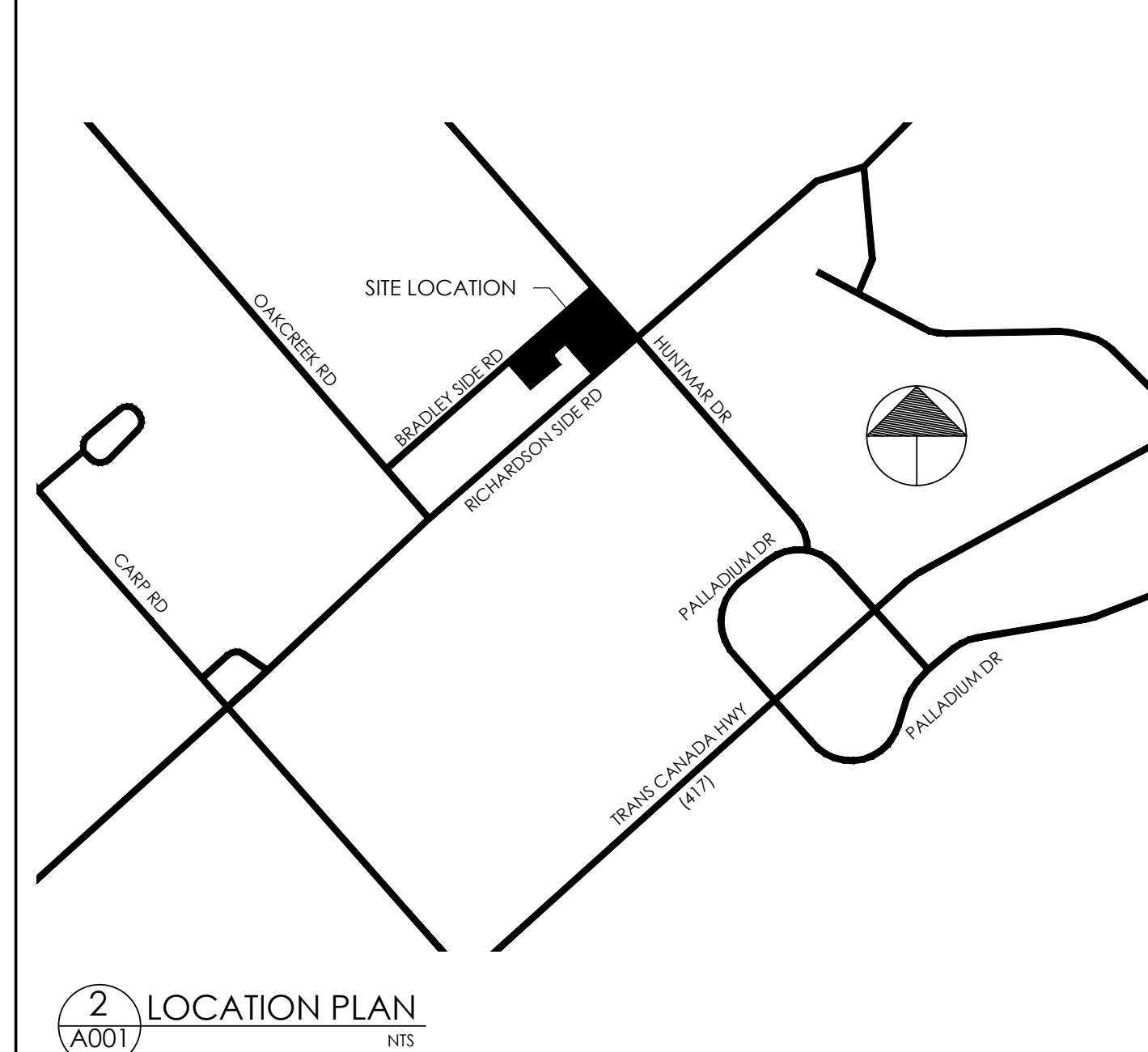
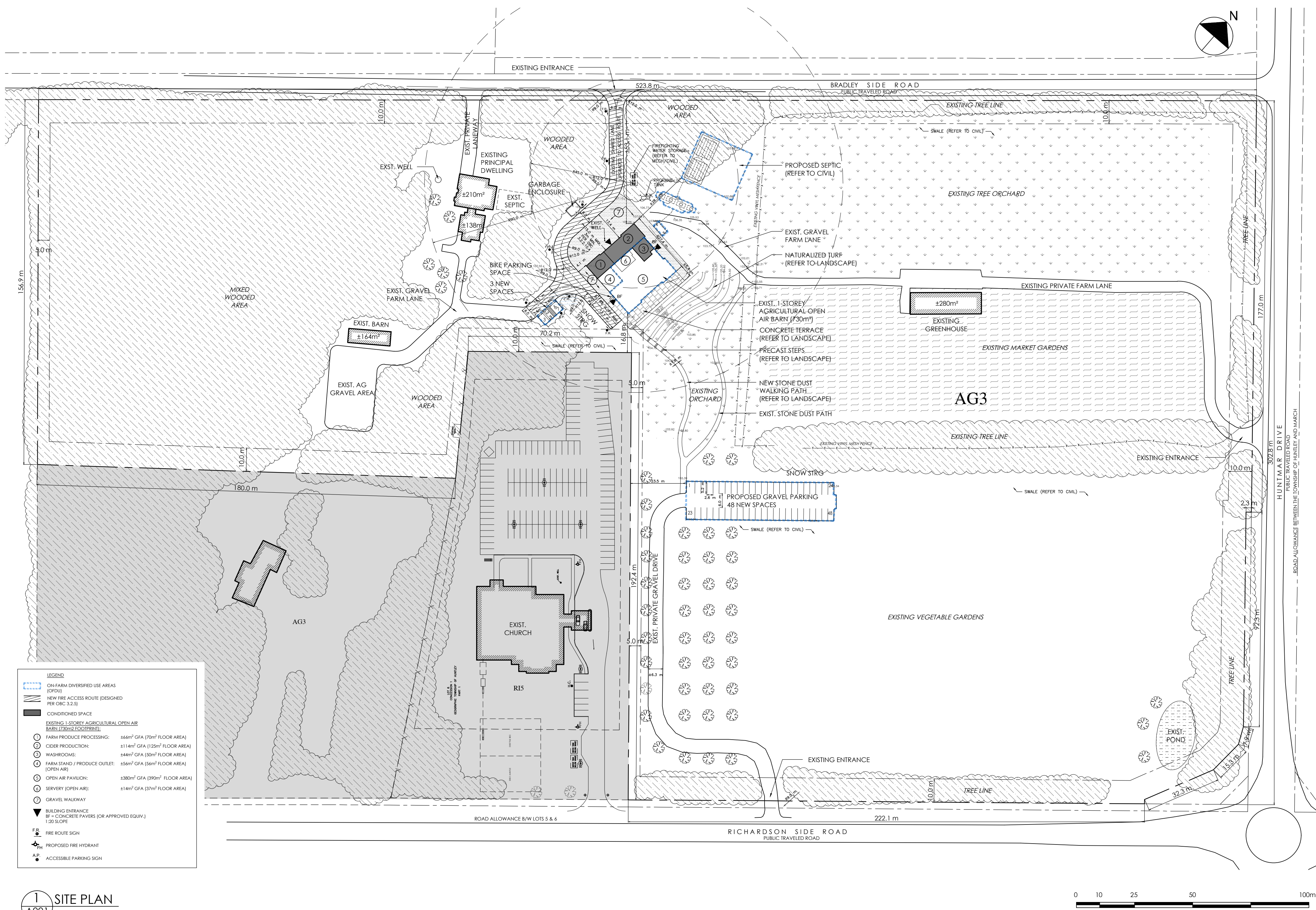




### ZONING & PROPERTY INFO

**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% (23,400m <sup>2</sup> ) | ±1.3% (1,522m <sup>2</sup> ) |

| ON-FARM DIVERSIFIED USE PROVISIONS (BY-LAW 2025-109):                  |                        |                      |
|------------------------------------------------------------------------|------------------------|----------------------|
| PROVISIONS:                                                            | PERMITTED:             | PROPOSED:            |
| LOT AREA:                                                              | 116,954 m <sup>2</sup> | -                    |
| MIN. OFDU TOTAL AREA (2% OF LOT AREA):                                 | 2,339 m <sup>2</sup>   | ±2192 m <sup>2</sup> |
| MIN. OFDU FLOOR AREA (20% OF OFDU):                                    | 468 m <sup>2</sup>     | ±477 m <sup>2</sup>  |
| MIN. PERMITTED ASSEMBLY FLOOR AREA: [AREA OF BUILDING USED FOR EVENTS] | 477 m <sup>2</sup>     | ±477 m <sup>2</sup>  |

| PARKING CALCULATIONS [TABLE 101]: |                                        |                          |
|-----------------------------------|----------------------------------------|--------------------------|
| LAND USE:                         | PARKING SPACE RATES:                   | REQUIRED:                |
| AGRICULTURAL:                     | 2+3/100m <sup>2</sup> x GFA FARM STAND | 2+0.03x56 = 4            |
| LIGHT INDUSTRIAL:                 | 0.8/100m <sup>2</sup> x GFA            | 0.008x180 = 2            |
| ASSEMBLY AREA:                    | 10/100m <sup>2</sup> 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 HOPFNER  
1818 BRADLEY SIDE ROAD, CARP, ON

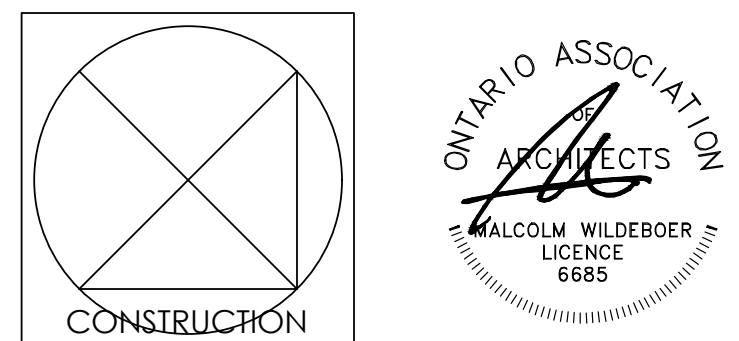
**ARCHITECT:**  
MALCOLM WILDEBOER - VW ARCHITECT INC.  
160 FLAMBOROUGH WAY, KANATA, ON

**SURVEYOR:**  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
100-400 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 DDBURY RD UNIT#9, OTTAWA, ON



**Vandenberg & Wildeboer**  
A R C H I T E C T S

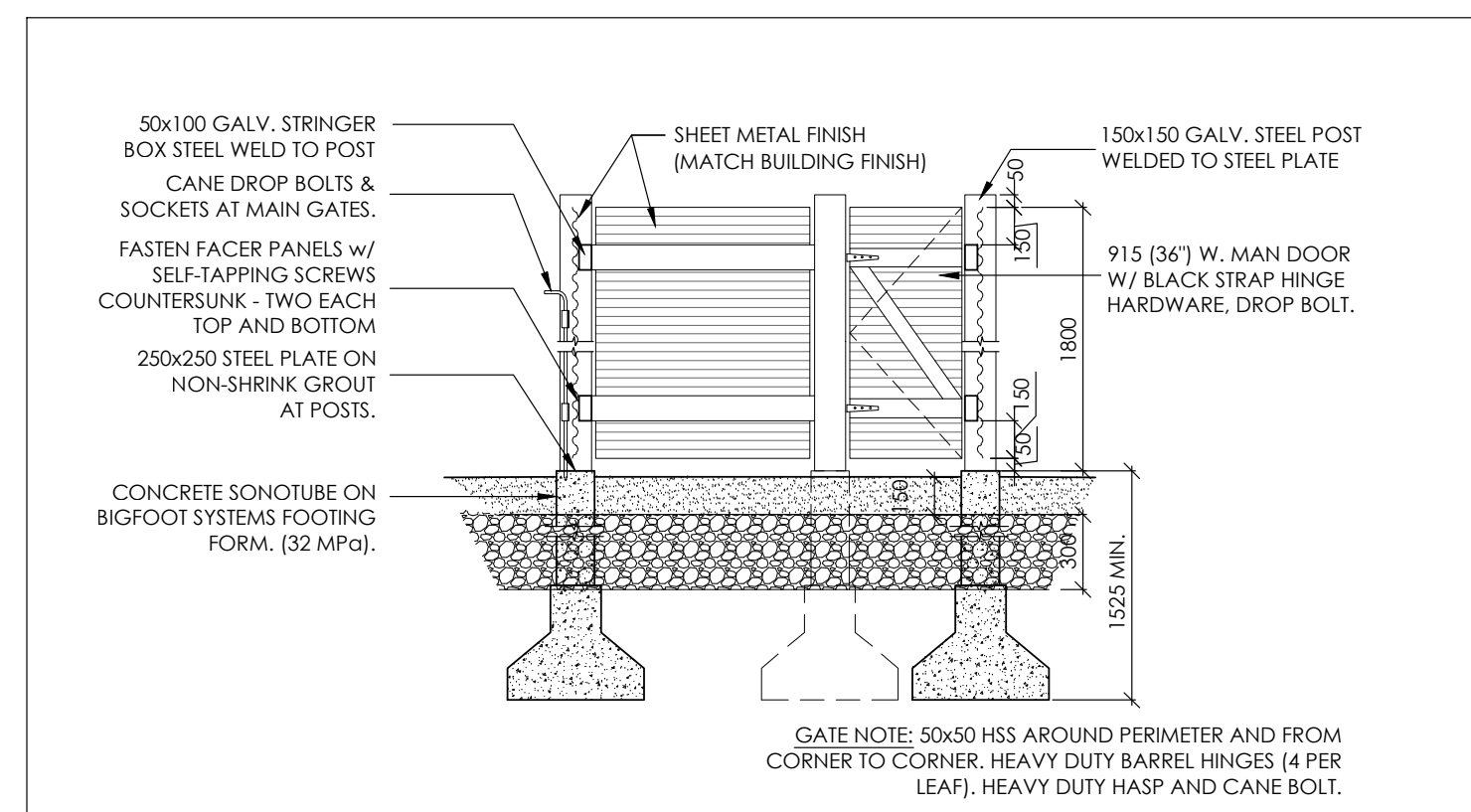
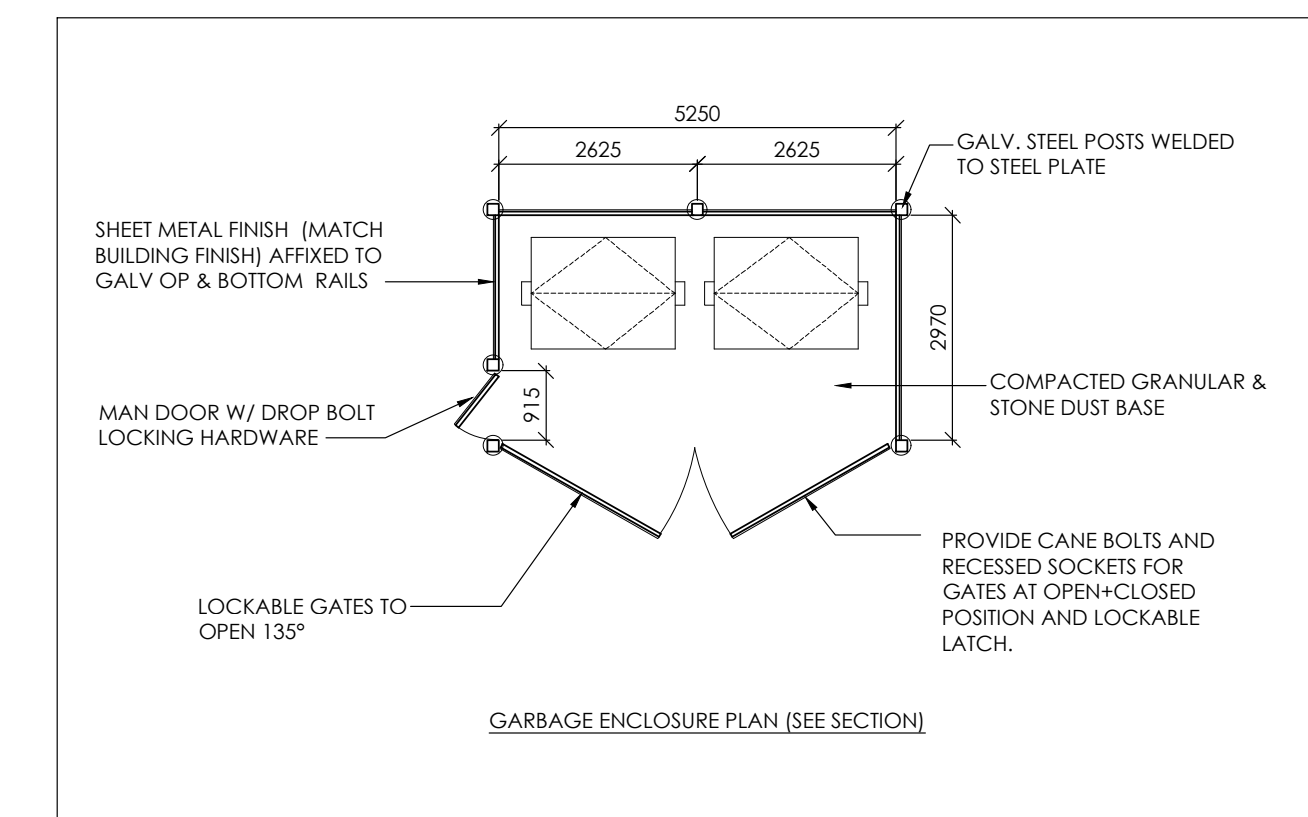
www.vandenberg.ca | Telephone: 613.287.0144 | Fax: 613.271.8629 | email@vandenberg.ca  
1180 OLD STONE LODGE - 100 FLAMBOROUGH WAY - KANATA, ONTARIO K2M 1S6

PROJECT TITLE  
1818 FARM & CIDER - 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

DESIGNED BY: A001



**APPROVED**  
By Adam Brown at 1:19 pm, Jun 04, 2025

**ADAM BROWN**  
MANAGER, DEVELOPMENT REVIEW - RURAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA