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Planning Report

Site Plan Control Application

3043 Dunning Road



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1.0 INTRODUCTION

1.1 Executive Summary

J.L. Richards & Associates Limited (JLR) has been retained by Robert Laplante and Laplante Poultry Farms Ltd to prepare this Planning Rationale in support of a Site Plan Control application for the property located at 3043 Dunning Road, Sarsfield, Ontario owned by Meat a Chick Farm Inc. The subject site underwent a Zoning By-law Amendment to recognize the property as zoned AG Special Exception 956 (AG-(956r)). The Zoning By-law Amendment also permitted an agriculture-related use on a property 1.7 ha, which is greater than the maximum 1 ha allowed by the by-law. The exception provisions include: minimum lot area of 1.7ha, minimum lot width of 50m, minimum rear yard setback for detached dwelling of 2m, and outdoor manure storage is prohibited for agricultural uses. The proposed development primarily involves interior conversions with added outdoor features including an ammonia storage building, a condenser, concrete pad for condenser, generator, new water tank with bollards, new septic system and to formalize the existing parking spaces.. The subject property is located in the east end of rural Ottawa, in proximity to the Village of Sarsfield, Ontario.

Laplante, the owner of both Laplante Poultry Farms Ltd and the subject property, also owns the two adjacent lots south of 3043 Dunning Road for their single poultry farming operation and residing. However, the subject Site Plan Control Application only applies to Part 1 (PIN: 145420120). The subject property is legally described as PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland. A copy of the plan is found at Appendix A. It is located in Area D Rural in the east end of Ottawa, as shown on Zoning By-law Schedule 1. The property is located near the intersection of Highway 28 and Highway 35, about two kilometres north-west of the Village of Sarsfield.

The proposed development will implement an interior conversion of an existing poultry barn into a poultry processing facility (abattoir) which is considered an appropriate and desirable use for Prime Agricultural Land under the Provincial Planning Statement 2024(PPS) and the Official Plan.

This report summarize the proposed the proposed development including compliance with the Zoning By-law.

1.2 Purpose

J.L. Richards & Associates Limited (JLR) has prepared this Report to assist the review of the Site Plan Control application for the proposed development to convert a poultry barn into a poultry processing facility (abattoir).

The purpose of this report is to support a Site Plan Control application for proposed interior and exterior modifications to the existing poultry barn to turn it into a poultry processing plant (abattoir). The application seeks municipal approval for a series of functional upgrades intended to improve operational efficiency, enhance site safety, and ensure compliance with applicable regulatory standards. The use has been approved through a Minor Zoning By-law Amendment, By-law 2025-72.

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The proposed works include interior alterations to modernize processing areas, as well as several exterior appurtenances and site improvements. These exterior components comprise a new mechanical room, installation of a condenser and associated concrete pad, a standby generator, a new water tank, protective bollards, revised parking arrangements, and designated waste storage areas. Collectively, these changes are designed to support the proposed abattoir while mitigating potential impacts on surrounding land uses.

This report outlines the nature of the proposed development, evaluates its conformity with relevant planning policies and zoning regulations, and demonstrates how the site plan addresses matters of public interest, including servicing, access, environmental management, and site functionality.

2.0 SITE CONTEXT

This section provides an overview of the subject property, a site description, and surrounding context. This will provide basis for the applicable policies to demonstrate how the Site Plan application supports the proposed agricultural-related use and is considered good land use planning.

2.1 Subject Property Description

The subject property is civically addressed as 3043 Dunning Road and is legally described as PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland. It is within the former Township of Cumberland and is currently captured within the rural boundary for the City of Ottawa. See Figure 1 below for an aerial view of the subject property.

The subject property is **designated Agricultural Resource Area** under the City of Ottawa Official Plan as identified in Schedule B9 – Rural Transect. The subject property is currently **zoned Agriculture Special Exception (AG-(956r))** in both Zoning By-law 2008-250 and 2026-50, which permits an abattoir for poultry processing as an agricultural-related industrial use, as well as a minimum lot area of 1.7 hectares, a minimum lot width of 50 metres, a minimum rear yard setback of 2 metres for the detached dwelling (located on Part 2 of survey), and for agricultural use with outdoor manure storage prohibited. The property is also located within Prime Agricultural Lands as identified by the City.

The subject property is located in **Area D Rural** in the east end of Ottawa, as shown on Zoning By-law Schedule 1. Figure 2 below shows the location of 3043 Dunning Road relative to the region. The property is located near the intersection of Colonial Road (Former Regional Road 28) and Dunning Road (Former Regional Road 35), about two kilometres west of the Village of Sarsfield.

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Figure 1 - Subject Property, aerial view of 3043 Dunning Road, Sarsfield, Ontario.

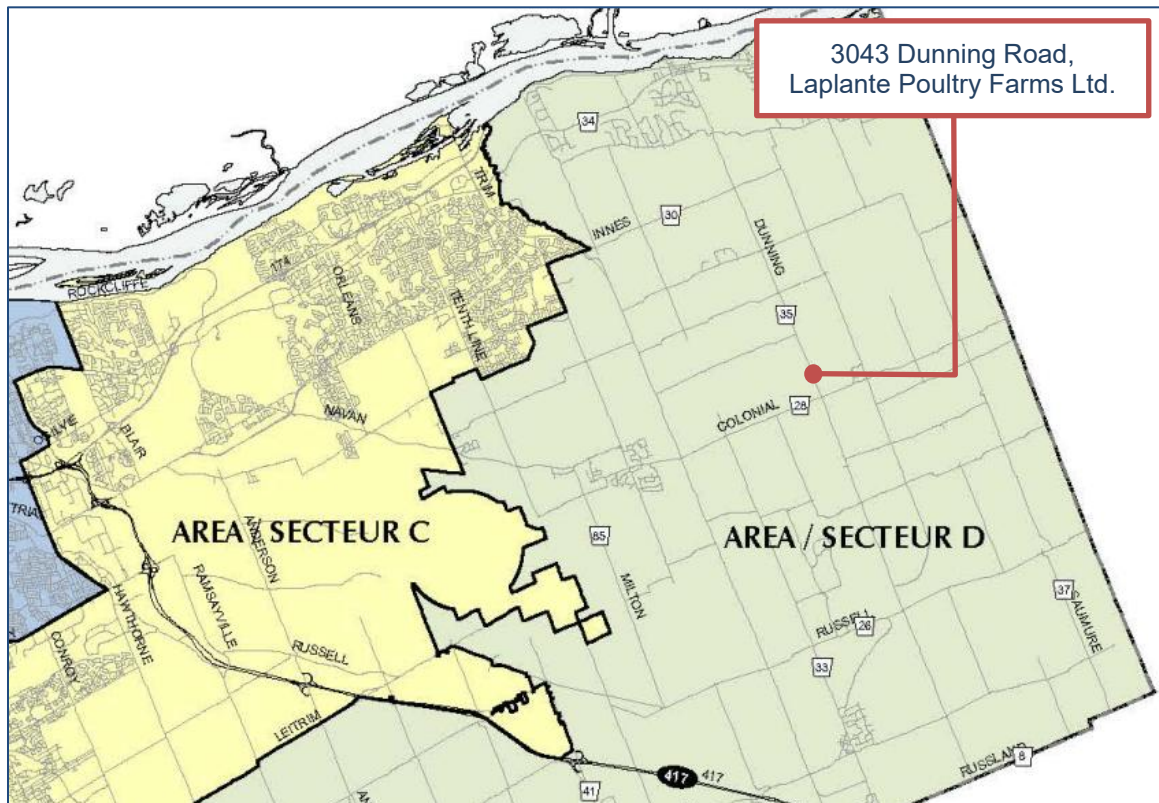


Figure 2 - Subject Property location relative to the City of Ottawa Zone Area boundaries.

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The property is a regularly shaped interior lot with a legal frontage of +/- 50 metres on Dunning Road. The lot is long and narrow with a depth of +/- 345 metres. The lot area is +/- 1.724 hectares, with a lot coverage of +/-7%. The lot is a typical agricultural parcel with a flat topography covered in grass with a driveway flanked by trees.

There is currently one (1) large scale commercial poultry barn (2,365 m²) on the property, which will undergo interior renovations in order to facilitate a poultry processing environment. There are two (2) agricultural silos that were used to contain feed; these structures will be removed during the construction process.

The subject property is accessed via Dunning Road with one (1) entrance. The subject property is serviced by a private well. There are two drainage ditches along the property lines, one drainage ditch along the north interior lot line, and a second drainage ditch along the south interior lot line. The status of both ditches has been confirmed by the Rideau Valley Conservation Authority and are not considered watercourses. There is a surface water feature along the rear lot line, identified as the Jules Potvin Municipal Drain. See the Supporting Studies section for more details on environmental assessments. Figure 3 below shows a detailed image of the existing conditions.



Figure 3 - Aerial image of current site conditions of subject property, via Google Earth.

The current landscaping elements reside in the substantial Front Yard which has a 160+ metre setback from Dunning Road to the building line. There are two rows of coniferous trees, one on either side of the driveway. There is also a decorative statue and seating area at the entrance of the farm that lends to place-making and the character of the rural area.

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2.2 Surrounding Context

The surrounding context of the subject property is primarily agricultural. The Village of Sarsfield is approximately two kilometres south-east of the property. There are rural residential uses to the west of the property, across the road. There is farmland surrounding the entire property, owned by Mr. Laplante, with the edge of a natural resource feature to the north-east captured within the Natural Heritage Overlay. Rideau Valley Conservation Authority (RVCA) will comment on the proposed development to ensure compliance with Natural Hazards under the Provincial Policy statement (PPS). JLR has confirmed with RVCA that the subject property falls within their jurisdiction for development application review.

The subject property does not interact with the Flood Plain Overlay, Cultural Heritage Overlay, or Village Overlay. There are no anticipated incompatible uses in the surrounding area. See Figure 4 below for a contextual map of the surrounding area.

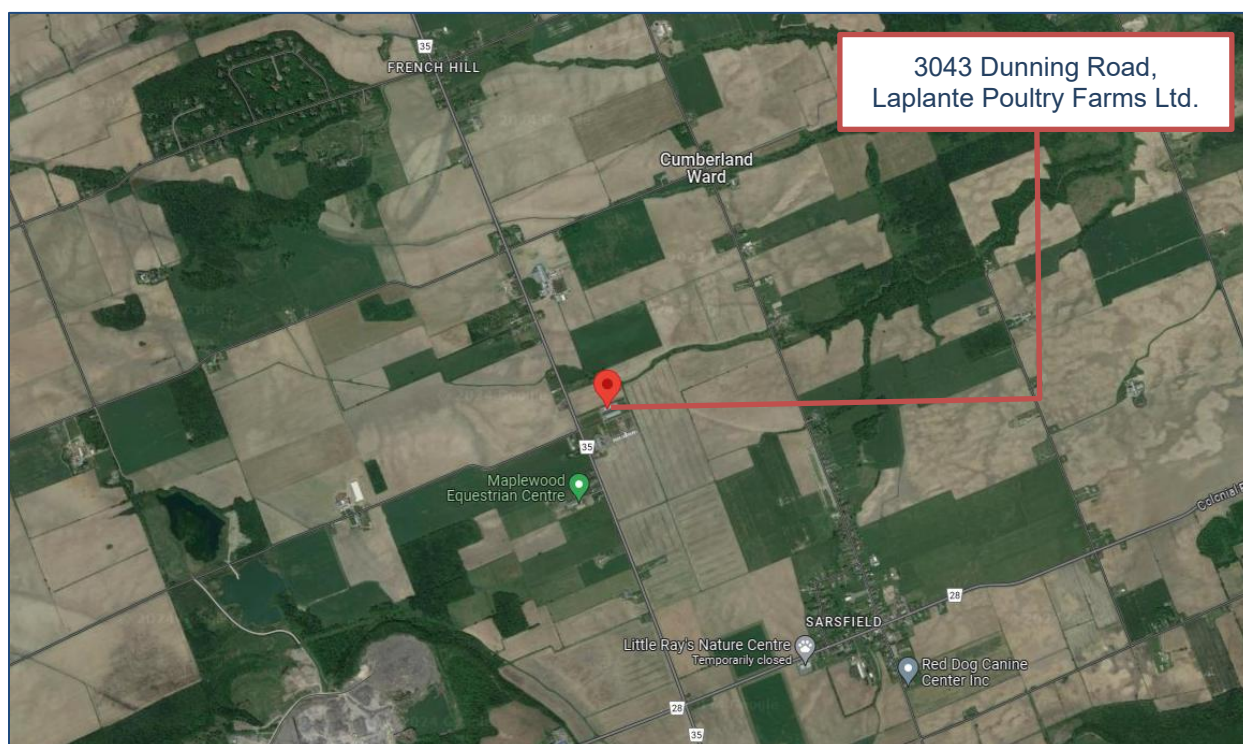


Figure 4 - Contextual Map of the property surrounding landscape (Geo-Ottawa).

3.0 PROPOSED DEVELOPMENT

Section three of this report will provide an overview of the proposed development and the proposed development application to facilitate the conversion of a poultry barn into a poultry processing facility (abattoir).

The client, Mr. Laplante and Laplante Poultry Farms Ltd., is proposing a change of use **to convert an existing commercial poultry barn into an abattoir**. The proposed changes to the site are to permit appurtenances for the operation of the abattoir, renovations to the existing poultry barn to

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facilitate the conversion will occur within the existing building. The property will contain all necessary facilities for employees including parking, water, and sewer with the installation of a new private septic system. The property has undergone an environmental impact study and hydrogeological terrain analysis to ensure there will be no negative impacts to the surrounding water table quality or quantity. There are two feed silos on site that will be removed during the construction process as they are no longer needed.

As shown on Figure 5, new mechanical equipment is proposed on the exterior of the building to support the facility operations. This equipment includes the following:

- Ammonia System Mechanical Room,
- Ammonia System Condenser ,
- Generator,
- HVAC Condenser (2),
- Water Tank.

There is also an existing well at the northwest side of the building as shown on Figure 5. These features support the newly approved change of use from a poultry barn to a poultry processing facility. None of the new features are considered a structure as per the Zoning By-law definition (see Section 4.4 of this report for more details on zoning compliance).

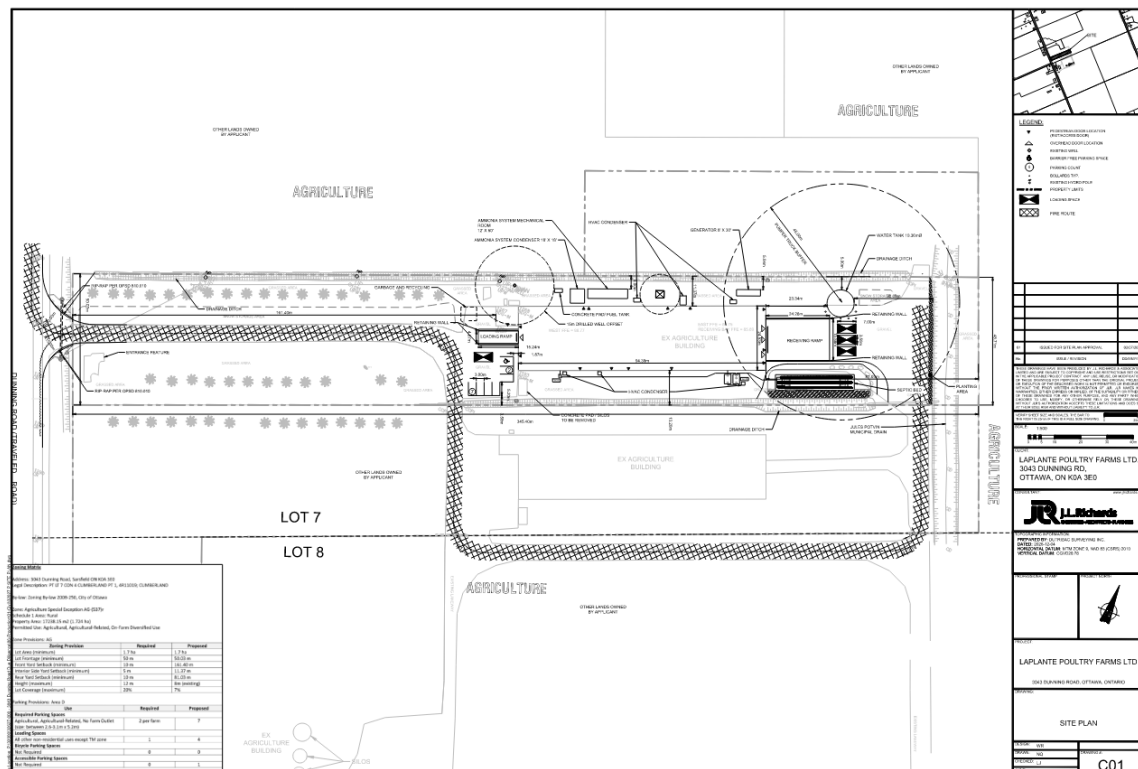


Figure 5 Site Plan

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The following studies/plans are being submitted in support of the proposed application:

- Site Plan
- Survey Plan
- Site Servicing Report
- Grading and Drainage Plan
- Hydrogeological and Terrain Analysis
- Environmental Impact Study
- Environmental Site Assessment Phase 1 and Phase 2
- Draft Septic System Plan
- Zoning Confirmation Report
- Adjacent Property Plan (existing)
- Truck Turning Plan
- Landscape Plan

3.1 Requirements for Easements

Mr. Laplante owns and operates the neighbouring properties to 3043 Dunning Road, and requires formal easements in place to support these operations. The following applications will be submitted for access easements over Mr. Laplante's properties.

- Application for two access easements over 3043 Dunning Road in favor of 3085 and 3105 Dunning Road.
- Application for two access easements over 3085 Dunning Road in favor of 3043 and 3105 Dunning Road.
- Application for an access easement over 3105 Dunning Road in favor of 3043 and 3085 Dunning Road

All three properties are owned by Mr. Laplante, and from an operational standpoint are treated as one large agricultural operation. Access to the large scale commercial poultry barn at 3043 Dunning Road is currently through the drive aisles located at 3085 and 3105 Dunning Road. Access to the large scale commercial poultry barn at 3085 Dunning Road is currently through the drive aisle located at 3105 Dunning Road. All three properties utilize the access off Dunning Road at 3043 Dunning Road and 3105 Dunning Road. There is no formal right of way easements located on either parcel to permit current operational access in place over each property. Therefore, the applications for easements are to formalize legal access over each property to allow the agricultural operation to continue to function as it has for decades. The following easements are proposed:

Proposed	Servient Tenant	Dominant Tenant
Part 1	3105 Dunning Road	3085 Dunning Road and 3043 Dunning Road
Part 2	3085 Dunning Road	3043 Dunning Road and 3105 Dunning Road
Part 3	3043 Dunning Road	3105 Dunning Road and 3085 Dunning Road
Part 4	3085 Dunning Road	3043 Dunning Road and 3105 Dunning Road
Part 5	3043 Dunning Road	3085 Dunning Road and 3105 Dunning Road

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Proposed	Servient Tenant	Dominant Tenant
Part 6	3105 Dunning Road	3043 Dunning Road and 3085 Dunning Road

4.0 POLICY FRAMEWORK

4.1 Planning Act, R.S.O., 1990

The *Planning Act* sets the regulatory framework for planning in Ontario. It regulates local planning administration, the development, approval and amendment of official plans, community improvement, and zoning by-laws along with various other statutory planning tools such as Site Plan Control. The Act details application procedures, notice requirements, and public participation requirements among other matters. This application is in accordance, and in compliance with the requirements of Section 41 of the *Planning Act* for development of this nature.

Section 2 of the Act requires a municipality or council in carrying their responsibilities under the Act, to have regard to, among other matters of provincial interest such as:

- a) *The protection of ecological systems, including natural areas, features and functions;*
The EIS submitted in support of the application has concluded that there will be no negative impacts as a result of the above noted application.
- b) *The protection of agricultural resources of the Province;*
The proposed poultry processing facility will promote the development of the agricultural system within the City of Ottawa through the development of a new on-farm use that diversifies the operations, provides additional on-farm employment and utilizes an existing building with no new buildings proposed. This proposal will allow for the change of use of an existing building without impacting or removing any existing productive agricultural lands.
- c) *The conservation and management of natural resources and the mineral resource base;*
There have been no natural resource features or mineral resource base features identified on the subject lands.
- d) *The conservation of features of significant architectural, cultural, historical, archeological or scientific interest;*
There have been no features of significant architectural, cultural, historical, archeological or scientific interest identified on the subject lands.
- e) *The supply, efficient use and conservation of energy and water;*
Processing wastewater from the site will be undertaken using normal farm practice and be taken off-site to an approved NASM facility for re-use as land application for agricultural purposes.
- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
The proposed poultry processing facility will be serviced by on-site private

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g) The minimization of waste;

The proposed change of use will re-utilize an existing building, use wastewater as fertilizer and have by-products reused.

h) The orderly development of safe and healthy communities;

The proposed location of the poultry processing facility is well away from nearby developed areas by over a kilometre and situated on the site to have minimal impact on adjacent properties.

(h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

The proposed development will be designed to meet AODA requirements.

k) The adequate provision of employment opportunities;

The proposed change of use will provide employment opportunities in the rural area while supporting the agricultural community.

o) The protection of public health and safety;

The application is supported by a hydrogeological and terrain analysis which concluded that the overburden thickness is sufficient to meet the minimum overburden thickness required for on-site septic systems.

p) The appropriate location of growth and development;

The proposed change of use to permit an agricultural-related industrial use is in keeping with Provincial direction for the uses in Prime Agricultural lands and promoted by the PPS 2024 and the City's Official Plan for a diversified agricultural economy.

r) The promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposal re-utilizes an existing poultry barn which is located at the rear of the property furthest away from Dunning Road. The laneway leading to the barn is lined by trees on both sides creating a landscaped appearance which blends in with the rural landscape.

s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

The proposed change of use will provide the agricultural community a poultry processing facility closer to local chicken farmers in the Ottawa area, thereby reducing longer travel distances for chickens to be delivered to a processing facility.

It is our opinion that the proposed rezoning conforms to the requirements of Section 2 of the *Planning Act*.

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4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS. The policies of the PPS are divided into six chapters; Introduction; Building Homes, sustaining Strong and Competitive Communities; Infrastructure and Facilities; Wides Use and Management of Resources; Protecting Public Health and safety, and Implementation and Interpretation.

Section 2.6 **Rural Lands in Municipalities** directs appropriate development of rural lands, Policy 2.6.1 provides that “permitted uses include... agricultural uses, agricultural-related uses, on-farm diversified practices, and normal farm practices”. An abattoir is identified as an agriculture-related use as per the PPS and the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas (Publication 851).

Policies 2.6.2 and 2.6.3 require that development “can be sustainable by rural service levels” and “be appropriate to the infrastructure which is planned or available”. The existing infrastructure (roads) that services the subject property is sufficient to support the poultry processing facility and its employees and does not require any infrastructure improvements to facilitate the proposed change of use. The property is privately serviced by a private well and will be serviced by a private individual on-site sewage system requiring no municipal water or wastewater servicing for the site.

While the City did not request any studies related to land use compatibility, Section 3.5 Land Use Compatibility requires consideration for compatibility between sensitive land uses and facilities such as an abattoir from adverse effects. In our opinion, the abattoir would be classified as a Class II facility within the D-6 Compatibility between Industrial Facilities guidelines provided by the Province. Based on our review, the facility would meet the required separation distances as per the guideline from surrounding sensitive land uses.

Section 3.6 Sewage, Water and Stormwater directs servicing for development on private services. Policy 3.6.4 allows for development on individual on-site sewage services and individual on-site water services where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available. It requires that the use of individual private services are suitable for the long-term provision of such services with no negative impacts. The proposed change of use is supported by a hydrogeological and terrain analysis report which addresses the long-term yield of the aquifer in which the private well draws from and has addressed impacts to neighboring wells.

Section 4.3 addresses the protection of **Prime Agricultural Lands**, including the permitted uses within Prime Agricultural Lands. Policy 4.3.2.1 states that “proposed agriculture-related uses and on-farm diversified use shall be compatible with, and shall not hinder, surrounding agriculture operations”. An abattoir, as an agricultural-related use, is an appropriate and desirable use for the subject property, as supported by the required studies to determine and mitigate potential negative impacts.

For these reasons, it is our opinion that the proposed development is consistent with the relevant policies of the PPS.

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4.3 Official Plan, 2022

As a single-tier municipality, the City of Ottawa incorporates provincial policy and direction in a locally appropriate manner for the Nation's Capital. The City of Ottawa Official Plan 2022 (OP) guides development and growth for the area through to the year 2046. This OP was approved by the Ministry of Municipal Affairs and Housing and came into effect November 4, 2022, subject to Ministerial modifications and subsequent legislation.

The subject property is designated **Agricultural Resource Area** as per Schedule B9, Rural Transect, and is located approximately two kilometres outside of the Village of Sarsfield. See Figure 6 below for a reference to Schedule B9 Rural Transect.

Strategic Directions, Section 2.2.2 Economic Development addresses the support needed for rural economic development throughout all sectors. The goal is described as encouraging growth of business which supports a sustainable rural economy. The OP states that *"industry jobs such as agriculture and resource extraction primarily occur in the rural areas... while these employment sectors may not be dense employment areas, they comprise a significant land area"*. The proposed development supports the local rural economy with job opportunities and supports the regional economy by providing Eastern Ontario with the only bilingual licensed chicken abattoir located between Toronto and Montreal. By relocating the growing business to an already developed parcel, Laplante Poultry Farm Inc. is contributing to the protection of the surrounding Prime Agricultural Lands, as well as supporting the local long-term economy.

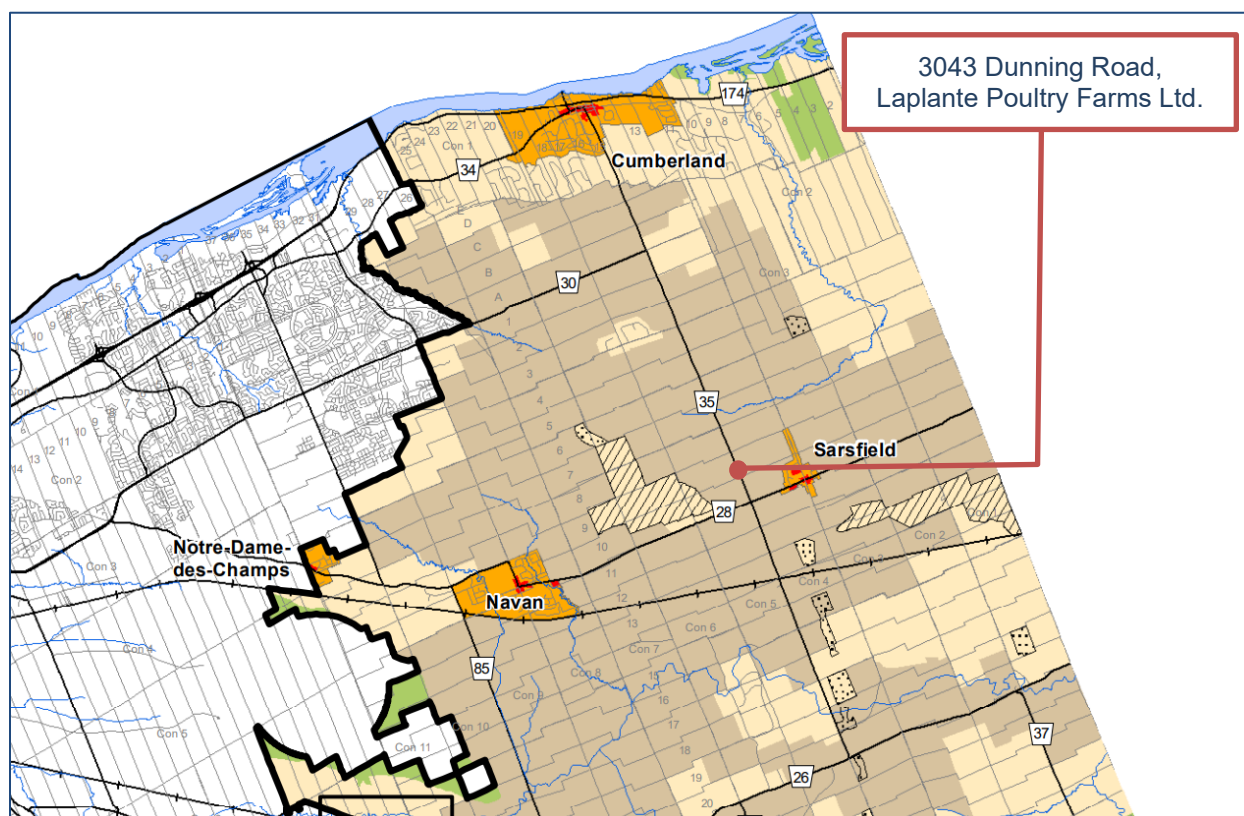


Figure 6 - Official Plan Designation (Agricultural Resource Area) as per Schedule B9 Rural Transect.

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Growth Management Framework, Section 3.4 Focus Rural Growth in Villages address appropriate locations for rural development as it pertains to rural infrastructure. While Villages are the focus for development, agriculture or agriculture-related land uses are not necessarily compatible with a village landscape. The subject property is located near the Village of Sarsfield and has the potential to support local economic development, as well as being located on an already developed parcel that will be serviced on private services that will not strain the Village infrastructure. Furthermore, studies addressing potential negative impacts and subsequent mitigation measures have been completed and are found in the Supported Studies section.

Section 5.5 Greenbelt and Rural Transect states the area is “*intended to ensure the responsible use of resources for the protection of public health and the environment while supporting economic development for rural businesses in recognition of their valuable contributions to the regional economy*”. The policy specifically states that development shall be low rise, low density, and integrate well with the rural area. The proposed Zoning Bylaw Amendment and change of use from agriculture to an agriculture-related industrial use upholds the intention of the Rural Transect, and the Agricultural Designation, to protect valuable natural resources and maintain rural character.

Section 9.1 Agricultural Resource Area addresses the protection of farmland for food security and productive farming, and the support of farming operations to increase the supply of goods and services. Section 9.1.2 speaks to “*supporting the diversification of farming operations to increase the local supply of goods and services in the rural economy*” by stating that agricultural-related uses are permitted subject to size and scale. The proposed change of use to permit an abattoir does not necessitate an expansion of the existing poultry barn. The proposed development will contribute to the diversification of Mr. Laplante’s poultry farming operations by expanding his processing operation within rural Ottawa. Furthermore, this increase in economic development does not require vacant land to be removed from the Agricultural Resource Area.

The subject property is captured within the **Beckett’s Creek Sub-Watershed**. There is a Municipal Drain parallel to the Rear Lot Line just within the parcel boundary. There is also a natural heritage feature (watercourse) located approximately 85 metres to the north, as noted in the Sub-Watershed Study’s Surface Water Features. The Municipal Drain and the watercourse have a buffer that is defined as a significant valleyland. The presence of these natural heritage features has triggered an Environmental Impact Study (EIS), which has been included in the application package. See Figure 7 below for the natural heritage features surrounding the subject property. No alterations to the identified natural features are proposed.

The proposed development conforms to the policies outlined in the City of Ottawa Official Plan and priorities listed in the Strategic Decisions and Growth Management Framework, as well as contributing to the long-term economic needs of the rural region.

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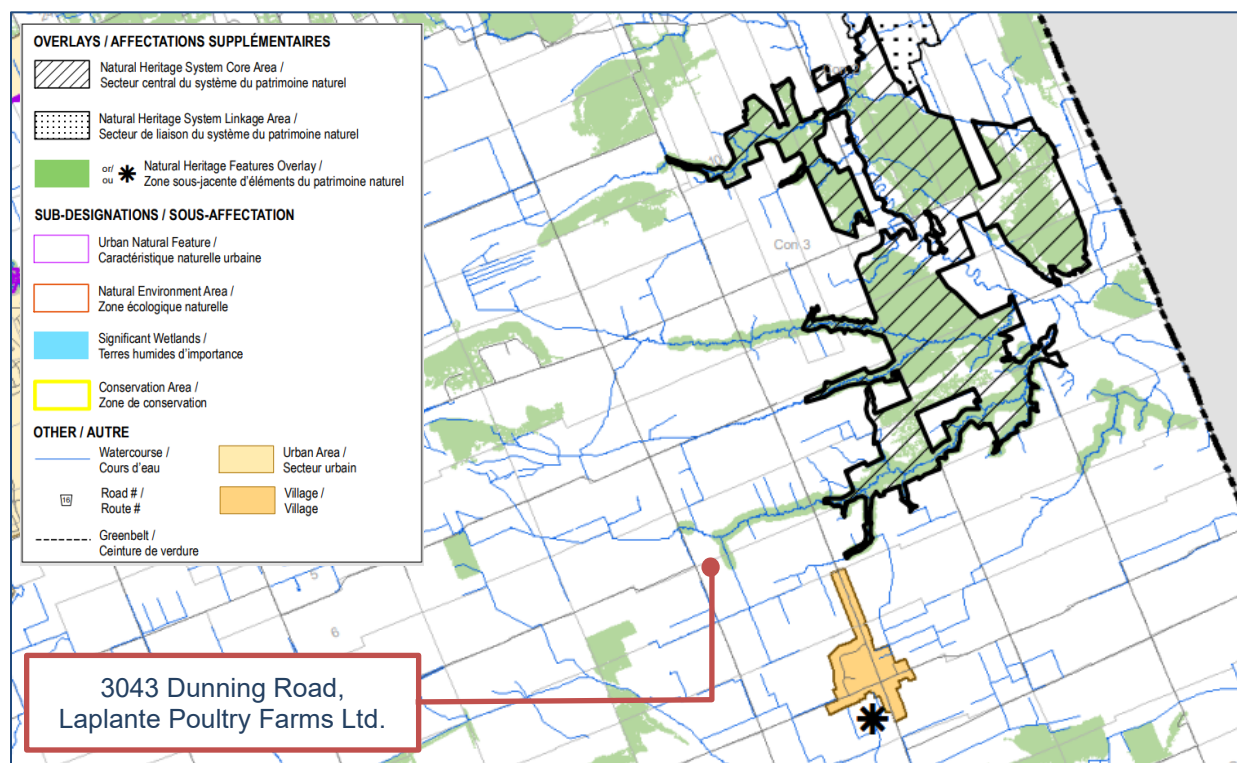


Figure 7 - Natural Heritage System Overlay features relative to subject property.

4.4 Zoning By-law 2008-250 and 2026-50

The subject property is located in an Agriculture (AG) zone and is zoned as **AG Special Exception 956 (AG-(956r))**. It is noted that AG-(956r) was carried over from By-law 2008-250 to 2026-50 and that the details of the amendment are the same in both by-laws for this exception. AG-(956r) permits the following:

- A minimum lot area of 1.7 ha
- A minimum lot width of 50 m
- A minimum Rear Yard Setback of 2 m for detached dwelling (located on Part 2)
- For agricultural use, outside manure storage is prohibited.

4.4.1 Permitted Uses

By-law Amendment 2025-173 amended the special exception to allow for an agricultural-related industrial use limited to a poultry processing facility (abattoir).

The following table summarizes the Section 211 zoning provisions for the (AG) zone and compliance for the proposed development.

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ZBL 2008-250 Table 211 AG Zone Provisions:

Zoning Provision	Required	Proposed	Comply?
Lot Area (minimum)	1.7 ha	1.7 ha	Yes
Lot Frontage (minimum)	50 m	50 m	Yes
Front Yard Setback (minimum)	10 m	161.45 m	Yes
Interior Side Yard Setback (minimum)	5 m	11.84 m and 13.12 m	Yes
Rear Yard Setback (minimum)	10 m	81.03 m	Yes
Height (maximum)	12 m	Existing =/- 8m	Yes
Lot Coverage (maximum)	20%	7%	Yes
Ag-Related Use Area (Part 3 Section 79B)	1.7 ha (max)	1.7 ha	Yes

4.4.2 Parking

Section 101 addresses the minimum parking rates and Table 101 in the Zoning By-law states Agricultural Land Use in Area D Rural requires two (2) parking spaces per farm, plus three (3) per 100 m² of floor area of farm produce outlet. The proposed development does not contain a farm outlet, therefore only two (2) parking spaces are required. For the Loading spaces, zoning provisions require one (1) space, and the proposed development has four (4). See the table below that summarizes all of the required parking for the proposed development.

Parking Types	Required	Proposed
Required Parking Spaces		
Agricultural, Agricultural-Related (size: between 2.6-3.1m x 5.2m)	2 per farm	8
Loading Spaces		
All other non-residential uses	1	4
Bicycle Parking		
Not Required	0	0
Accessible Parking		
Not Required	0	1
Visitor Parking		
Not Required	0	0
Total		13

Laplante Poultry Farms Inc. currently has a ride sharing transportation program in place which provides transportation to and from the poultry processing facility in Monkland for its employees. This transportation ride sharing program will be in place once the new poultry processing facility in Ottawa is operational, which will dramatically reduce the requirement for employee parking on-site.

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4.4.3 Landscaping

Section 110 addresses landscaping provisions for parking lots and states a minimum of 15% of the area of any parking lot must be provided as landscaped area. Additionally, Table 110 states the required width for a landscape buffer abutting a street is three (3) metres.

The proposed development includes an additional landscape buffer between the parking lot and the road of at least three (3) metres wide. This buffer will add to the natural landscape and character of the rural area by camouflaging the parking lot and the commercial barns. See site plan for approximate locations of landscaping features.

4.4.4 Minimum Distance Separation (MDS)

The current zoning on this property prohibits on-site manure storage. No manure storage is proposed as part of the application. The existing prohibition for on-site manure storage will remain. The existing commercial poultry barn is to be converted to a poultry processing facility, thereby eliminating the ability to permanently house livestock. Therefore, an MDS calculation is not required.

4.4.5 Parkland Dedication

The proposed use is an agricultural-related use as defined by the PPS and the City's Official Plan. As per the City's Parkland Dedication By-law, agricultural-related uses are exempt from the City's Parkland Dedication By-law.

4.4.6 Rideau Valley Conservation Authority

The subject lands are within the Rideau Valley Conservation Authority watershed, more specifically within the Beckett's Creek Sub-watershed. The RVCA has noted that the Jules Potvin Municipal Drain and the immediate 15 metres from the top of bank are within the RVCA's regulatory jurisdiction. Any development within 15 metres of the municipal drain or any alteration of the municipal drain requires the prior written approval of the RVCA under Ontario Regulation 174/06 "*Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*" made under Section 28 of the *Conservation Authorities Act*.

4.5 City of Ottawa Site Plan Control By-law

The City of Ottawa Site Plan Control By-law 2014-256 sets out what types of development can proceed with or without site plan approval. The site plan control process allows the City to influence land development that is safe, functional, and orderly. Building location, landscape treatment, pedestrian access, drainage control and parking layout are a few of the items generally addressed during review. While the change of use is primarily contained within the existing building, the City is requiring a site plan control application for this development based on the outdoor area changes as described in Section 3.0 of this report and shown on Figure 5.

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4.6 Other Applicable City Policies or Studies

Beckett's Creek Sub-Watershed Study

The sub-watershed study has identified key natural features and has developed several recommendations and identified issues and opportunities to support future development within the Beckett's Creek sub-watershed to protect and enhance the overall environmental health and ecological integrity of the study area including its aquatic and terrestrial features. Significant valleylands have been identified on the subject property following the Jules Potvin Municipal Drain on Figure 10 of the Study. The recommendations and responsibilities can be found in Table 5-1 of the study. The following table lists the relevant recommendations for this site and how it has been addressed in this application.

Recommendation	Responsibility	Response
Verify the extent of significant valleylands east of Birchgrove Road, east of Dunning Road and within Catchment A.	City of Ottawa, Development Industry	In accordance with Section 4.8.1 of the Official Plan, an EIS has been completed by GEMTEC. The EIS has confirmed that there are no valleylands on the subject property.
Respect watercourse setbacks within the Village of Cumberland, the rural estate subdivisions and the subwatershed area in general.	City of Ottawa, RVCA, Development Industry, Private Landowners	In accordance with Section 4.9.3 of the Official Plan and Section 69 of the Comprehensive Zoning By-law, there is no new development proposed within the required setbacks. It is important to note that there is some existing encroachment in the form of an existing drive aisle and loading area within the 30 metre setback from the Jules Potvin Municipal Drain. Only minor changes may be required to the drive aisle to accommodate turning radii for transport trucks.
Provide information at development pre-consultation that the groundwater quantity and quality is variable in parts of the study area and may not meet Provincial Guideline requirements to support private servicing. Prepare detailed, site-specific hydrogeologic studies to support development	City of Ottawa, Development Industry, Private Landowners	In accordance with Section 11.8 of the Official Plan, GEMTEC has prepared a hydrogeological and terrain analysis in support of the application. The report has concluded that the site can supply groundwater of sufficient quantity and quality for the proposed abattoir which has daily water

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Recommendation	Responsibility	Response
applications related to private servicing.		demands of approximately 98,900 L/day . The report has proposed ongoing monitoring of ground water levels as part of an application for Permit to Take Water.
Screen for the presence of former private landfill sites to determine if a landfill site is, or was, within 500 m of the proposed development.	City of Ottawa, Development Industry	No historic landfill sites were identified within 500 metres of the site.
Create or enhance vegetated riparian buffers, for new development and existing land uses, to prevent erosion, protect water quality, improve fish/aquatic habitat and increase the connectivity of the Natural Heritage System	Private Landowners, City of Ottawa, RVCA	As part of the proposed development, a natural vegetative buffer is proposed between the existing drive aisle at the rear of the property and the Jules Potvin Municipal Drain thereby enhancing and improving the riparian buffer.

4.7 Supporting Studies

4.7.1 Site Servicing Report

In support of the proposed development, J.L. Richards & Associates has prepared a Site Servicing Report dated July 3, 2026.

The assessment concludes that the stormwater management presented in this SSR were found to not require any proposed stormwater management facilities or solutions as the increase in post-development flows (0.1 L/s or a 0.6% increase) to the Dunning Rd Ditch is negligible and no change in peak flows will be observed for areas tributary to the Jules Potvin Municipal Drain.

4.7.2 Grading & Drainage Plan

The Site Servicing Study prepared by J.L. Richards & Associates outlines grading and drainage for the site.

Due to the development application consisting of a refit of the existing poultry barn into an abattoir, no exterior changes in grade are required and a formal grading and drainage plan is not required as per the City of Ottawa Site Servicing Terms of Reference (ToR).

Updates to the surface topography are proposed for the raised septic bed as part of the Sewage System Design Plan prepared by Kollaard & Associates (refer to Appendix B). Changes in grade proposed by Kollaard & Associates are not anticipated to increase imperviousness, nor alter existing drainage paths.

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4.7.3 Hydrogeological & Terrain Analysis

In support of the proposed development, GEMTEC has completed a status update letter titled *Site Plan Control Application, Hydrogeological Study Update, 3043 Dunning Road, Ottawa, Ontario*, dated June 5, 2026. The letter is an update to the report “*Hydrogeological Investigation & Terrain Analysis – Proposed Chicken Processing Facility, Part of Lot 7, Concession 4 (3043 Dunning Road), Ottawa, Ontario*” dated December 20, 2024 – Rev 1. As part of the preparation of the original report, a pre-consultation meeting was held with the City on December 14th, 2023, and subsequently a workplan was submitted to the City for feedback. Additional feedback was received from the City on May 9th, 2024. The original report was reviewed and accepted by the City of Ottawa during the previous Zoning By-law Amendment stage of this project. The letter has been updated to support the Site Plan Control stage of the project and has been prepared in consideration of the input of the City and reflects refinement to the site design, servicing approach, and regulatory approvals.

The revised site plan includes several modifications relevant to hydrogeological considerations, including hard-surfaced areas which support the existing loading operations, relocation of fuel tanks and other potential contaminants to achieve a minimum 15 m setback from the on-site well, delineation of snow and waste storage areas, and relocation and redesign of the septic system to the rear yard. Updated employee water demand estimates and the submission of a Category 3 Permit to Take Water (PTTW) application are also noted. These changes were assessed to determine whether they affect previous conclusions regarding groundwater protection and servicing capacity.

The assessment confirms that increases in impermeable surface area do not adversely affect groundwater quality or septic performance, as the potable water supply aquifer is hydrogeologically isolated from surface and septic influences by a thick, low-permeability clay layer. As a result, additional nitrate dilution analysis is not required, and the original conclusions under MECP Procedure D-5-4 remain valid. The revised site layout also improves wellhead protection by ensuring that all potential sources of contamination including septic infrastructure, fuel storage, and waste areas, are located at appropriate setbacks from the supply well, thereby reducing the risk of contamination from spills or road salting.

The updated septic system design incorporates an advanced treatment system (Waterloo Biofilter) with a maximum design capacity of 4,100 L/day. The system is designed to discharge effluent in controlled, low-volume doses to mitigate hydraulic loading and reduce the risk of mounding. While the septic system is now located closer to a regulated drainage feature, it continues to meet Ontario Building Code setback requirements and includes additional mitigation measures such as grading controls, a clay barrier to prevent lateral effluent migration, and trench grading to direct flow away from drainage features. Based on these design elements and site conditions, no adverse impacts to the underlying aquifer or adjacent surface water features are anticipated.

Updated water demand calculations indicate a modest increase in employee-related usage to approximately 4,100 L/day; however, this increase is fully accommodated within the previously assessed total water demand for the facility (approximately 98,900 L/day,

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including a contingency buffer). Consequently, no revisions to the aquifer capacity or water supply assessment are required.

Finally, the report notes that a Category 3 PTTW application has been submitted to MECP and accepted for technical review, with a standard review period of approximately three months. The application includes the required technical studies and will be subject to monitoring and mitigation conditions, as determined by the Ministry.

Overall, the hydrogeological update concludes that the proposed development continues to be appropriate from a servicing and environmental protection perspective. The site benefits from natural hydrogeological isolation, and the revised design incorporates appropriate setbacks and mitigation measures to protect both groundwater and surface water resources. No hydrogeological constraints have been identified that would preclude approval of the Site Plan Control application, subject to standard regulatory approvals and monitoring requirements.

4.7.4 *Environmental Impact Statement*

In support of the proposed development, GEMTEC has completed the report "*Environment Impact Statement, Proposed Site Plan Control Application, 3043 Dunning Road, City of Ottawa, Ontario*", dated June 11, 2026. The report is an update to the previously submitted and accepted EIS done during the Zoning By-law Amendment stage of this project, titled "*Environment Impact Statement, Proposed Zoning By-law Amendment and Site Plan Approval, 3043 Dunning Road, City of Ottawa, Ontario*", dated July 31st, 2024. The Environmental Impact Statement (EIS) was completed in accordance with all federal, provincial and municipal policies and guidelines, as applicable.

The EIS is supported by a desktop review and a single field investigation completed in November 2023, which assessed the natural and physical characteristics of the site and confirmed the presence or absence of natural heritage features and Species at Risk (SAR) and their habitat. The subject property is characterized as a developed light industrial site within a broader agricultural landscape.

The assessment identified limited natural heritage features within the study area, consisting primarily of a municipal drain (Jules Potvin Municipal Drain), which is considered to provide fish habitat. No provincially significant wetlands, significant woodlands, valleylands, Areas of Natural and Scientific Interest (ANSI), or significant wildlife habitat were identified on-site or within the study area. While some bat species and migratory birds have been identified as having potential to occur in the broader area, no confirmed SAR habitat or critical habitat features were identified on-site.

Potential environmental impacts associated with the proposed development are expected to be minor and primarily indirect in nature. These may include slight increases in impervious surface area, stormwater runoff, sedimentation during construction, and increased human activity. No in-water works are proposed, and therefore direct impacts to fish habitat are not anticipated.

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The EIS demonstrates that potential impacts can be effectively mitigated through standard best management practices, including the establishment of a minimum 30 m setback from the municipal drain, erosion and sediment control measures, vegetation clearing outside of sensitive timing windows, and implementation of wildlife protection measures such as exclusion fencing where appropriate. Additional measures include adherence to MECP requirements should any SAR be encountered during construction.

The EIS concludes that the proposed development is consistent with the natural heritage policies of the Provincial Planning Statement (2024) and the City of Ottawa Official Plan. No significant negative impacts to identified natural heritage features or their ecological functions are anticipated, provided that the recommended mitigation measures and best management practices are implemented.

4.7.5 Environmental Site Assessment

In support of the proposed development, GEMTEC completed a Phase One and Phase Two Environmental Site Assessment (ESA). The reports are dated "*Phase One Environmental Site Assessment, Proposed Chicken Processing Plan, 3043 Dunning Road, Ottawa, Ontario*", dated June 20, 2024, and "*Phase Two Environmental Site Assessment, 3043 Dunning Road, Ottawa, Ontario*," dated September 6, 2024.

The findings from the Phase One ESA showed that three APECs were identified at the site. Based on the identification of APECs, it was recommended that a subsurface investigation be carried out to adequately characterize soil and groundwater conditions in support of the proposed works in accordance with O.Reg 153/04.

The Phase Two ESA was carried out based on the findings of APECs on the site during the Phase One ESA. As part of the Phase 2 ESA investigation, a total of two boreholes completed as groundwater monitoring wells were advanced with a Geoprobe drill rig to enable soil quality sampling. A total of six soil samples and three groundwater samples were collected and analyzed for the following contaminants of potential concern (COPCs): Metals, PAHs, and/or PHCs F1-F4 and BTEX.

The overburden observed at the Site during the subsurface investigation can generally be described as silty clay, followed by glacial till, consisting of a heterogeneous mix of all grain sizes. The reported concentrations of all soil and groundwater samples were compared to the Ministry of Environment Conservation and Parks (MECP) Table 2 Agricultural/Other (Agr/Ot) Site Condition Standards (SCS). The reported concentrations of all soil samples where metals were sampled exceeded the applicable MECP Table 2 Agr/Ot SCS for Cobalt and Vanadium but are considered to be naturally occurring. All other soil samples analyzed met the MECP Table 2 Agr/Ot SCS.

The Phase Two ESA investigated the APECs identified in the Phase One ESA. Based on the results of the soil samples and groundwater samples submitted as part of this Phase Two ESA no impacts were identified. Accordingly, no further work is recommended at this time.

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The ESAs were reviewed and accepted as part of the Zoning By-law Amendment stage of this project.

4.7.6 Non Agricultural Source Material (NASM)

The processing wastewater from the site will be transported to an approved NASM facility off-site. Mr. Laplante has applied for and received an approval for a NASM storage facility on his property located at 3105 Dunning Road. It is Mr. Laplante's intention to use the approved NASM storage facility at 3105 Dunning Road to receive and store the processing wastewater from the poultry processing facility at 3043 Dunning Road as the preferred option. The preferred method of transportation would be to have the NASM piped to the facility directly. However, this is not the only option available, as the processing wastewater could be transported off-site to any approved NASM storage facility. These are details that Mr. Laplante will finalize once he has the appropriate zoning in place.

It is our understanding that the City of Ottawa's preference is to have the approval for the approved NASM facility on the Mr. Laplante's adjacent property (3105 Dunning Road) changed to receive processing wastewater from 3043 Dunning Road prior to a Zoning By-law Amendment Approval.

However, for operational reasons, this cannot be completed as requested by the City. The following is an explanation on the NASM approval process and how it relates to the operation of the existing and proposed poultry processing facilities.

Mr. Laplante currently has an existing poultry processing facility located in Monkland, Township of North Stormont. At present the poultry processing wastewater from the Monkland site is stored and treated on-site through an individual on-site sewage system which is subject to an ECA (0751-BP3SCT).

Recently, Mr. Laplante has applied for and received a NASM approval from OMAFRA (60908) under Ontario Regulation 267/03, as amended, *Nutrient Management Act* to receive, store and apply NASM on the land. The approval included the agricultural operation, the NASM Plan Area, and the materials.

The approval sets out conditions on the storage of the NASM product (chicken processing wastewater) and the application of the NASM product on the land. One of the conditions in the NASM approval under Schedule A requires that only NASM that is identified in the Approvals Submission may be received at the operation.

As part of the Approvals Submission, the application was to receive, store and apply NASM from the Monkland facility. This was strategically done in order to provide a source of NASM for land application on the farm located at 3105 Dunning Road, while also providing an alternative location for the NASM product to be stored, thereby reducing the wastewater being sent to the existing on-site sewage system.

It is Mr. Laplante's intention to continue to run the Monkland operation while he seeks the appropriate approvals from the City under the *Planning Act* and during the conversion of the existing poultry barn to a poultry processing facility. It is also Mr. Laplante's intention

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to continue to operate the Monkland facility until the proposed poultry processing facility at 3043 Dunning Road is ready for operation.

Under the existing NASM approval, the Monkland site must be listed in the approval for the entire duration that NASM product from the Monkland site is expected to be received, stored and applied to the land. Mr. Laplante cannot change the approval to receive NASM from the site at 3043 Dunning Road until the new processing facility is ready to be operational. Any change in the approval prior to this point would risk the operation of the Monkland site and the ability to receive NASM for land application at the farm located at 3105 Dunning Road.

It is Mr. Laplante's full intention to apply for a change in the NASM approval once the poultry processing facility at 3043 Dunning Road is operational.

Required Approvals

NASM (Non-agricultural source material) Approval

NASM approval is required for the site at 3105 Dunning Road to receive, store, or apply NASM to the land. The NASM approval is under Ontario Regulation 267/03, as amended made pursuant to the *Nutrient Management Act*, 2002.

As part of the NASM approval process, the NASM is categorized into three different categories. Wastewater from a poultry processing facility is category 3 and has specific on-farm storage and land application standards specific to that category including solids content, odour potential, metal levels and pathogen content which must be met.

The proposed poultry processing facility qualifies under the odour category of OC2. NASM that is to be stored at an agricultural operation more than 24 hours before land application must be kept in either a NASM storage facility that meets the requirements of O.Reg 267/03 or a structure approved under the *Environmental Protection Act*.

NASM plans must be prepared by a certified NASM plan developer and must comply with the nutrient management regulation and the nutrient management protocol, the NASM odour guide and the sampling and analysis protocol.

The *Nutrient Management Act* is administered by both OMAFRA and MECP (Ministry of Environment, Conservation, Parks). OMAFRA is the approval authority for NASM under O.Reg 267/03. However, it is MECP who enforces compliance with O.Reg 267/03.

As part of the NASM approval, the Ontario Ministry of Environment must be notified of the application of NASM on the land prior to the spreading occurring. Under O.Reg 267/03, there are specific sampling requirements for NASM that must be met. The NASM approval is also limited to a specific rate of application.

The actual handling of NASM or transportation of NASM from the owner or owner's representative of the farm operation receiving the NASM does not require any additional approvals. Only if the NASM is being transported by a party that is not the owner or owner's representative of the farm operation receiving the NASM, then the party must

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have an appropriate Environmental Compliance Approval (ECA) or be registered as a waste transportation system under the Environmental Activity Sector Registry (EASR) regulation, O.Reg. 351/12. Category 3 NASM can only be transported to an agricultural operation that has a valid NASM plan prepared by a certified NASM plan developer.

If the transportation of NASM is through piping from the poultry processing facility to the NASM storage facility directly, then the owner of the NASM facility receiving the NASM must apply for an Environmental Compliance Approval (ECA) from MECP.

We note that the above information regarding NASM approvals is our best understanding of the regulations in regards to Mr. Laplante's current situation. J.L Richards & Associates do not claim to be NASM experts. All information on NASM approvals has been obtained from Laplante Poultry's NASM expert Planner, Hugh Metcalfe.

Environmental Compliance Approvals ECA (Noise and Odour)

It is our understanding that the poultry processing facility falls under the NAICS code 311615 – Poultry Slaughtering and Processing and will require an ECA for Air and Noise.

If you have any further questions, do not hesitate to contact the undersigned.

This report has been prepared by J.L. Richards & Associates Limited for Robert Laplante's exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted, or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

Site Plan Control Application 3043 Dunning Road

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

A handwritten signature in black ink, appearing to read 'M. Fellows', with a stylized, flowing script.

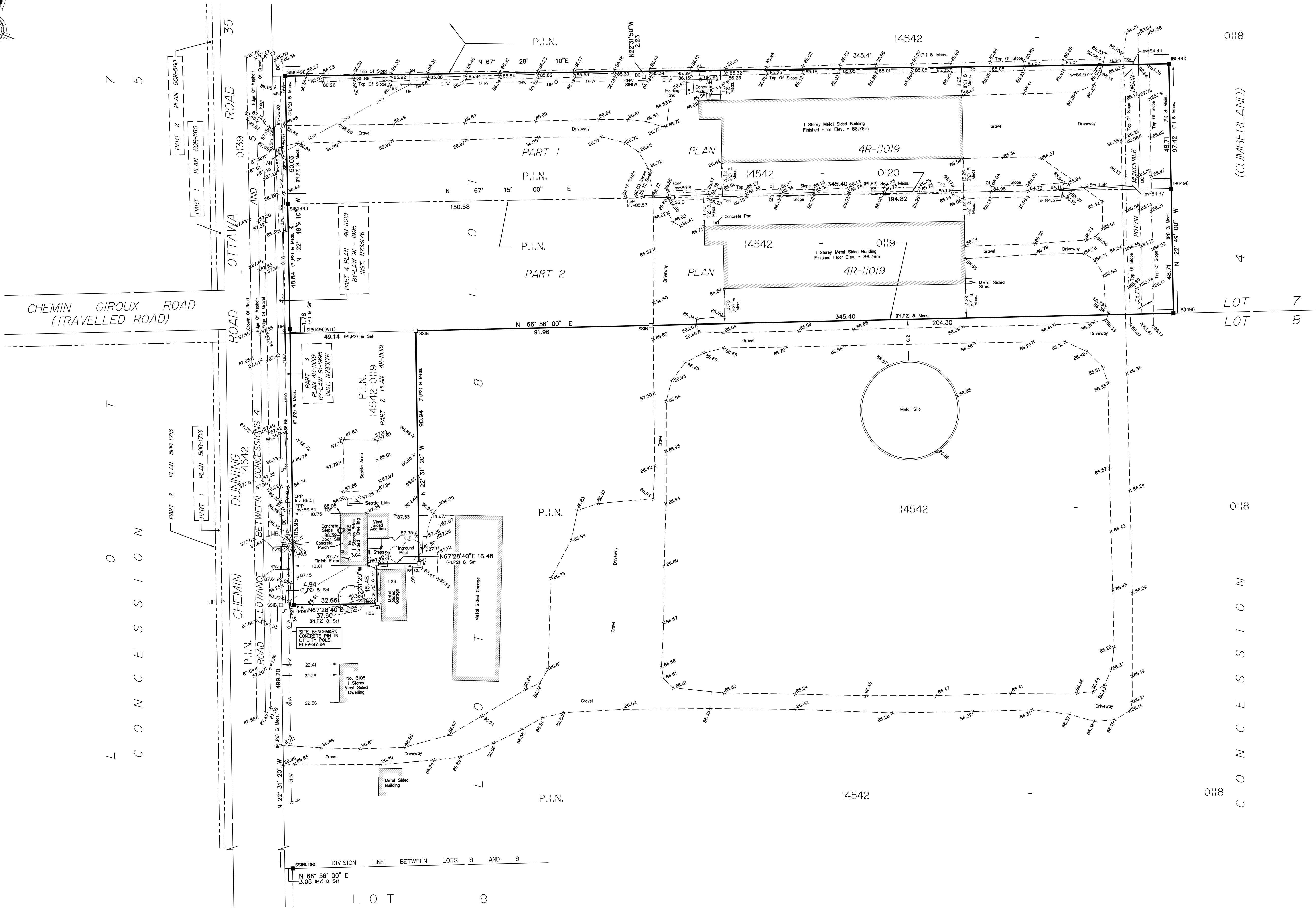
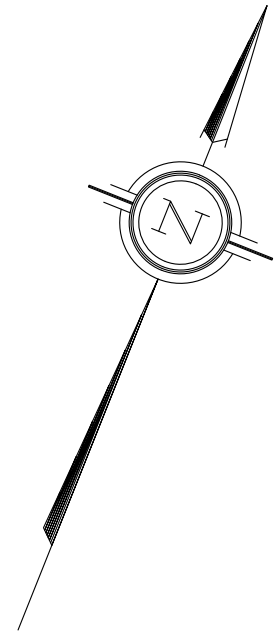
Madelen Fellows, RPP, MCIP, M.PI.
Planner

Reviewed by:

A handwritten signature in blue ink, appearing to read 'J. Batchelor', with a stylized, flowing script.

Jamie Batchelor RPP, MCIP
Senior Planner

Appendix A
Plan of Survey



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOTS 7 AND 8
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

ARPENTAGE DUTRISAC SURVEYING INC., 2026

Scale 1 : 750



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99999.

Bearing Note

Bearings are grid, derived from Can-Net 3.0 Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010).

- For bearing comparisons, a rotation of 0°47'20" counter-clockwise was applied to bearings on Plan P3 and P4.
- For bearing comparisons, a rotation of 01°01'20" counter-clockwise was applied to bearings on Plan P5 and P6.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-28.78 and are derived from control monument N° 0011993U867 having a published elevation of 87.496.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Notes

All ties to property lines are perpendicular to the property line unless otherwise noted.

Legend

	Denotes	Survey Monument Planted
	"	Survey Monument Found
	"	Standard Iron Bar
	"	Short Standard Iron Bar
	"	Iron Bar
	"	Round Iron Bar
	"	Witness
	"	Measured
	"	Plan 4R-11019
	"	(1491) Plan dated Feb 1st, 1995 (Index: CUM-4-7-3)
	"	Plan 50R-362
	"	Plan 50R-362
	"	Plan 50R-4876
	"	Plan 4R-9114
	"	Plan 50R-5024
	"	Plan 50R-1528
	"	Utility Pole
	"	Anchor
	"	Top Of Foundation
	"	Corrugated Plastic Pipe
	"	Corrugated Steel Pipe
	"	Perforated Plastic Pipe
	"	Centreline of Ditch
	"	Top of Grate
	"	Inverse
	"	Sign
	"	Chain Link Fence
	"	Board Fence
	"	Polyvinyl Chloride Fence
	"	Stone Retaining Wall
	"	Gate
	"	Mail Box
	"	Air Conditioner
	"	Location of Elevations
	"	Centreline
	"	Property Line
	"	Deciduous Tree
	"	Coniferous Tree

Surveyor's Certificate

- I CERTIFY THAT :
- This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 25th day of June, 2026.

July 3, 2026
Date

Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-130382



ADSI
Arpentage Dutriscac Surveying Inc.

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INDEX No.: CUM-4-7-4 FILE No.: 2025147



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