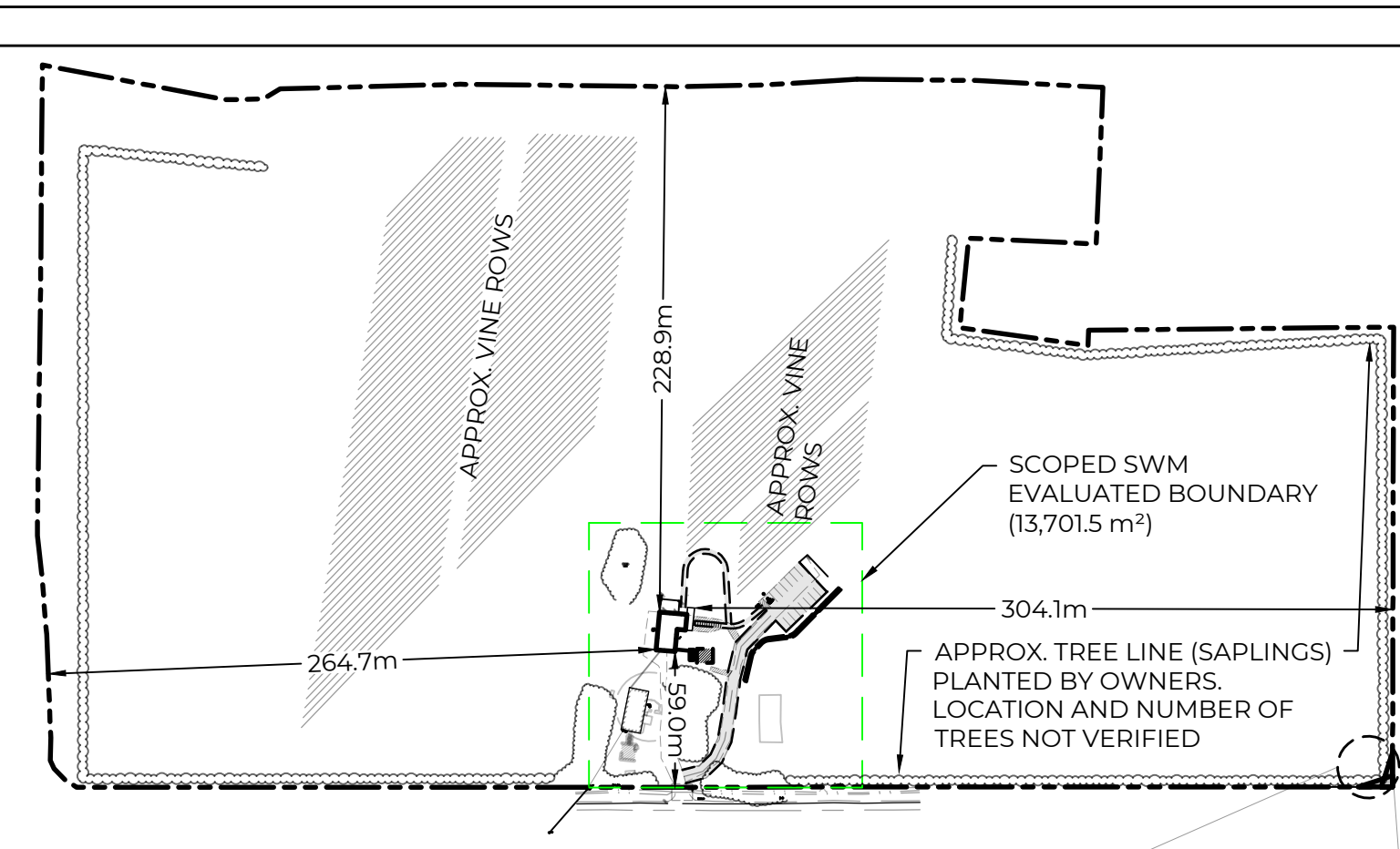
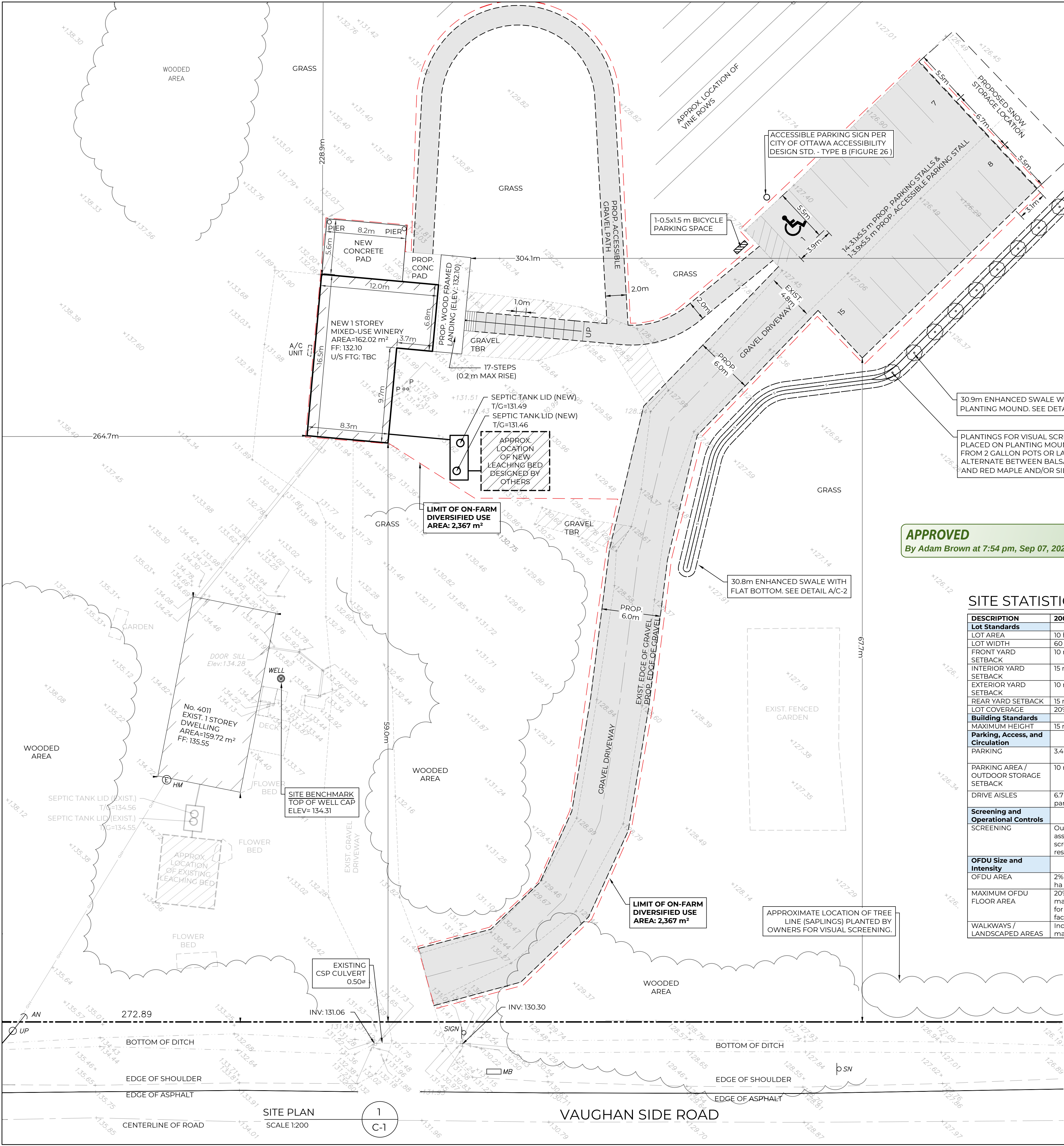
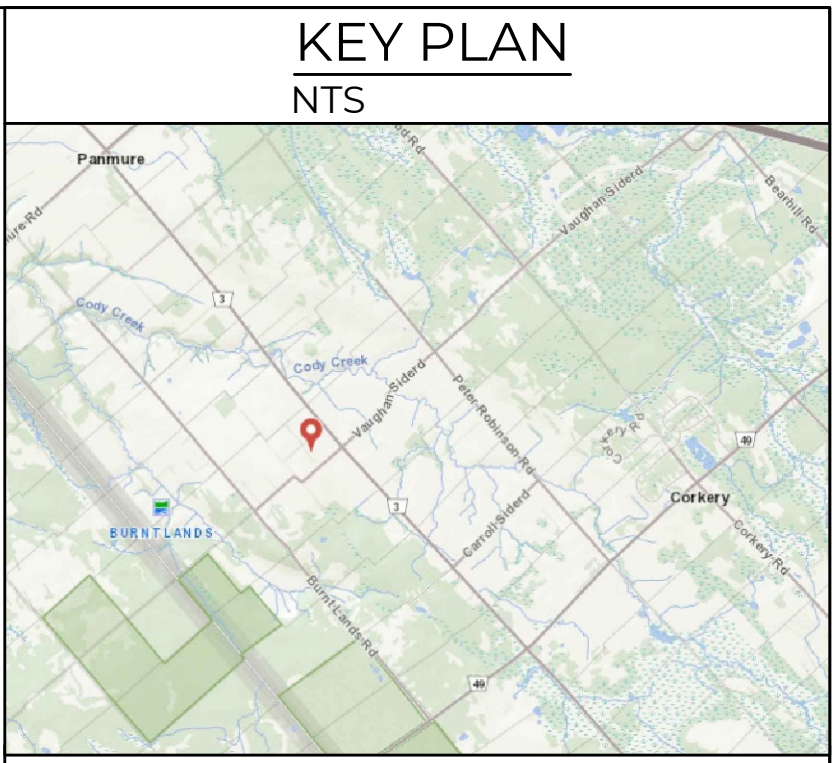
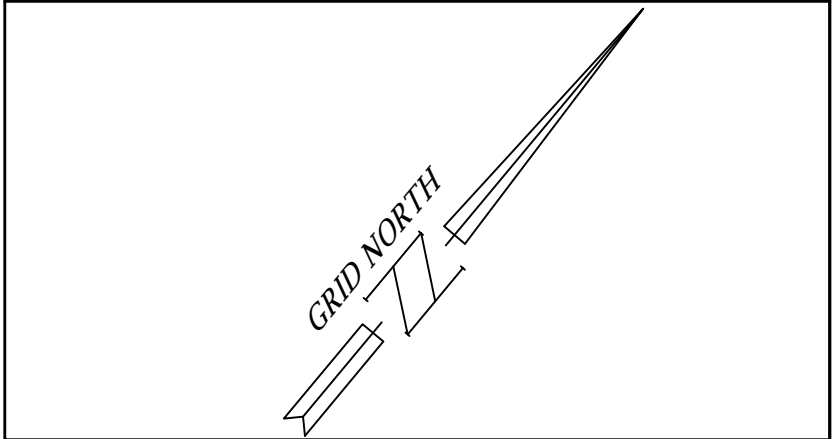




SITE PLAN - PROPERTY BOUNDARY & SETBACKS
NTS



KEY PLAN
NTS



ORIENTATION

SITE SYMBOL LEGEND	
	EXISTING UTILITY POLE
	EXISTING MAIL BOX
	EXISTING SIGN
	EXISTING WELL
	EXISTING HYDRO METER
	SETBACK DISTANCE
	EXISTING FENCE
	PROPERTY LINE
	BOTTOM OF DITCH
	C/L OF ROAD
	EXISTING EDGE OF GRAVEL
	PROPOSED C/L SWALE
	PROPOSED PLANTING
	APPROX. WATER SERVICING
	APPROX. U/G HYDRO SERVICING
	NEW BUILDING
	EXISTING BUILDING
	PROPOSED GRAVEL

APPROVED
By Adam Brown at 7:54 pm, Sep 07, 2026

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW RURAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

SITE STATISTICS

DESCRIPTION	2008-250	2026-050	PROVIDED
Lot Standards			
LOT AREA	10 ha minimum	10 ha minimum	No Change
LOT WIDTH	60 m minimum	60 m minimum	No Change
FRONT YARD SETBACK	10 m	10 m	59.0m
INTERIOR YARD SETBACK	15 m	15 m	264.7m
EXTERIOR YARD SETBACK	10 m	10 m	304.1m
REAR YARD SETBACK	15 m	15 m	228.9m
LOT COVERAGE	20% maximum	20% maximum	0.18%
Building Standards			
MAXIMUM HEIGHT	15 m	15 m	No change
Parking, Access, and Circulation			
PARKING	3.4 spaces per 100 m² CFA	3.4 spaces per 100 m² GFA	15 total, 1 accessible
PARKING AREA / OUTDOOR STORAGE SETBACK	10 m minimum from any lot line	10 m minimum from any lot line	67.7m
DRIVE AISLES	6.7 m minimum aisle width for 90° parking	6.7 m minimum aisle width for 90° parking	6.7m
Screening and Operational Controls			
SCREENING	Outdoor storage and parking areas associated with an OFDU must be screened from a public street or residential use on an abutting lot	Screening required where visible from street or residential lot; no numeric minimum specified	Provided
OFDU Size and Intensity			
OFDU AREA	2% of total lot area, to a maximum of 1 ha	2% of total lot area, to a maximum of 1 ha	1.46% (2,387 m² of 163,818.93 m²)
MAXIMUM OFDU FLOOR AREA	20% of permitted OFDU area, to a maximum of 600 m²; 150 m² maximum for place of assembly, instructional facility, or restaurant uses	20% of permitted OFDU area, to a maximum of 600 m²; 150 m² maximum for place of assembly, instructional facility, or restaurant uses	208.45 m²
WALKWAYS / LANDSCAPED AREAS	Included within 2% OFDU area / 1 ha maximum	Included within 2% OFDU area / 1 ha maximum	Included

- GENERAL NOTES:**
- ASSUMED CONDITIONS ARE ILLUSTRATED ON THE DRAWING. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - THE UNDERLYING SURVEY AND TOPOGRAPHIC INFORMATION IS DERIVED FROM THE PLAN OF SURVEY BY CALLON DIETZ, FILE NO. 18-0091, DATED OCTOBER 11, 2018, AND THE PARTIAL TOPOGRAPHIC SKETCH COMPLETED BY CALLON DIETZ, REF. NO. 25-27879, DATED NOV. 6, 2025.
 - THIS PLAN SHALL BE READ IN CONJUNCTION WITH THE AFOREMENTIONED PLAN OF SURVEY AND TOPOGRAPHIC SKETCH.
 - "NEW" REFERS TO RECENT/EXISTING DEVELOPMENT UNDER THE SEPARATE BUILDING PERMIT ISSUED FOR THE CONSTRUCTION OF THE WINERY BUILDING.
 - "PROP." OR "PROPOSED" REFERS TO PROPOSED CONDITIONS INCLUDED IN THIS SITE PLAN CONTROL APPLICATION FOR THE CHANGE OF USE.
 - "EXIST." OR "EXISTING" REFERS TO EXISTING CONDITIONS (PRIOR TO WINERY DEVELOPMENT).

THIS DOCUMENT WAS DIGITALLY SEALED. CONTACT US TO VERIFY AUTHENTICITY. THIS DRAWING CANNOT BE RELIED UPON UNLESS SEALED AND SIGNED.

NO.	BY:	DATE:	REVISION:
3	JH	AUG. 21, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
2	JH	JUL. 20, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
1	JH	MAR. 12, 2026	ISSUED FOR SITE PLAN CONTROL

Intelligent, Intuitive, Inspired

ENGINEERING + PLANNING

Planning
Land Development
Building Design
Engineering

REVIEWER AFM	DESIGNER JH	DRAFTER JH	FILE NO. 12486
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HIDDEN POND WINERY
4011 VAUGHAN SIDE RD.
CARP, ONTARIO
K0A 1L0

CIVIL

SITE PLAN

C-1