SIGNAGE PLAN



A1

MOUNTING HEIGHT: BETWEEN 1,500mm AND 2,000mm.
DIMENSIONS: 300mm X 45mm MIN.

OTHER LANDS OWNED BY APPLICANT

Checklist

1. **Will construction require the temporary detour of a bus route?**
There is no bus route along this property.
2. Will this work block a bike lane?
There is no bike lane along this property.
3. Will this work block a sidewalk?
There is no sidewalk along this property.
4. Will this work require a lane of traffic to be closed?
No. Project is within it's own property and has no impatcs on traffic.

AGRICULTURE

3105 DUNNING ROAD

EXISTING CONCRETE PADS

AMMONIA SYSTEM MECHANICAL ROOM 12' X 50'

AMMONIA SYSTEM CONDENSER 18' X 18'

HVAC CONDENSER

GENERATOR 8' X 30'

WATER TANK 10.36mØ

EXISTING HOLDING TANK

DRAINAGE DITCH

Construction Limit within ROW

RIP-RAP PER OPSD 810.010

GARBAGE AND RECYCLING

DRAINAGE DITCH

SNOW STORAGE AREA

RETAINING WALL

CONCRETE PAD/ FUEL TANK

15m DRILLED WELL OFFSET

CONCRETE LOADING RAMP

WEST FFE = 86.77

EX AGRICULTURE BUILDING
3043 DUNNING ROAD

EAST FFE = 85.75
RECEIVING BAY FFE = 85.69

CONCRETE RECEIVING RAMP

RETAINING WALL

PROPOSED VEHICULAR BARRIER

SEPTIC BED

ACCESS EASEMENT

ENTRANCE FEATURE

Primary Vehicle Access Point

ACCESSIBLE SIGNAGE A1 FASTENED TO WALL

SEWAGE SYSTEM REFERENCE: KOLLARD ASSOCIATES DRAWING 240054-SD

REMOVE AND REPLACE EXISTING 500mm CULVERT WITH 21.7m 500mm ALUMINIUM TYPE 2 CSP CULVERT @ 0.5%

HVAC CONDENSER 1.37m x 1.29m

EX. CULVERT

CONCRETE PAD / SILOS TO BE REMOVED

DRAINAGE DITCH

EX. CULVERT

JULES POTVIN MUNICIPAL DRAIN

RIP-RAP PER OPSD 810.010

OTHER LANDS OWNED BY APPLICANT

GRASSED AREA

EX AGRICULTURE BUILDING
3085 DUNNING ROAD

GRAVEL

LOT 7

EX. CULVERT

EX. CULVERT

N 66° 56' 00" E

LOT 8

3085 DUNNING ROAD

3105 DUNNING ROAD

AGRICULTURE

OTHER LANDS OWNED BY APPLICANT

EXISTING GRAVEL LANEWAY

AGRICULTURE

DUNNING ROAD (TRAVELED ROAD)

EDGE OF GRAVEL

ROAD CENTRELINE

N 67° 28' 10" E

345.49m

345.41

345.40m

345.40

7.99m

48.71m

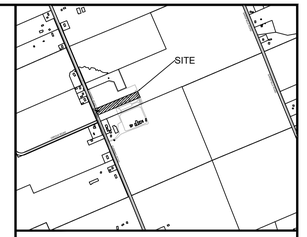
N 66° 49' 42" W

ZONING CONFIRMATION REPORT CHECKLIST – September 10, 2020

Note that the Ag Special Exception 909 applies to both Zoning By-law 2008-250 and Zoning By-law 2026-50. This ZCR has been completed based on review of both by-laws, the more restrictive by-law provision applies where applicable.

Project Information			
Review Date		***Official Plan Designation***	Agricultural Resource Area
Municipal Address	3043 Dunning Road, Sarsfield ON K0A 3E0	***Legal Description***	PT LT 7 CON 4 Cumbertand PT 1, 4R11019; Cumberland
Scope of Work	Zoning By-law Amendment to permit a chicken processing plant (abattoir)		
Existing Zoning Code	AG Special Exception (9S6) (AG-(9S6))	***By-law Number***	2008-250 (By-law Amendment 2025-72); 2026-50
Schedule 1/1A Area	Rural	***Applicable Overlays***	

Zoning Review			
Provision	**Required**	**Provided**	**Compliance**
Permitted Land Use(s)	Agricultural Related Industrial Use limited to a poultry processing facility ('abattoir')	Abattoir/Poultry Processing Facility	✓
Prohibited Land Use(s)	Outdoor manure storage is prohibited for agricultural uses		✓
Lot Area (minimum)	1.7 ha	1.7 ha	✓
Lot Coverage (maximum)	20%	7%	✓
Maximum building height	12m	+/-8m	✓
Minimum rear yard setback	2.0m	81m	✓
Minimum front yard setback	10m	161m	✓
Minimum interior side yard setback	5m	11m	✓
Minimum exterior yard setback	10m	N/A	✓
Minimum lot width	50m	50m	✓
Outdoor manure storage is prohibited for agricultural uses.			
Parking Provisions (Area D)			
Required Parking Spaces (Agricultural; Agricultural-Related Loading Spaces (all other non-residential uses)	2 per farm	7	✓
Bicycle Parking Spaces	1	4	✓
Accessible Parking Spaces	0	0	✓
Visitor Parking	0	1	✓
Section 107 Aisle and Driveway Provisions (By-law 2008-250) & Section 607 Parking Lot Provisions (By-law 2026-50)			
Required driveway providing access to a parking lot or parking garage minimum width	3m for single traffic lane	6m	✓
Table 107 Minimum Required Aisle Width for angle of parking 71-90 degrees	6.7m	6.7m +	✓
Section 113 (By-law 2008-250) & Section 610 (By-law 2026-50) Loading Space Rates and Provisions			
Table 113A & 610A – Minimum number of Vehicle Loading Spaces Required (d) all other non-residential uses	1	4	✓
Table 113B (By-law 2008-250) & Table 610B (By-law 2026-50)			
Minimum Width in metres of Driveway Accessing Loading Space	i) Single traffic lane – 3.5 ii) Double traffic lane - 6	6m + existing	✓
Minimum Width in metres of Aisle Accessing Loading Space, by Angle of	i) 45 degrees or less - 5 ii) Between 45 degrees and 63 degrees – 6.3 iii) 60 to 90 degrees - 9	Existing	✓
Loading Space Minimum Width in metres of Loading Space	3.5	3.5m	✓
Minimum Length in metres of Loading Space	i) Parallel – 9 i) Other cases - 7	7m	✓
Minimum Vertical Clearance in metres for Loading Space	4.2	TBD at detailed design stage	
Permitted Location of Loading Space	Permitted in all locations other than in a required front yard or required corner side yard, or in a required yard abutting a residential zone	All loading spaces outside required yard setbacks	✓



LEGEND:

- PEDESTRIAN DOOR LOCATION (EXIT/ACCESS DOOR)
- OVERHEAD DOOR LOCATION
- EXISTING WELL
- BARRIER FREE PARKING SPACE
- 6 — PARKING COUNT
- BOLLARDS TYP.
- EXISTING HYDRO POLE
- LOADING SPACE
- FIRE ROUTE

No.	ISSUE / REVISION	DD/MM/YY
01	ISSUED FOR SITE PLAN APPROVAL	02/07/26

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:500

0 5 10 20 30 40m

CLIENT:

LAPLANTE POULTRY FARMS LTD.
3043 DUNNING RD,
OTTAWA, ON K0A 3E0

CONSULTANT: www.jlrichards.ca

J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

TOPOGRAPHIC INFORMATION:
PREPARED BY: DUTRISAC SURVEYING INC.
DATED: 2026-12-04
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (CSRS) 2010
VERTICAL DATUM: CGVD28:78

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

LAPLANTE POULTRY FARMS LTD

3043 DUNNING ROAD, OTTAWA, ONTARIO

DRAWING:

SITE PLAN

DESIGN:	WR
DRAWN:	NQ
CHECKED:	LJ
JLR #:	32627

DRAWING #: C01

PLOT DATE: Wednesday, October 7, 2026 9:04:03 AM

File Location: P:\32000\32627-000 - 3043 Dunning Road Due Diligence\06-Production\01-Civil\32627 P SITE PLAN.dwg