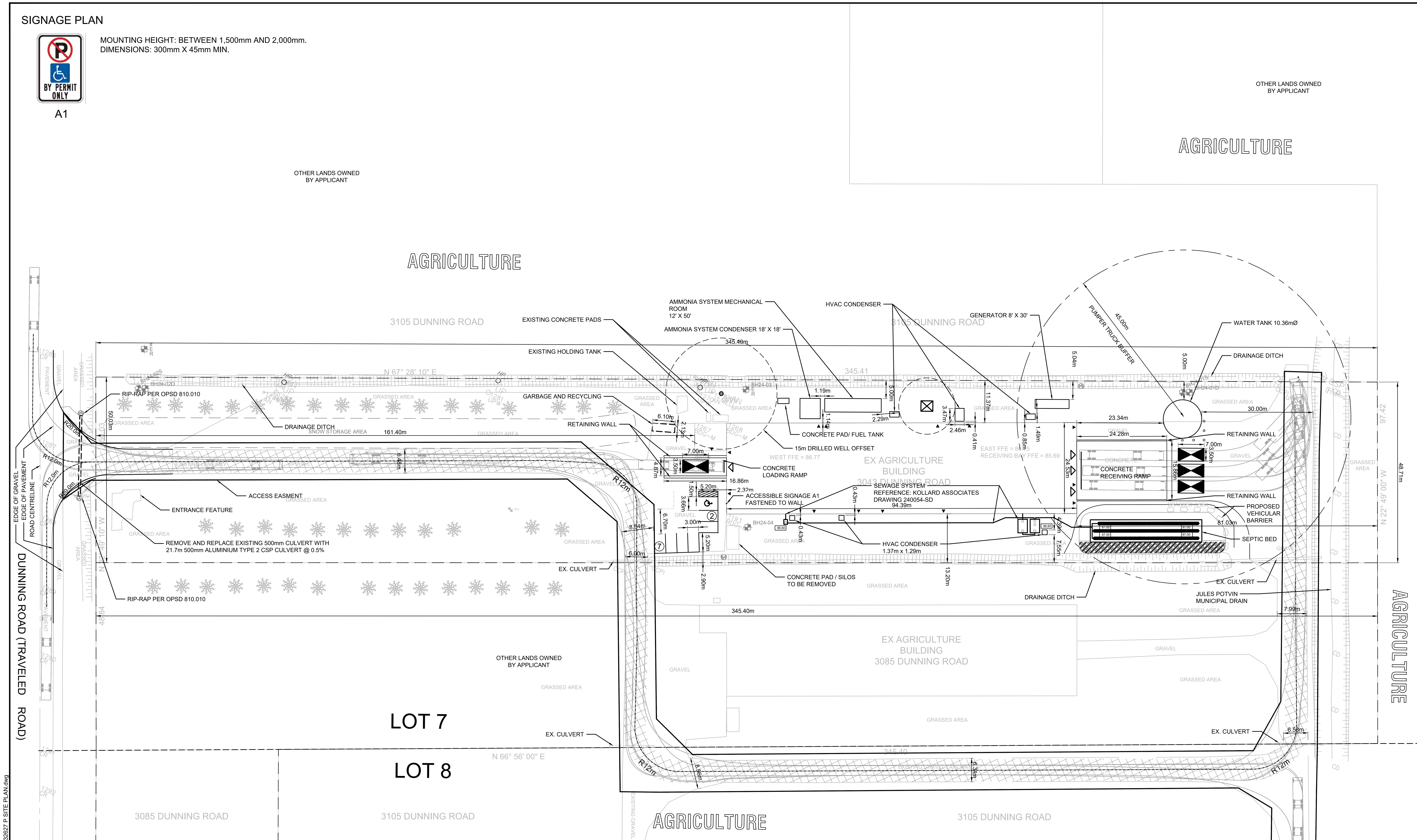
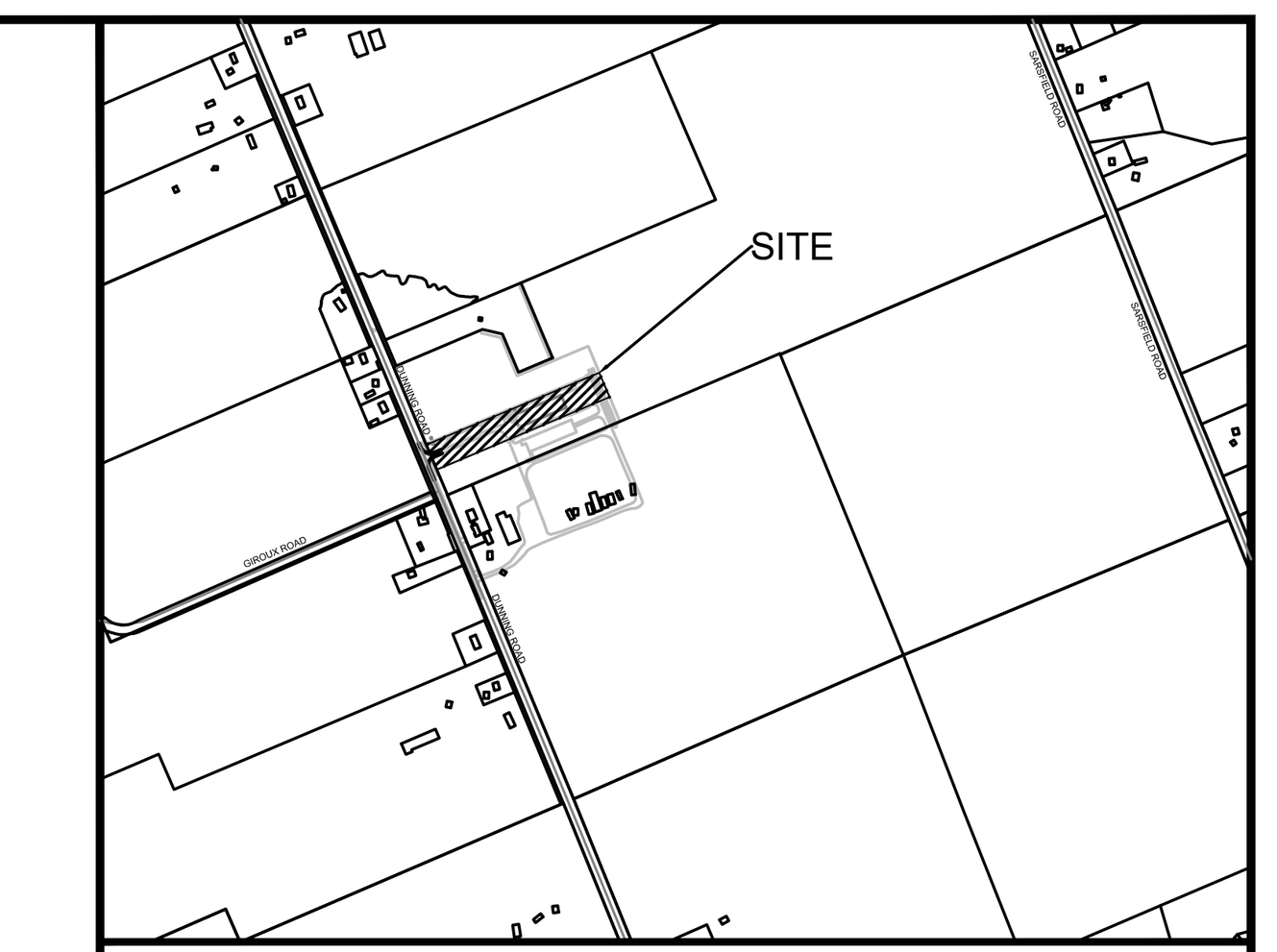




LEGEND:

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

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	DRAWING #:	C01
CHECKED:	LJ		
JLR #:	32627		

PLOT DATE: Thursday, October 29, 2026 3:23:28 PM

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

ZONING CONFIRMATION REPORT CHECKLIST – September 10, 2026

Note that the Ag Special Exception 956r 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 Cumberland PT 1, 4R11019; Cumberland
Scope of Work	Zoning By-law Amendment to permit a chicken processing plant (abattoir).		
Existing Zoning Code	AG Special Exception 956 (AG-(956r))	***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	2 per farm	7	✓
Loading Spaces (all other non-residential uses)	1	4	✓
Bicycle Parking Spaces	0	0	✓
Accessible Parking Spaces	0	1	✓
Visitor Parking	0	0	✓
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 Loading Space	I) 45 degrees or less - 5 II) Between 45 degrees and 60 degrees – 6.3 III) 60 to 90 degrees - 9	Existing	✓
Minimum Width in metres of Loading Space	3.5	3.5m	✓
Minimum Length in metres of Loading Space	i) Parallel – 9 ii) 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	✓