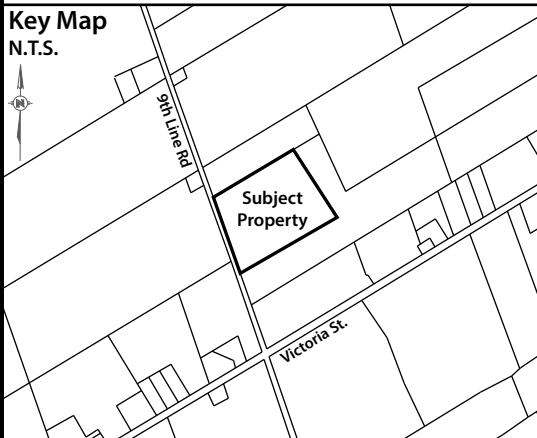


# Land Man Inc. Site & Landscape Plan for Zoning By-Law & Official Plan Amendments

2545 9th Line Road  
Part Lots 19 and 20, Concession 9  
Geographic Township of Osgoode  
CITY OF OTTAWA

Applicant: ASB Greenworld Ltd.  
332911 Plank Line Rd  
Mount Elgin, ON N0J1N0  
Engineer: GHD Limited  
179 Colonnade Road South  
Suite 400  
Ottawa, Ontario K2E 7J4  
Surveyor: Callon Dietz Inc.  
19 Roe Street  
Carleton Place, ON K7C 0N3



- ### Legend
- Wooded Area
  - Proposed Cedar Trees
  - Fire Route (12m Radii)
  - Overhead Wires
  - Utility Pole
  - Anchor

Zone Provisions	Current Zone Requirements (RU Zone)	Proposed Zone Requirements (RG Zone)	Existing / Proposed Standards
Lot Width (min)	50m	30m	335.7m
Lot Area (min)	0.8ha	0.4ha	14.285ha
Front Yard (min)	10m	15m	11.3m (office)
Rear Yard (min)	10m	15m	187.5m (storage)
Interior Side (min)	5m	8m (other cases)	22.4m (mushroom facility not in use) 89.5m (building with production line)
Corner Side (min)	10m	12m	N/A
Height (max)	12m	15m	Varies (5 - 10m)
Lot Coverage (max)	20%	50%	10.1% (all buildings)
Parking (min)**	Office - 9 spaces Facility - 41 spaces	Office - 9 spaces Facility - 41 spaces	Office - 9 spaces Facility - 50 spaces
Bicycle Parking (min)	6 spaces (1/1000sqm)	6 spaces (1/1000sqm)	6 spaces
Open Storage (max)	None	a) Not permitted within required Front Yard b) Screened from public streets and residential uses/zones	Located Outside of the Required Front Yard with Tree Screening Proposed along the Public Road

\*\* - All parking for the site was calculated based on the light industrial use rate, 0.8 spaces/100sqm for the first 5,000sqm of GFA, 0.4 spaces/100sqm above 5,000sqm of GFA, only buildings to be used were included

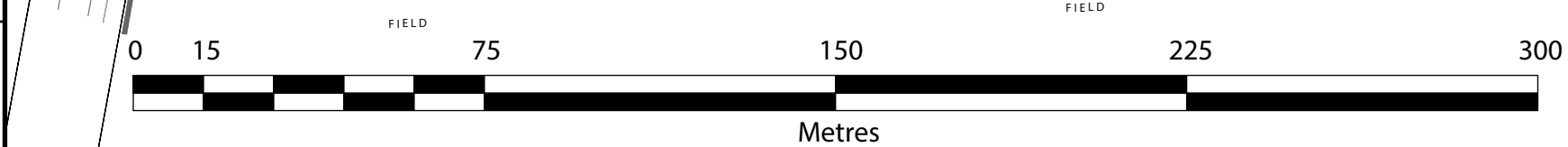
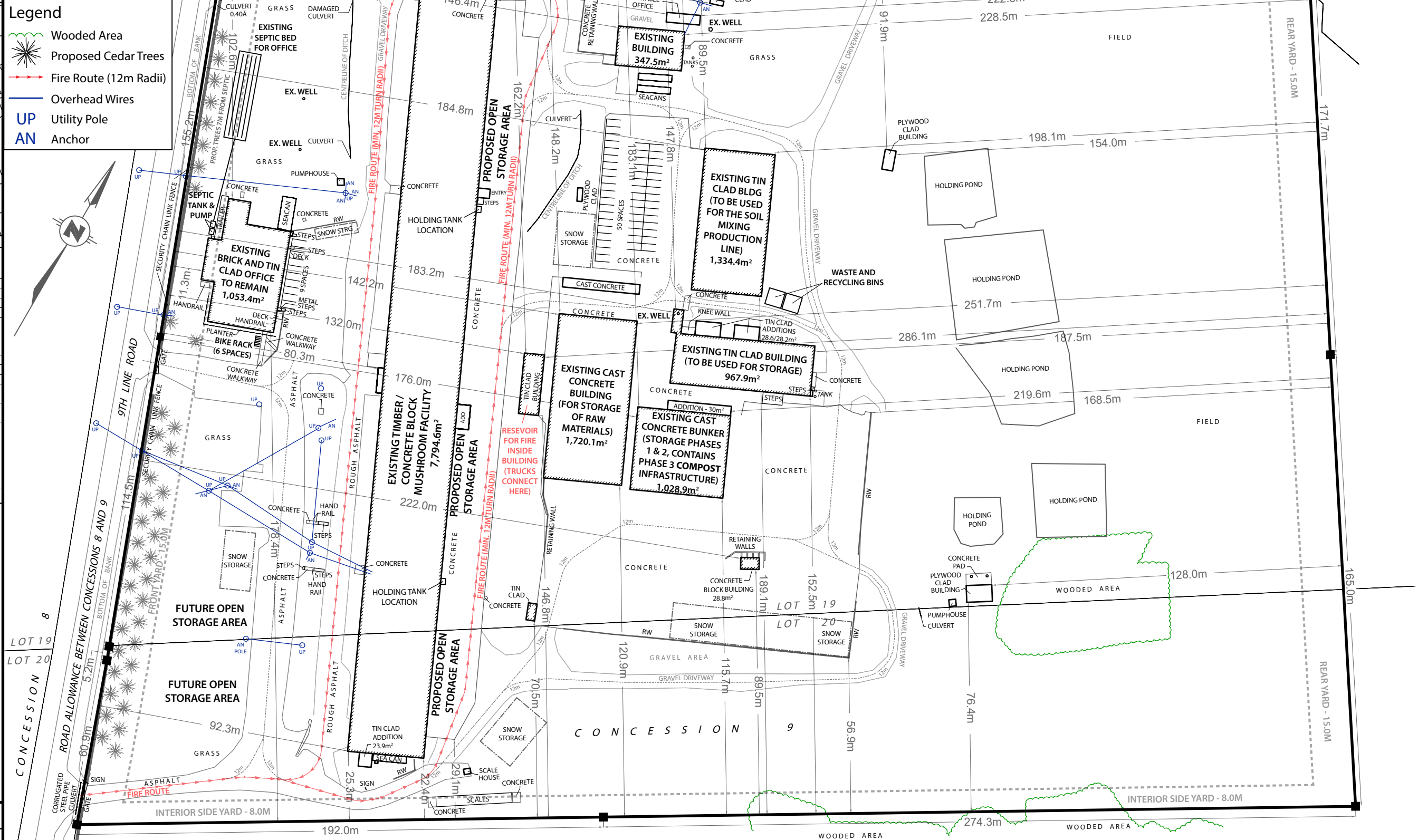
- ### Notes:
- Phase I of the site plan for the new use will utilize existing on-site buildings for operations. No new buildings and no building demolition is proposed at this time.
  - Open storage will be directed to the concrete area east of the existing timber / concrete block building previously used for mushroom production. Future open storage is proposed beyond the required front yard of 15m.
  - The existing cast concrete bunker building has compost facilities already installed by the previous use Continental Mushroom and would be used for the Phase 3 composting.
  - Existing driveways and site accesses will be maintained for the proposed use. The current fire route with access to the on-site fire suppression reservoir is shown.
  - Screening in the form of cedar trees is proposed along the front of the site to screen the public road. A double row of trees is proposed on the southern half of the property to provide additional screening for the future open storage.
  - Boundary and dimensions of the subject property and the locations of all on-site features derived from a topographic plan of survey completed by Callon Dietz in January of 2023.

Version Date: May 12, 2023

File No. 22-130 | Drawn By: CC

Your rural land planning experts

40 Sunset Boulevard, Perth, ON K7H 2Y4 | 613-264-9600



Common Name	Botanical Name	Size	Number	Special Requirements
Eastern Red Cedar	Thuja plicata	Up to 25m at Full Maturity	40 Proposed	- Remove tree from container at planting and dig hole twice the width of the root bulb - Proposed locations will provide for at least 6 hours of sunlight