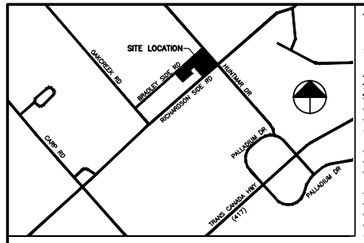
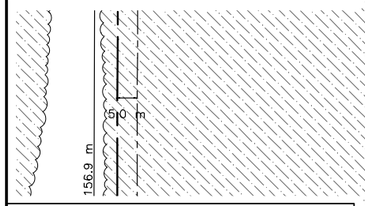




LEGEND

- ON–FARM DIVERSIFIED USE AREA
- NEW FIRE ACCESS ROUTE (DESIGNED PER OBC 3.2.5)
- CONDITIONED SPACE

EXISTING 1–STOREY AGRICULTURAL OPEN AIR BARN (730m2 FOOTPRINT):

1. KITCHEN [±66m² GFA]
2. CIDER PRODUCTION [±105m² GFA]
3. WASHROOMS [±44m² GFA]
4. SERVERY (OPEN AIR) [±14m2]
5. OPEN AIR PAVILION [±380m2]
6. FARM STAND (OPEN AIR) [±56m2]
7. GRAVEL WALKWAY

- BUILDING ENTRANCE — BF = CONCRETE PAVERS 1:20 SLOPE
- F.R. FIRE ROUTE SIGN
- FH PROPOSED FIRE HYDRANT
- A.P. ACCESSIBLE PARKING SIGN

ZONING INFORMATION TABLES:
CITY OF OTTAWA
AG3 – AGRICULTURAL SUBZONE 3

AGRICULTURAL–RELATED & ON–FARM DIVERSIFIED USE (OTHER):

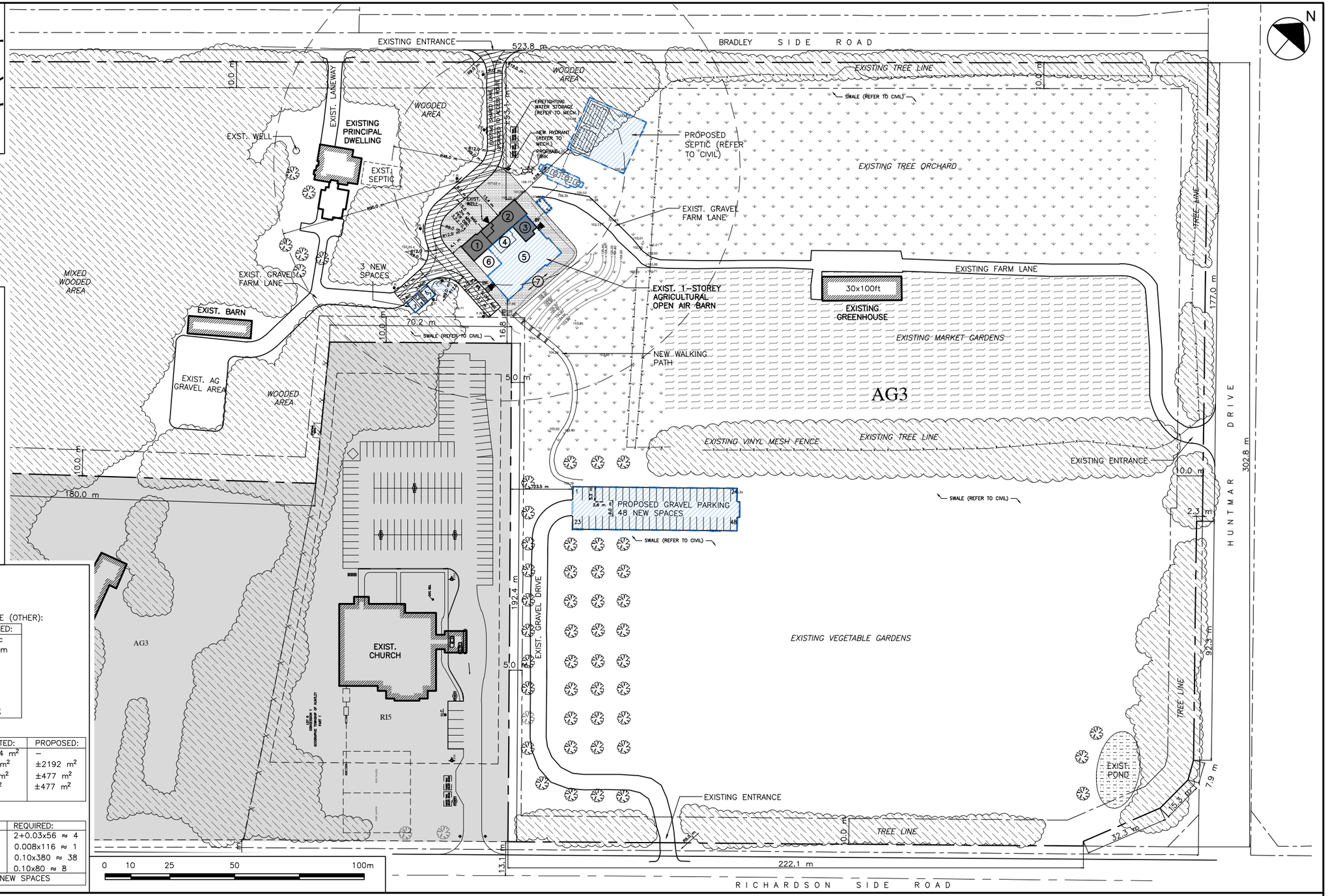
ZONING MECHANISMS:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	0.2 ha	11.7 hc
MIN. LOT WIDTH	30 m	302.8 m
MIN. FRONT YARD SETBACK:	10 m	10 m
MIN REAR YARD SETBACK:	10 m	10 m
MIN. INTERIOR SIDE YARD:	5 m	5 m
MIN. CORNER SIDE YARD:	10 m	10 m
MAX. HEIGHT:	12 m	8 m
MAX LOT COVERAGE:	20 %	0.006%

ON–FARM DIVERSIFIED USE PROVISIONS:

PROVISIONS:	PERMITTED:	PROPOSED:
LOT AREA:	116,954 m²	–
MAX. OFDU LOT AREA (2% OF LOT AREA):	2,339 m²	±2192 m²
MAX. FLOOR AREA (20% OF OFDU):	±468 m²	±477 m²
MAX. PERMITTED ASSEMBLY FLOOR AREA: [AREA OF CIDERY BLD USED FOR EVENTS]	150 m²	±477 m²

PARKING CALCULATIONS [TABLE 101]:

LAND USE:	PARKING SPACE RATES:	REQUIRED:
AGRICULTURAL	2+3/100m²xGFA FARM STAND	2+0.03x56 ≈ 4
LIGHT INDUSTRIAL	0.8/100m²xGFA	0.008x116 ≈ 1
ASSEMBLY AREA	10/100m²xGFA	0.10x380 ≈ 38
KITCHEN, SERVERY	10/100m²xGFA	0.10x80 ≈ 8
TOTAL REQ. = 51 | PROVIDED = 51 NEW SPACES		



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THE OLD STONE LODGE 160 FLAMBOROUGH WAY OTTAWA (KANATA) ONTARIO K2K 3H9

NO.	REVISION	DATE
1	ISSUED FOR REVIEW- COORDINATION	OCT 28, 2024
2	ISSUED FOR COORDINATION	NOV 7, 2024

CONSTRUCTION

PROJECT TITLE
1818 FARM & CIDERY
1818 BRADLEY SIDE ROAD, CARP, ON
PROJECT NO. 2300

DRAWING TITLE
SITE PLAN

DESIGNED BY: MW
DRAWN BY: RP
START DATE: APR. 2022
SCALE: 1:1500

DRAWING No. A001

PLOT DATE: November 7, 2024