

| City of Ottawa Zoning By-law 2008-250 / 2026-50                               |                               |                              |                        |
|---|-------------------------------|------------------------------|------------------------|
| Zone: RG - Rural General Industrial to be rezoned from RU - Rural Countryside |                               |                              |                        |
| Land Use: Storage Yard with Accessory Maintenance Garages and Office          |                               |                              |                        |
| Zone Provision  | (By-law 2008-250)<br>Required | (By-law 2026-50)<br>Required | Provided               |
| Lot Width, Minimum (m)  | 30                            | 30                           | 75.52m                 |
| Lot Area, Minimum (m <sup>2</sup> )   | 4,000                         | 4,000                        | 4,604.89m <sup>2</sup> |
| Front Yard Setback, Minimum (m)   | 15                            | 15                           | 15.37m                 |
| Rear Yard Setback, Minimum (m)  | 15                            | 15                           | 35.05m                 |
| Accessory Building Rear Yard Setback, Minimum (m)                             | 1                             | 1                            | 0.32m                  |
| Interior Side Yard Setback, Minimum (m)                                       | 8                             | 8                            | 7.91m                  |
| Accessory Building Interior Side Yard Setback, Minimum (m)                    | 8                             | 1                            | 0.77m                  |
| Principal Building Height, Maximum (m)  | 15                            | 15                           | 3.0m                   |
| Accessory Building Height, Maximum (m)  | 6                             | 6                            | 3.5m                   |
| Overall Lot Coverage, Maximum (%)   | 50                            | 50                           | 16%                    |
| Accessory Building Lot Coverage, Maximum (%)                                  | 5                             | 5                            | 13%                    |
| Vehicle Parking Spaces, Minimum   |                               |                              |                        |
| Storage Yard  | 3                             | 0                            | 4                      |
| Dwelling Unit   | 1                             | 0                            | 1                      |
| <b>Total</b>  | <b>4</b>                      | <b>0</b>                     | <b>5</b>               |



KEYPLAN  
NOT TO SCALE

# CONCEPTUAL SITE PLAN

## 4296 ANDERSON ROAD

PART OF LOT 16  
CONCESSION 7 (OTTAWA FRONT)  
Geographic Township of Gloucester  
Now CITY OF OTTAWA

Noel's Ottawa Snow Inc.



| No. | REVISION                    | DATE       | BY |
|-----|-----------------------------|------------|----|
| 2   | ISSUED WITH ZBA APPLICATION | APR 28/26  | SP |
| 1   | PREPARED FOR DISCUSSION     | JULY 17/25 | KB |

**NOVATECH**  
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ISSUED  
APRIL, 2026  
PROJECT No.  
124156  
DRAWING No.  
124156-SP



### Anderson Road

ROAD ALLOWANCE BETWEEN LOTS 15 AND 16  
(KNOWN AS ANDERSON ROAD)  
AS WIDENED BY FENCING

**SOURCE REFERENCE:**  
Legal & Topographic Information: Plan of Survey  
Annis, O'Sullivan, Vollebakk Ltd. / Dec. 16, 2024 / MTM Zone 9, NAD-83 (CSRS)

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