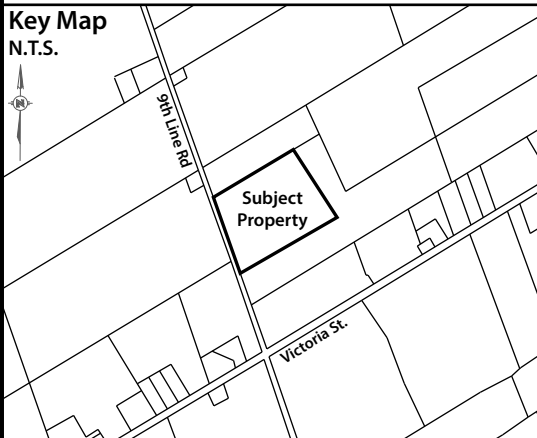


**Land Man Inc. Site & Landscape Plan for Zoning By-Law & Official Plan Amendments**  
 2545 9th Line Road  
 Part Lots 19 and 20, Concession 9  
 Geographic Township of Osgoode  
 CITY OF OTTAWA

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 (UP)
- Anchor (AN)

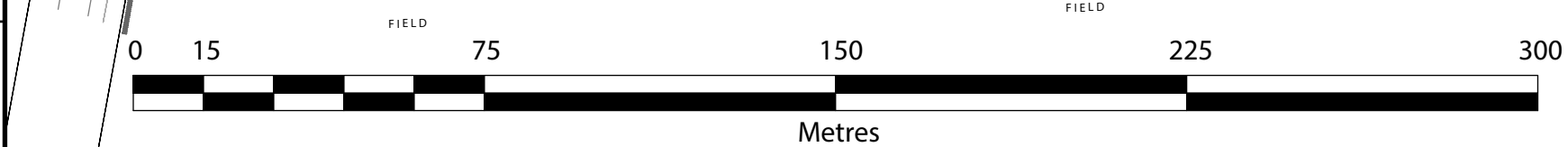
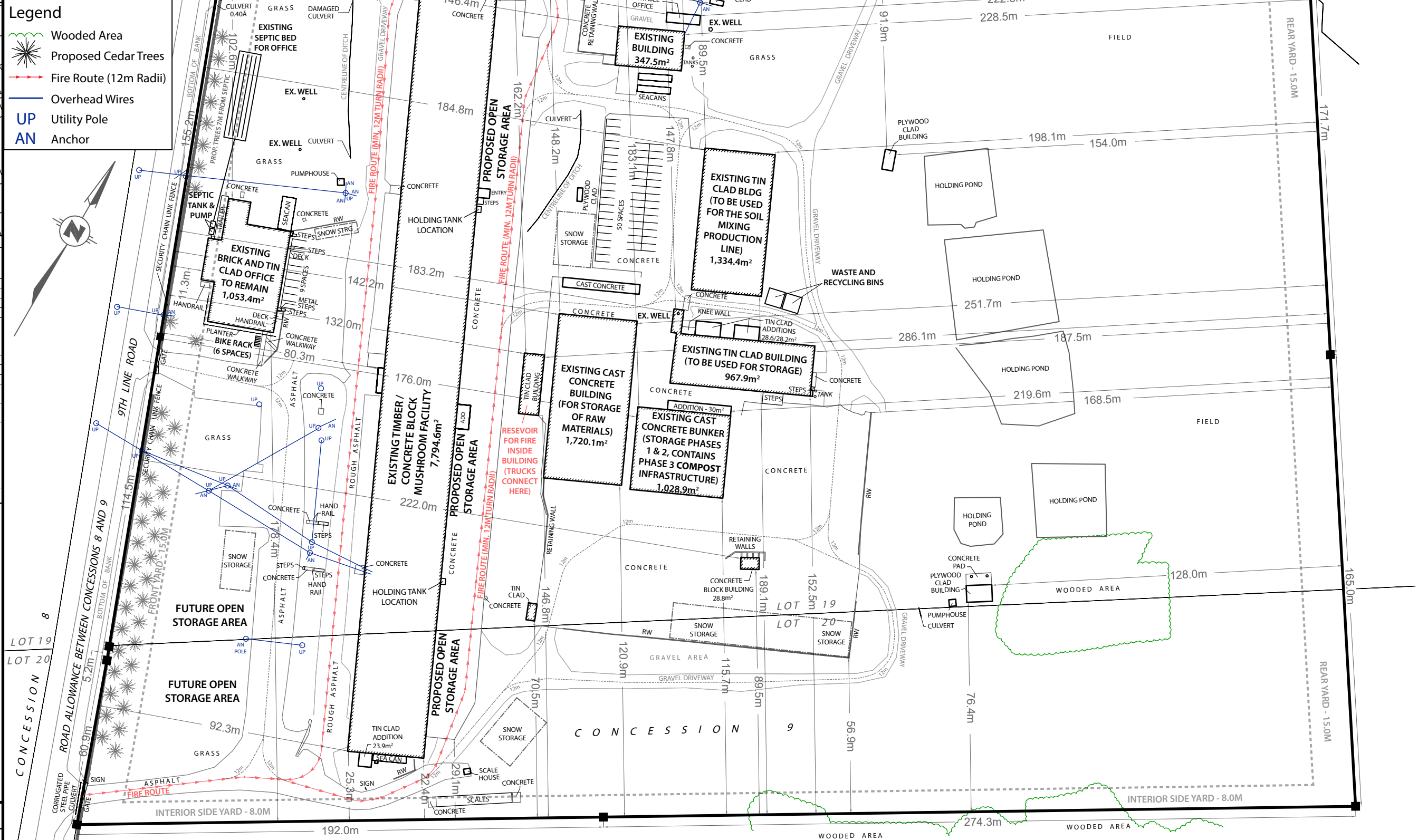
**Zoning Table for 2545 9th Line Road**

| 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)<br>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<br>Facility - 41 spaces | Office - 9 spaces<br>Facility - 41 spaces   | Office - 9 spaces<br>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<br>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



**Planting Lit Table for 2545 9th Line Road**

| 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<br>- Proposed locations will provide for at least 6 hours of sunlight |