

**LEGEND**

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

EXISTING 1-STORY AGRICULTURAL OPEN AIR BARN (730m<sup>2</sup> FOOTPRINT):

- ① KITCHEN [±66m<sup>2</sup> GFA]
- ② CIDER PRODUCTION [±105m<sup>2</sup> GFA]
- ③ WASHROOMS [±44m<sup>2</sup> GFA]
- ④ SERVERY (OPEN AIR) [±14m<sup>2</sup>]
- ⑤ OPEN AIR PAVILION [±380m<sup>2</sup>]
- ⑥ FARM STAND (OPEN AIR) [±56m<sup>2</sup>]
- ⑦ GRAVEL WALKWAY

- BUILDING ENTRANCE  
BF = CONCRETE PAVERS 1:20 SLOPE
- FIRE ROUTE SIGN
- PROPOSED FIRE HYDRANT
- ACCESSIBLE PARKING SIGN

**ZONING INFORMATION TABLES:**  
CITY OF OTTAWA  
AG3 - AGRICULTURAL SUBZONE 3

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

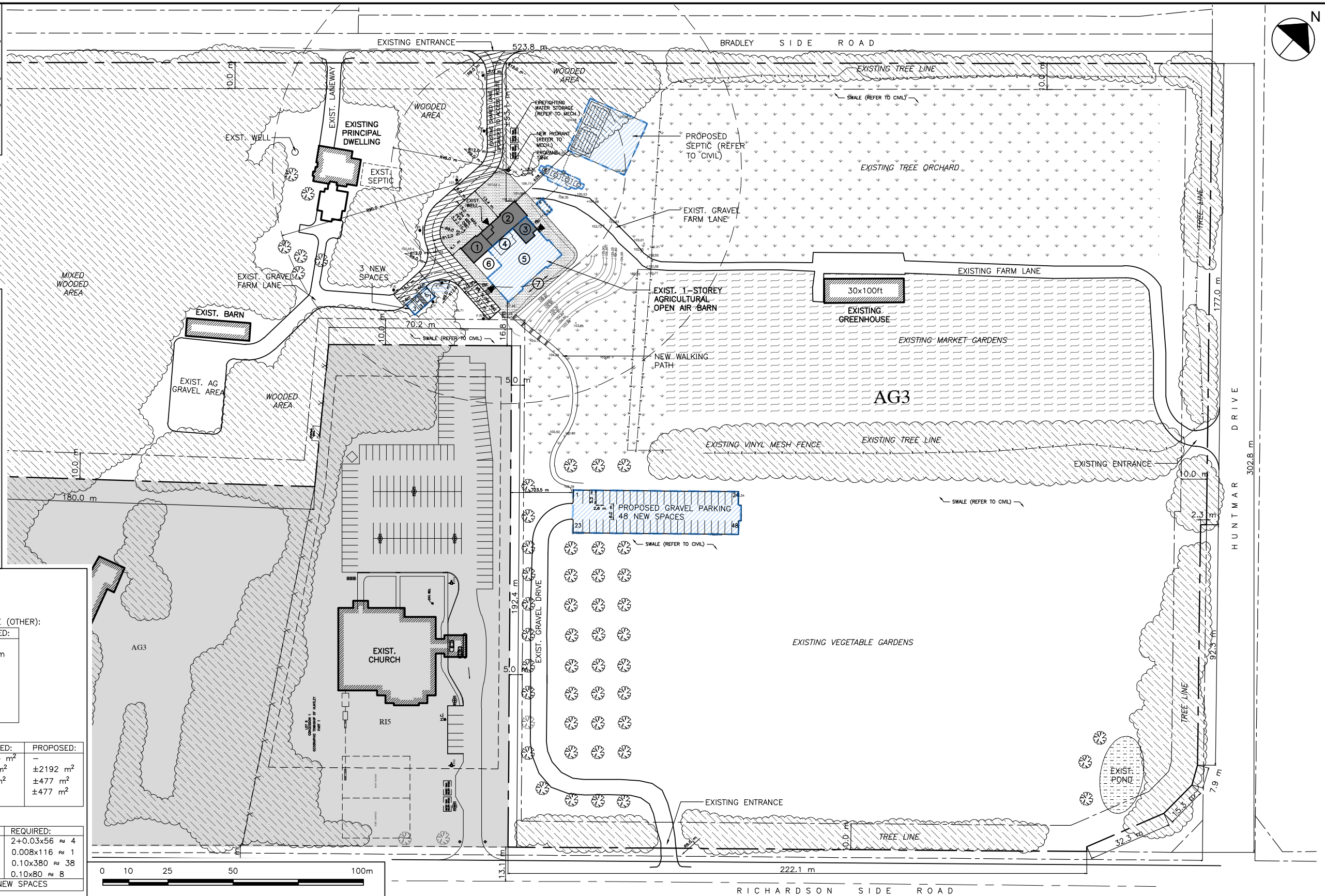
| ZONING MECHANISMS:       | REQUIRED: | PROVIDED: |
|--------------------------|-----------|-----------|
| MIN. LOT AREA:           | 0.2 ha    | 11.7 hc   |
| MIN. LOT WIDTH:          | 30 m      | 302.8 m   |
| MIN. FRONT YARD SETBACK: | 10 m      | 10 m      |
| MIN REAR YARD SETBACK:   | 10 m      | 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 m <sup>2</sup> | -                    |
| MAX. OFDU LOT AREA (2% OF LOT AREA):                                    | 2,339 m <sup>2</sup>   | ±2192 m <sup>2</sup> |
| MAX. FLOOR AREA (20% OF OFDU):  | ±468 m <sup>2</sup>    | ±477 m <sup>2</sup>  |
| MAX. PERMITTED ASSEMBLY FLOOR AREA: [AREA OF CIDER BLD USED FOR EVENTS] | 150 m <sup>2</sup>     | ±477 m <sup>2</sup>  |

PARKING CALCULATIONS [TABLE 101]:

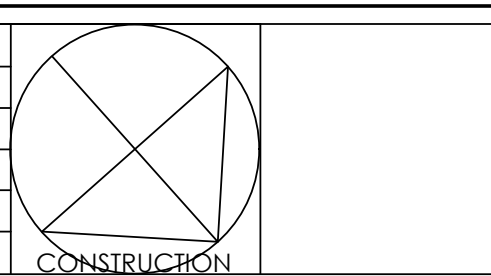
| LAND USE:        | PARKING SPACE RATES:                  | REQUIRED:                |
|------------------|---------------------------------------|--------------------------|
| AGRICULTURAL     | 2+3/100m <sup>2</sup> xGFA FARM STAND | 2+0.03x56 ≈ 4            |
| LIGHT INDUSTRIAL | 0.8/100m <sup>2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




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



|  |                                   |
|--|-----------------------------------|
| PROJECT TITLE<br><b>1818 FARM &amp; CIDERY</b><br>1818 BRADLEY SIDE ROAD, CARP, ON<br>PROJECT NO. 2300 | DRAWING TITLE<br><b>SITE PLAN</b> |
| DESIGNED BY: MW<br>DRAWN BY: RP<br>START DATE: APR. 2022<br>SCALE: 1:1500                              | DRAWING No.<br><b>A001</b>        |

PLOT DATE: November 7, 2024