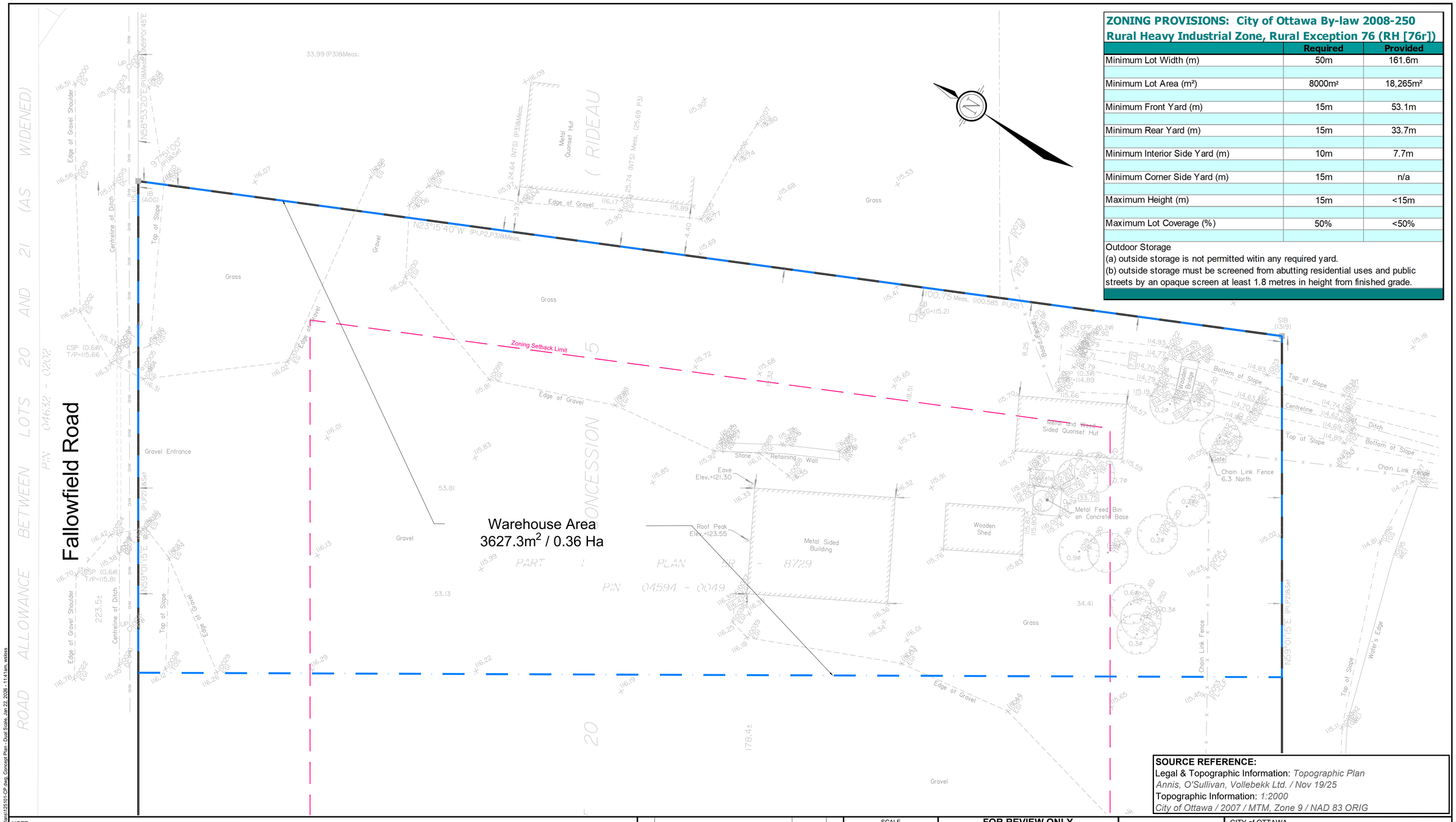

ZONING PROVISIONS: City of Ottawa By-law 2008-250
Rural Heavy Industrial Zone, Rural Exception 76 (RH [76r])

	Required	Provided
Minimum Lot Width (m)	50m	161.6m
Minimum Lot Area (m²)	8000m²	18,265m²
Minimum Front Yard (m)	15m	53.1m
Minimum Rear Yard (m)	15m	33.7m
Minimum Interior Side Yard (m)	10m	7.7m
Minimum Corner Side Yard (m)	15m	n/a
Maximum Height (m)	15m	<15m
Maximum Lot Coverage (%)	50%	<50%

Outdoor Storage
(a) outside storage is not permitted witin any required yard.
(b) outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade.

SOURCE REFERENCE:
Legal & Topographic Information: *Topographic Plan*
Annis, O'Sullivan, Vollebekk Ltd. / Nov 19/25
Topographic Information: *1:2000*
City of Ottawa / 2007 / MTM, Zone 9 / NAD 83 ORIG

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
1.	PREPARED FOR ZONING BY-LAW AMENDMENT	JAN 06/26	NT

SCALE
1:150 (A1) / 1:300 (11x17)
1:150
0 2 4 6

FOR REVIEW ONLY

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CITY of OTTAWA
4750 FALLOWFIELD ROAD

DRAWING NAME
CONCEPT PLAN

PROJECT No. 125101-00
REV REV #1
DRAWING No. 125101-CP

M:\2025\125101\CAD\Planning\Concept Plans\125101-CP.dwg, Concept Plan - Dual Scale, Jan 22, 2026 - 11:41am, wekwa