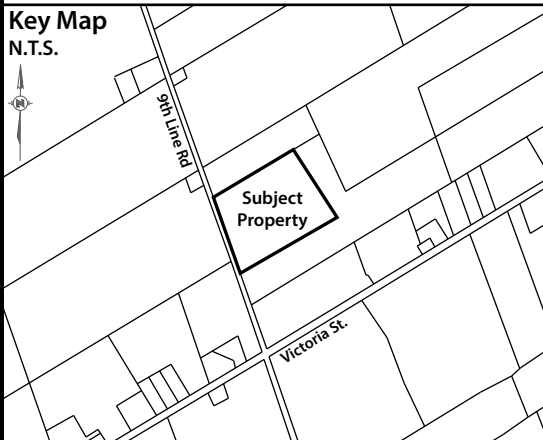


# Land Man Inc. Site & Landscape Plan for Zoning By-Law & Official Plan Amendments

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
- Fire Route (12m Radii)
- Overhead Wires
- UP Utility Pole
- AN Anchor

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) 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 Facility - 41 spaces	Office - 9 spaces Facility - 41 spaces	Office - 9 spaces 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 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

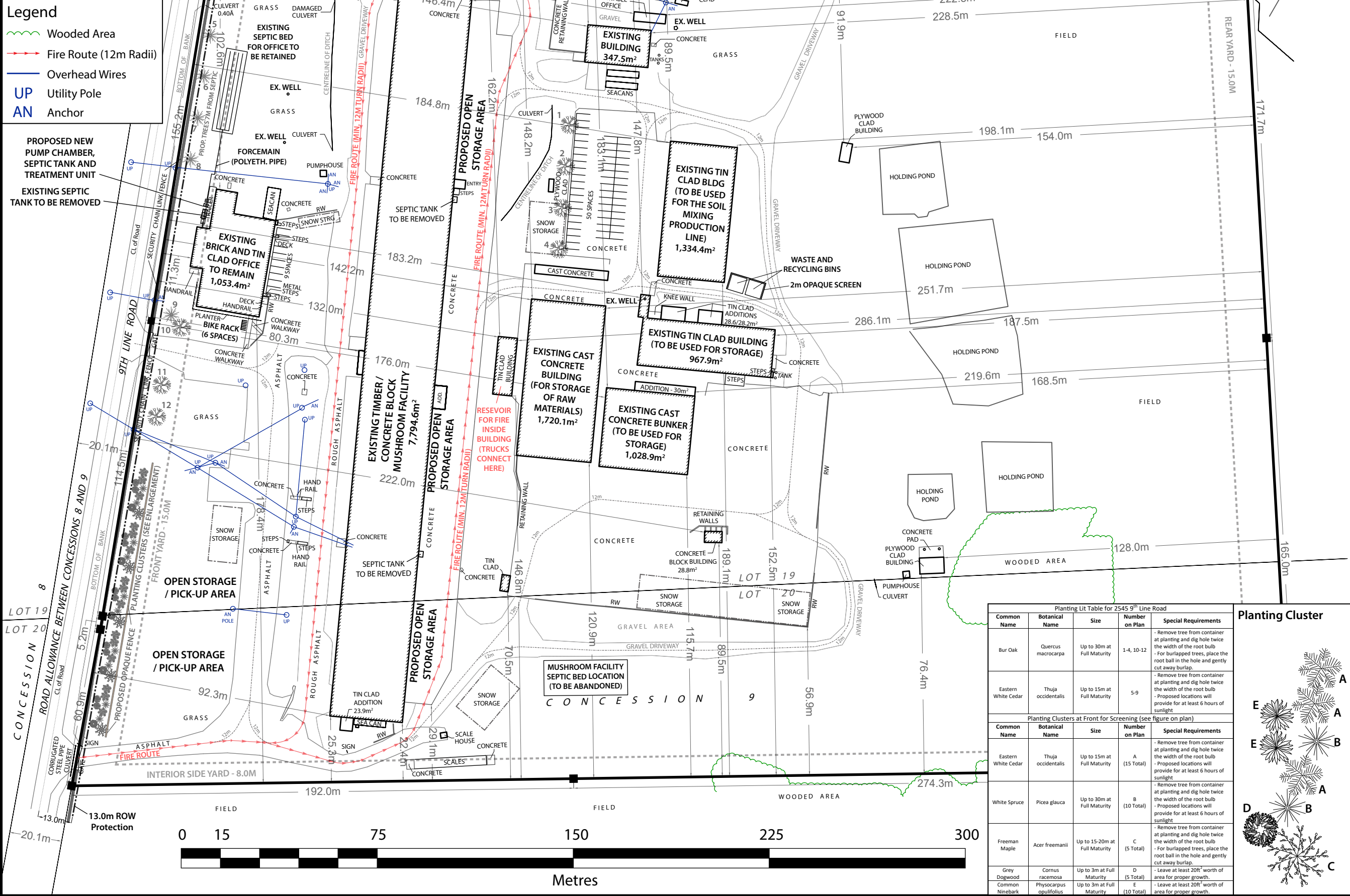
REV#	Revision	By	Date (YY/MM/DD)
1	Site & Landscape Plan Issued for Review	C. Clarke	23/02/01
2	Revised per Comments dated April 24, 2023	C. Clarke	23/05/12
3	Revised per Comments dated November 2, 2023	C. Clarke	24/02/23

**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. Open storage / Pick-up of goods is proposed beyond the required front yard of 15m.
- 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.
- New plantings are proposed along the front of the site as screening. A new mix of plantings in clusters with an opaque fence is shown to screen the open storage / pick up area.
- 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.
- All ditches shown on this plan are considered watercourses pursuant to the GeoOttawa Interactive Mapping.

Version Date: February 23, 2023

File No. 22-130 Drawn By: CC



Planting Lit Table for 2545 9th Line Road				
Common Name	Botanical Name	Size	Number on Plan	Special Requirements
Bur Oak	Quercus macrocarpa	Up to 30m at Full Maturity	1-4, 10-12	- Remove tree from container at planting and dig hole twice the width of the root bulb - For burlapped trees, place the root ball in the hole and gently cut away burlap.
Eastern White Cedar	Thuja occidentalis	Up to 15m at Full Maturity	5-9	- Remove tree from container at planting and dig hole twice the width of the root bulb - Proposed locations will provide for at least 6 hours of sunlight
Planting Clusters at Front for Screening (see figure on plan)				
Common Name	Botanical Name	Size	Number on Plan	Special Requirements
Eastern White Cedar	Thuja occidentalis	Up to 15m at Full Maturity	A (15 Total)	- Remove tree from container at planting and dig hole twice the width of the root bulb - Proposed locations will provide for at least 6 hours of sunlight
White Spruce	Picea glauca	Up to 30m at Full Maturity	B (10 Total)	- Remove tree from container at planting and dig hole twice the width of the root bulb - Proposed locations will provide for at least 6 hours of sunlight
Freeman Maple	Acer freemanii	Up to 15-20m at Full Maturity	C (5 Total)	- Remove tree from container at planting and dig hole twice the width of the root bulb - For burlapped trees, place the root ball in the hole and gently cut away burlap.
Grey Dogwood	Cornus racemosa	Up to 3m at Full Maturity	D (5 Total)	- Leave at least 20R* worth of area for proper growth.
Common Ninebark	Physocarpus opulifolius	Up to 3m at Full Maturity	E (10 Total)	- Leave at least 20R* worth of area for proper growth.

