

ASB Greenworld Site and Landscape Plan

2545 9th Line Road
Part Lots 19 and 20, Concession 9
Geographic Township of Osgoode
CITY OF OTTAWA



Zone Provisions	Current Zone Requirements (RU Zone)	Proposed Zone Requirements (RG[933r] 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)**	Facility - 50 spaces	Facility - 50 spaces	Facility - 54 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

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
4	Revised per Comments dated March 28, 2024	C. Clarke	24/07/19
5	Revised per Comments dated Sept. 5, 2024	C. Clarke	24/10/19

Notes:

- Phase I of the site plan will utilize existing on-site buildings for operations. No new buildings are proposed. The old Concrete Block Mushroom Facility will be removed.
- 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 shown. Details for the plantings are on the additional site plan for information submitted with this sketch.
- 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: October 19, 2024
File No. 22-130 Drawn By: CC

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

EX. SEPTIC BED TO BE RETAINED
PROPOSED NEW PUMP CHAMBER, SEPTIC TANK AND TREATMENT UNIT
EXISTING SEPTIC TANK TO BE REMOVED

EXISTING BRICK AND TIN CLAD OFFICE TO REMAIN 1,053.4m²

EXISTING TIMBER / CONCRETE BLOCK MUSHROOM FACILITY (TO BE REMOVED) 7,794.6m²

EXISTING CAST CONCRETE BUILDING (FOR STORAGE OF RAW MATERIALS) 1,720.1m²

EXISTING TIN CLAD BUILDING (TO BE USED FOR STORAGE) 967.9m²

EXISTING CAST CONCRETE BUNKER (TO BE USED FOR STORAGE) 1,028.9m²

EXISTING TIN CLAD BLDG (TO BE USED FOR THE SOIL MIXING PRODUCTION LINE) 1,334.4m²

EXISTING BUILDING 347.5m²

MUSHROOM FACILITY SEPTIC BED LOCATION (TO BE ABANDONED)

NEW WELL (TW-3)

NEW 50m Chain Link Fence

PROPOSED OPEN STORAGE AREA

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PROPOSED OPEN STORAGE AREA

