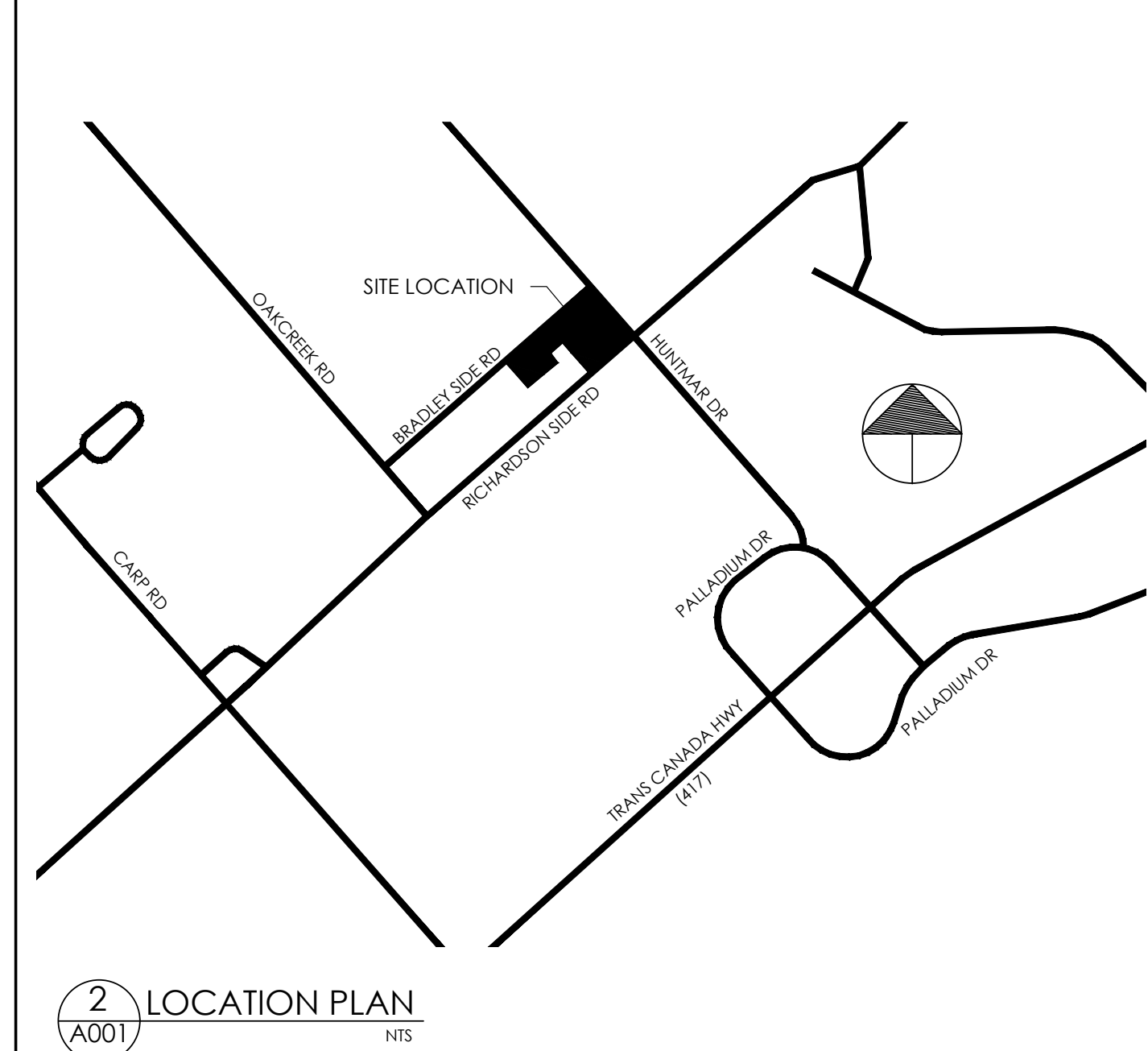
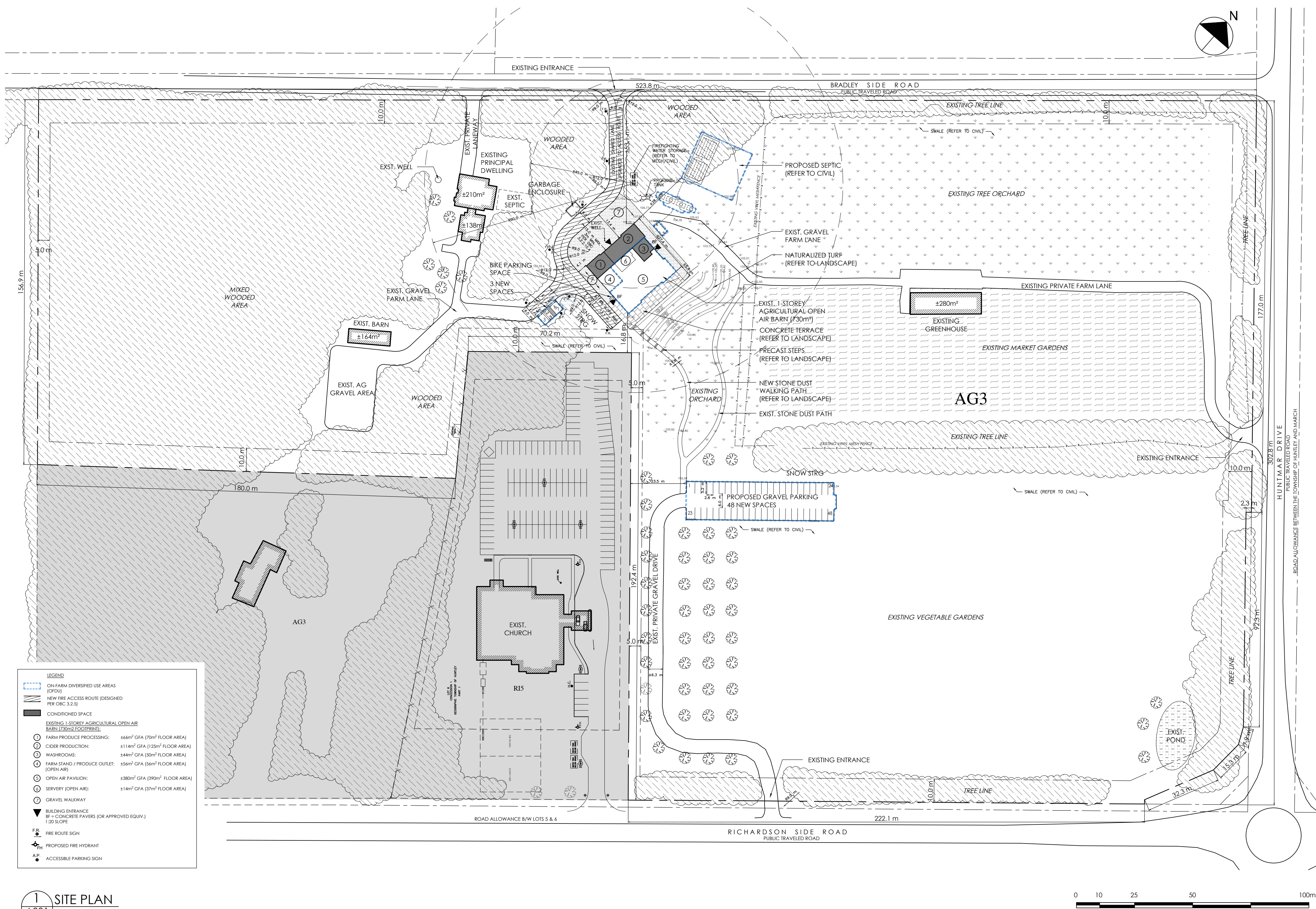




ZONING & PROPERTY INFO

PROPERTY INFORMATION:

BOUNDARY SHOW N AS PER FAIRHALL, MOFFATT & WOODLAND LIMITED, SURVEY DATED AUGUST 23, 2023

PIN 04537-0837, PART OF LOT 6, CONCESSION 1

ZONING INFORMATION TABLES:

CITY OF OTTAWA
AG3 - AGRICULTURAL SUBZONE 3 (EXCEPTION BY-LAW 2025-109)

AG3 PROVISIONS:

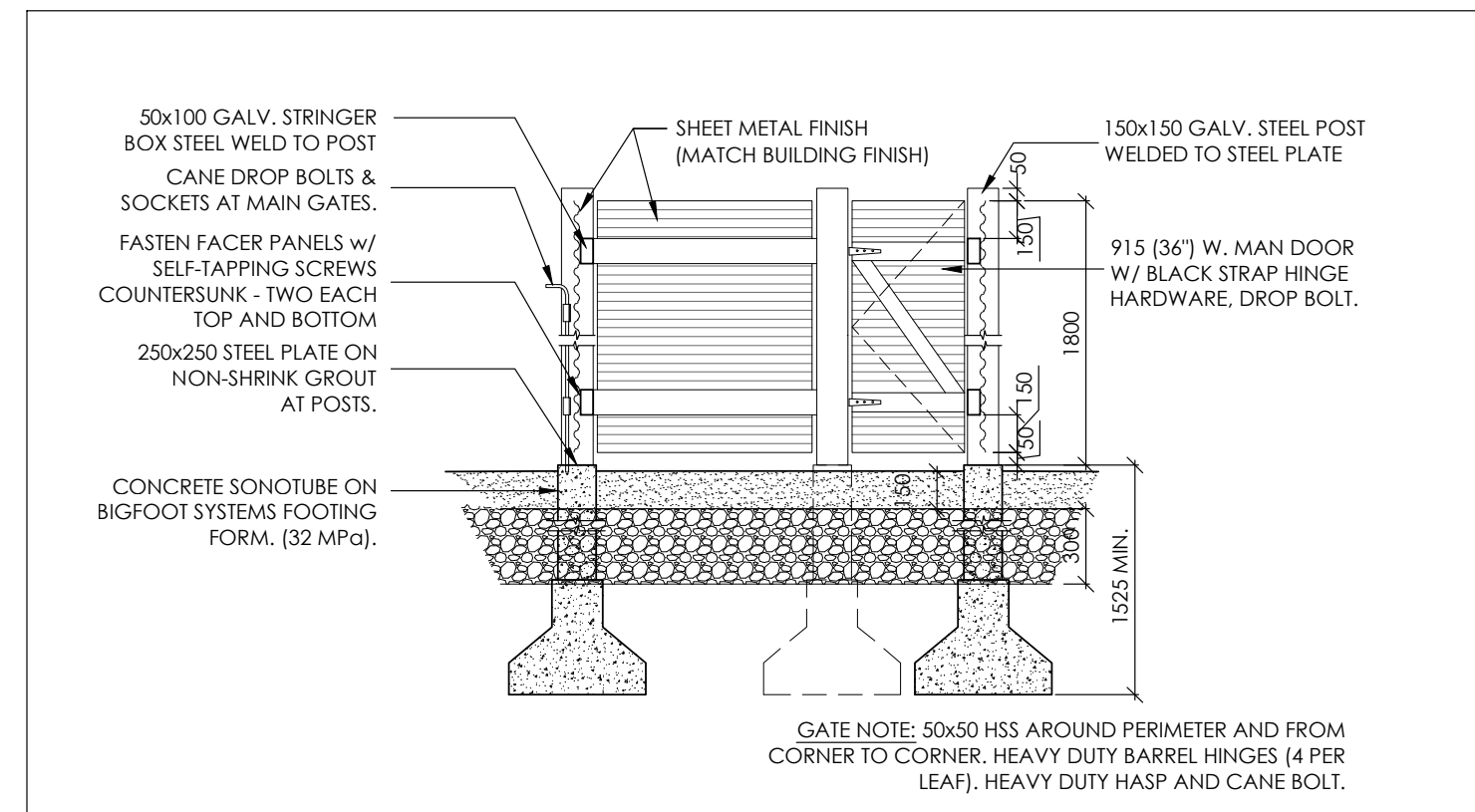
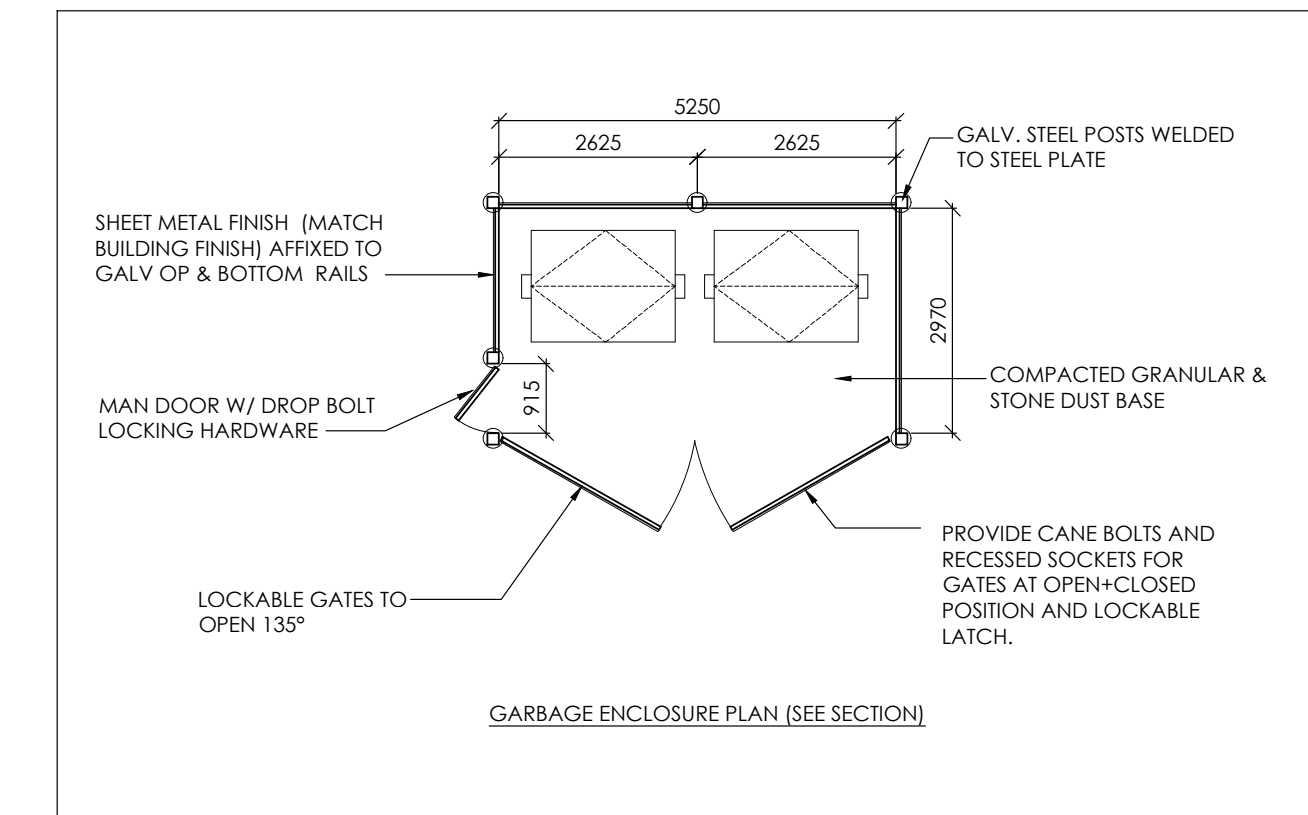
ZONING MECHANISMS:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	10 ha	11.7 ha
MIN. LOT WIDTH:	60 m	302.8 m
MIN. FRONT YARD SETBACK:	10 m	248.6 m
MIN. REAR YARD SETBACK:	10 m	235.8 m
MIN. INTERIOR SIDE YARD:	5 m	16.8 m
MIN. CORNER SIDE YARD:	10 m	53.1 m
MAX. HEIGHT:	12 m	8 m
MAX LOT COVERAGE:	20% (23,400m ²)	±1.3% (1,522m ²)

ON-FARM DIVERSIFIED USE PROVISIONS (BY-LAW 2025-109):

PROVISIONS:	PERMITTED:	PROPOSED:
LOT AREA:	116,954 m ²	-
MIN. OFDU TOTAL AREA (2% OF LOT AREA):	2,339 m ²	±2192 m ²
MIN. OFDU FLOOR AREA (20% OF OFDU):	468 m ²	±477 m ²
MIN. PERMITTED ASSEMBLY FLOOR AREA: [AREA OF BUILDING USED FOR EVENTS]	477 m ²	±477 m ²

PARKING CALCULATIONS [TABLE 101]:

LAND USE:	PARKING SPACE RATES:	REQUIRED:
AGRICULTURAL:	2+3/100m ² x GFA FARM STAND	2+0.03x56 = 4
LIGHT INDUSTRIAL:	0.8/100m ² x GFA	0.008x180 = 2
ASSEMBLY AREA:	10/100m ² x GFA	0.10x394 = 40
		TOTAL REQ. = 46
		NEW SPACES PROVIDED = 51



APPROVED
By Adam Brown at 1:19 pm, Jun 04, 2025

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	2024-11-27
2	ISSUED FOR COORDINATION	2024-12-04
3	ISSUED FOR BUILDING PERMIT	2025-01-08
4	RE-ISSUED FOR BUILDING PERMIT	2025-02-05
5	ISSUED FOR SITE PLAN REVIEW	2025-04-25

OWNER:
KEN HOPFNER
1818 BRADLEY SIDE ROAD, CARP, ON

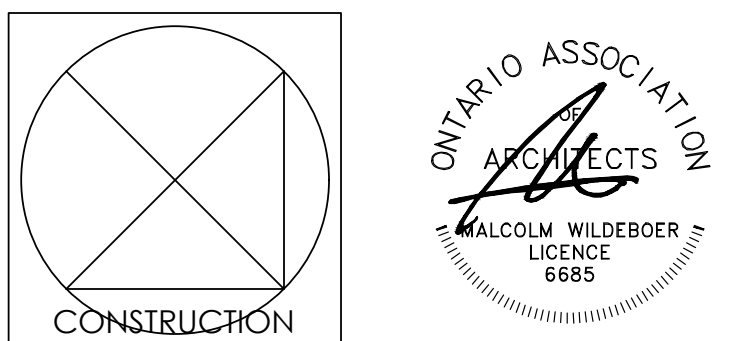
ARCHITECT:
MALCOLM WILDEBOER - VW ARCHITECT INC.
160 FLAMBOROUGH WAY, KANATA, ON

SURVEYOR:
FAIRHALL, MOFFATT & WOODLAND LIMITED
100-400 TERRY FOX DRIVE, KANATA, ON

CIVIL ENG:
DOUG GRAY - D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE, OTTAWA, ON

LAND PLANNER:
NOVATECH
SUITE 200, 240 MICHAEL COWPLAND DRIVE, OTTAWA, ON

LANDSCAPE ARCHITECT:
GINO AIELLO - GJA INC.
110 DDBURY RD UNIT#9, OTTAWA, ON



Vandenberg & Wildeboer
A R C H I T E C T S

www.vandenberg-wildeboer.com Telephone: 613.287.0144 Fax: 613.271.8629 email: info@vandenberg-wildeboer.com
1180 OLD STONE LODGE - 100 FLAMBOROUGH WAY - KANATA, ONTARIO K2M 1S6

PROJECT TITLE
1818 FARM & CIDER - PHASE 2
1818 RICHARDSON SIDE RD, CARP ON

DRAWING TITLE
SITE PLAN

DESIGNED BY: MW
DRAWN BY: RP
START DATE: 12/2022
SCALE: AS SHOWN
PROJECT NO: 2300

DESIGNING NO: A001