

City of Ottawa Zoning By-law 2008-250 / 2026-50			
Zone: RG – Rural General Industrial to be rezoned from RU – Rural Countryside			
Land Use: Storage Yard with Accessory Maintenance Garages and Office			
Zone Provision	(By-law 2008-250) Required	(By-law 2026-50) Required	Provided
Lot Width, Minimum (m)	30	30	75.52m
Lot Area, Minimum (m ²)	4,000	4,000	4,604.89m ²
Front Yard Setback, Minimum (m)	15	15	15.37m
Rear Yard Setback, Minimum (m)	15	15	35.05m
Accessory Building Rear Yard Setback, Minimum (m)	1	1	0.32m
Interior Side Yard Setback, Minimum (m)	8	8	7.91m
Accessory Building Interior Side Yard Setback, Minimum (m)	8	1	0.77m
Principal Building Height, Maximum (m)	15	15	3.0m
Accessory Building Height, Maximum (m)	6	6	3.5m
Overall Lot Coverage, Maximum (%)	50	50	16%
Accessory Building Lot Coverage, Maximum (%)	5	5	13%
Vehicle Parking Spaces, Minimum			
Storage Yard	3	0	4
Dwelling Unit	1	0	1
Total	4	0	5



KEYPLAN
NOT TO SCALE

CONCEPTUAL SITE PLAN

4296 ANDERSON ROAD

PART OF LOT 16
CONCESSION 7 (OTTAWA FRONT)
Geographic Township of Gloucester
Now CITY OF OTTAWA

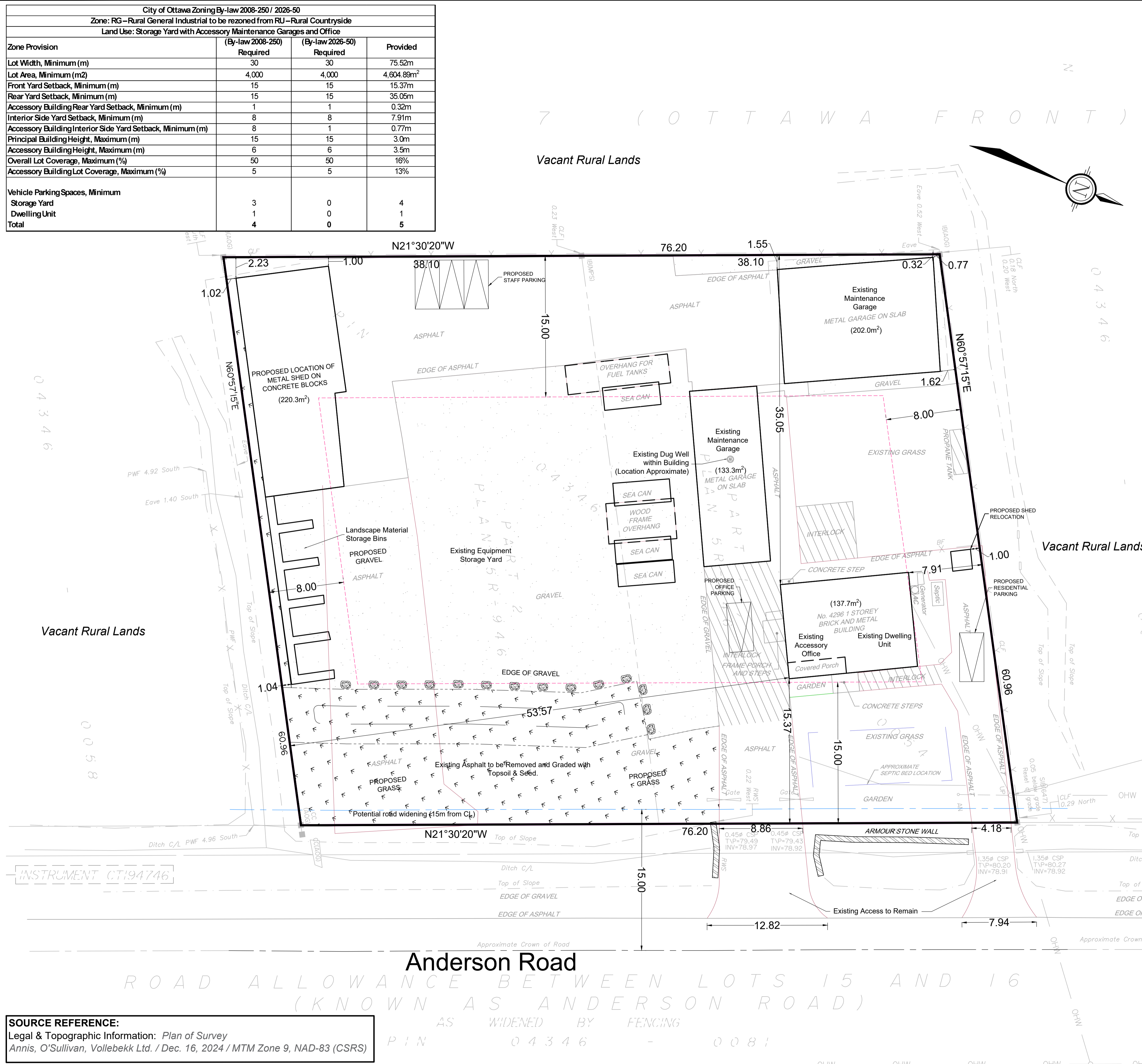
Noel's Ottawa Snow Inc.



No.	REVISION	DATE	BY
2	ISSUED WITH ZBA APPLICATION	APR 28/26	SP
1	PREPARED FOR DISCUSSION	JULY 17/25	KB

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED
APRIL, 2026
PROJECT No.
124156
DRAWING No.
124156-SP



SOURCE REFERENCE:
Legal & Topographic Information: Plan of Survey
Annis, O'Sullivan, Vollebakk Ltd. / Dec. 16, 2024 / MTM Zone 9, NAD-83 (CSRS)

Anderson Road
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16
(KNOWN AS ANDERSON ROAD)
AS WIDENED BY FENCING
PIN 04346 - 0081

M:\2024\124156\CAD\Planning\Site Plans\124156-SP.dwg, SP-A1, Apr 28, 2026 - 3:36pm, webus

DXX-XX-XX-XXXX

#XXXXX