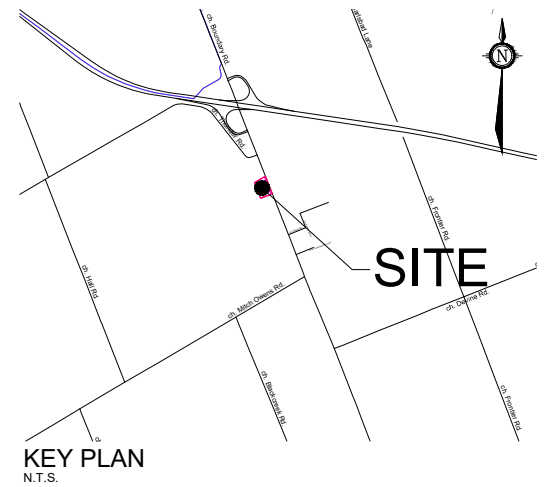
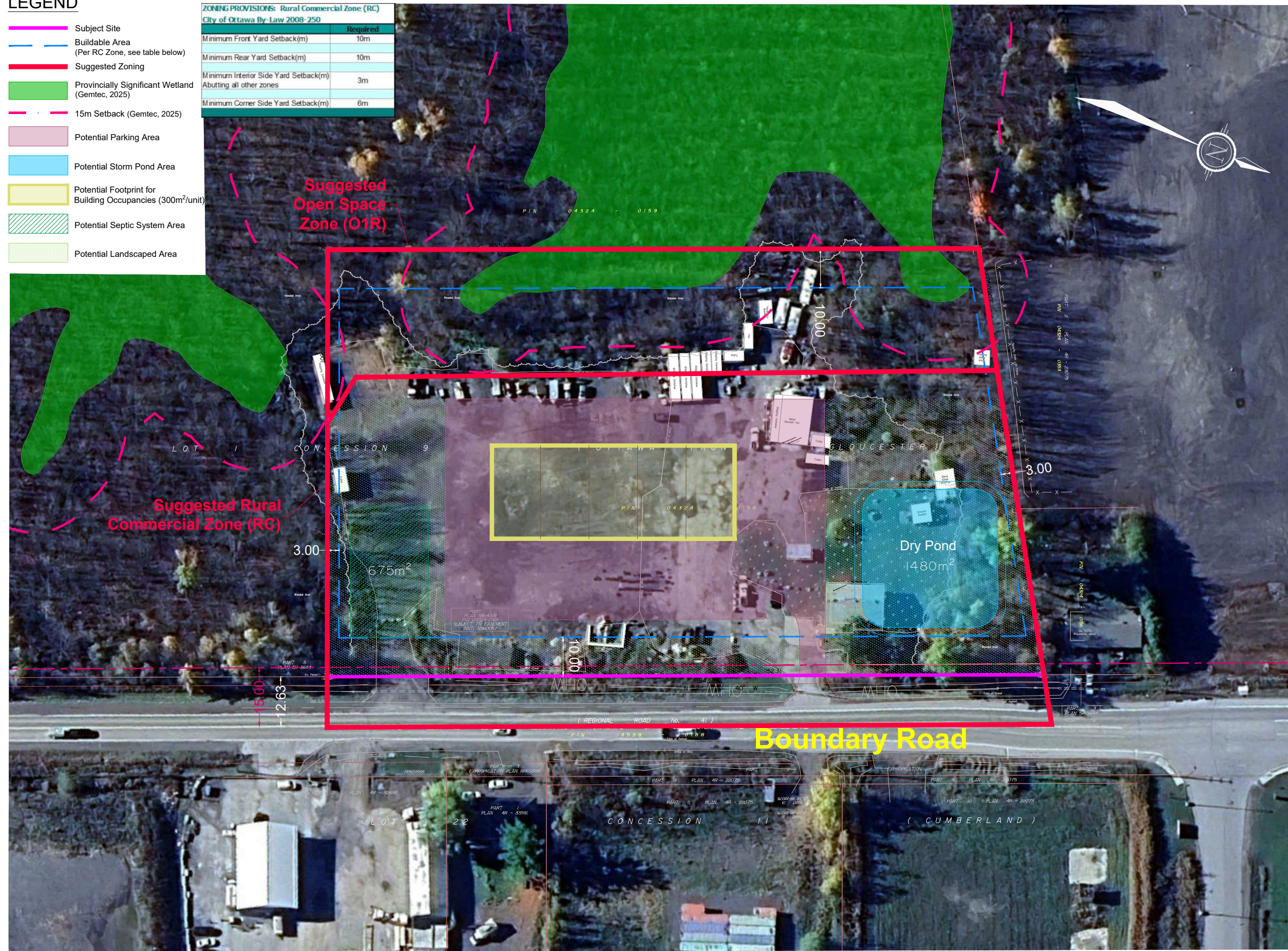


LEGEND

- Subject Site
- Buildable Area (Per RC Zone, see table below)
- Suggested Zoning
- Provincially Significant Wetland (Gemtec, 2025)
- - - 15m Setback (Gemtec, 2025)
- Potential Parking Area
- Potential Storm Pond Area
- Potential Footprint for Building Occupancies (300m²/unit)
- - - Potential Septic System Area
- Potential Landscaped Area

ZONING PROVISIONS: Rural Commercial Zone (RC)
City of Ottawa By-Law 2008-250

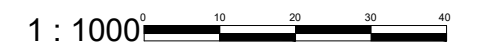
	Required
Minimum Front Yard Setback(m)	10m
Minimum Rear Yard Setback(m)	10m
Minimum Interior Side Yard Setback(m) Abutting all other zones	3m
Minimum Corner Side Yard Setback(m)	6m



CONCEPT PLAN

5384 BOUNDARY ROAD

PART OF LOT 1
CONCESSION 9 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



No.	REVISION	DATE	BY
4.	POTENTIAL LANDSCAPED AREA ADDED	MAY 27/26	NT
3.	SUGGESTED ZONING ADDED	MAY 08/26	NT
2.	POTENTIAL DEVELOPMENT AREAS ADDED	APR 28/26	LAB
1.	PREPARED FOR ZONING AMENDMENT	FEB 09/26	RP

SOURCE REFERENCE:
Legal & Topographic Information: *Topographical Plan of Survey*
Annis, O'Sullivan, Vollebakk Ltd. / Jan 16, 2026 / MTM Zone 9, NAD83 ORIG

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ISSUED
MAY, 2026
PROJECT No. 124202
DRAWING No. 124202-CP-FIG