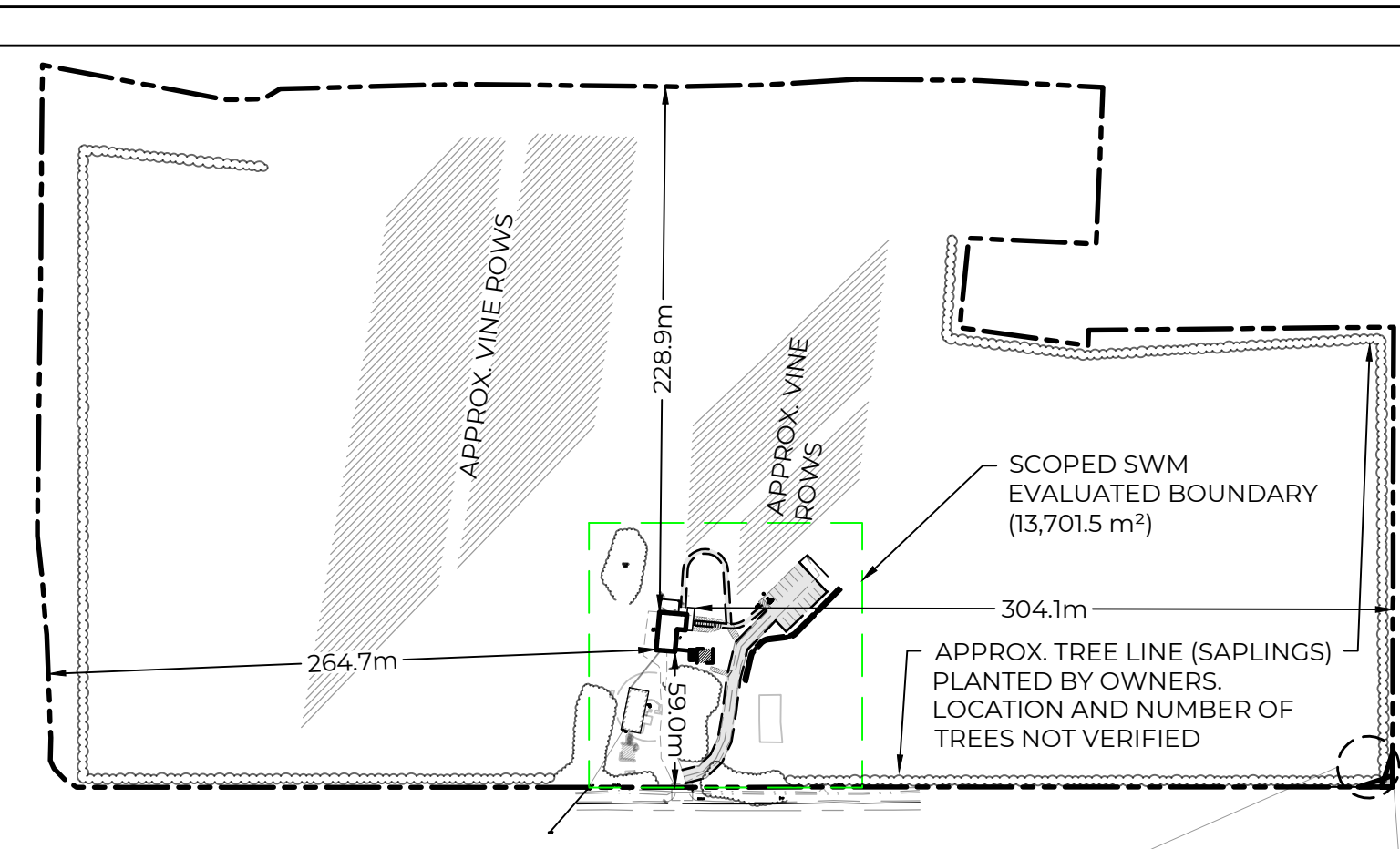
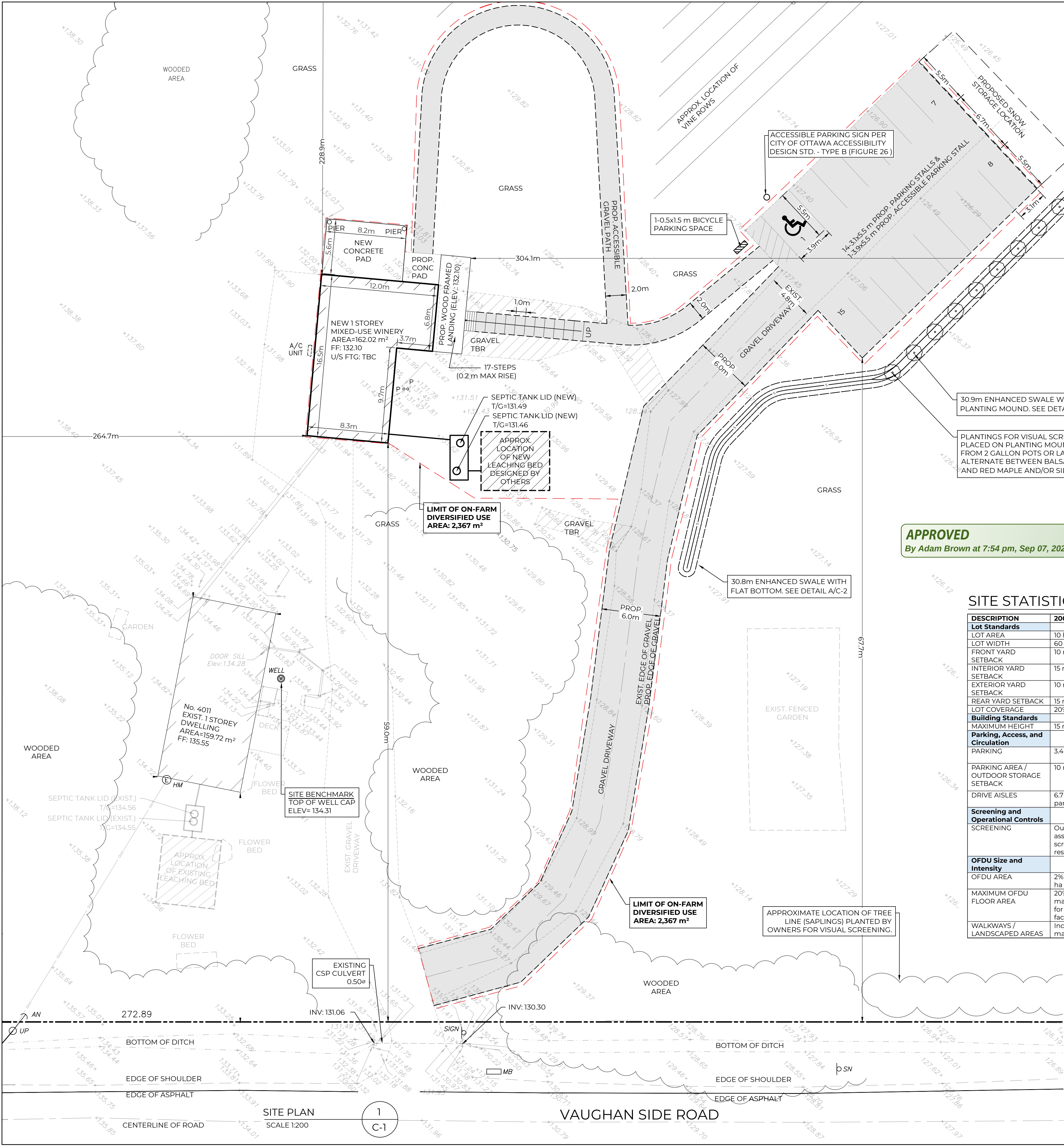
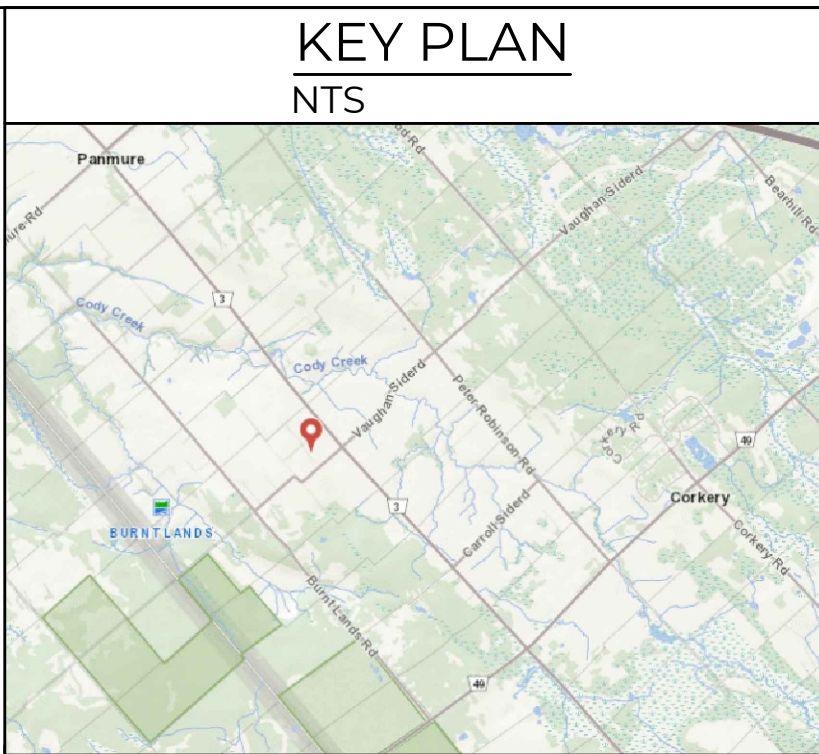
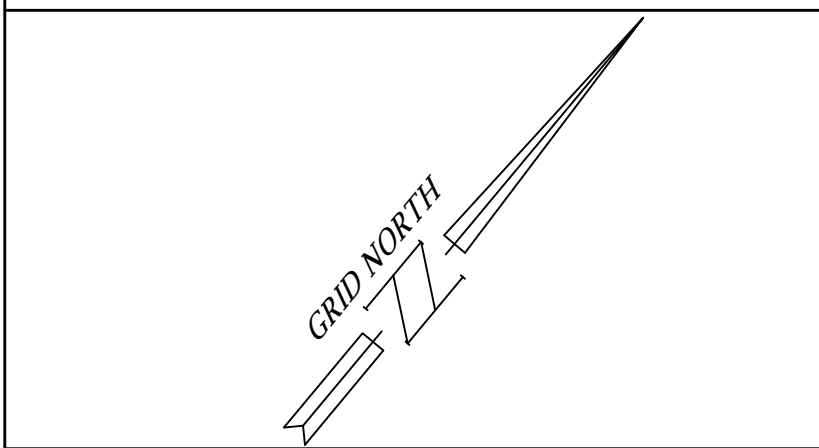




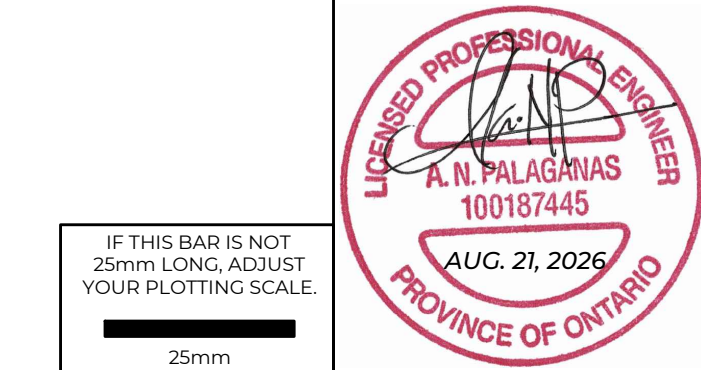
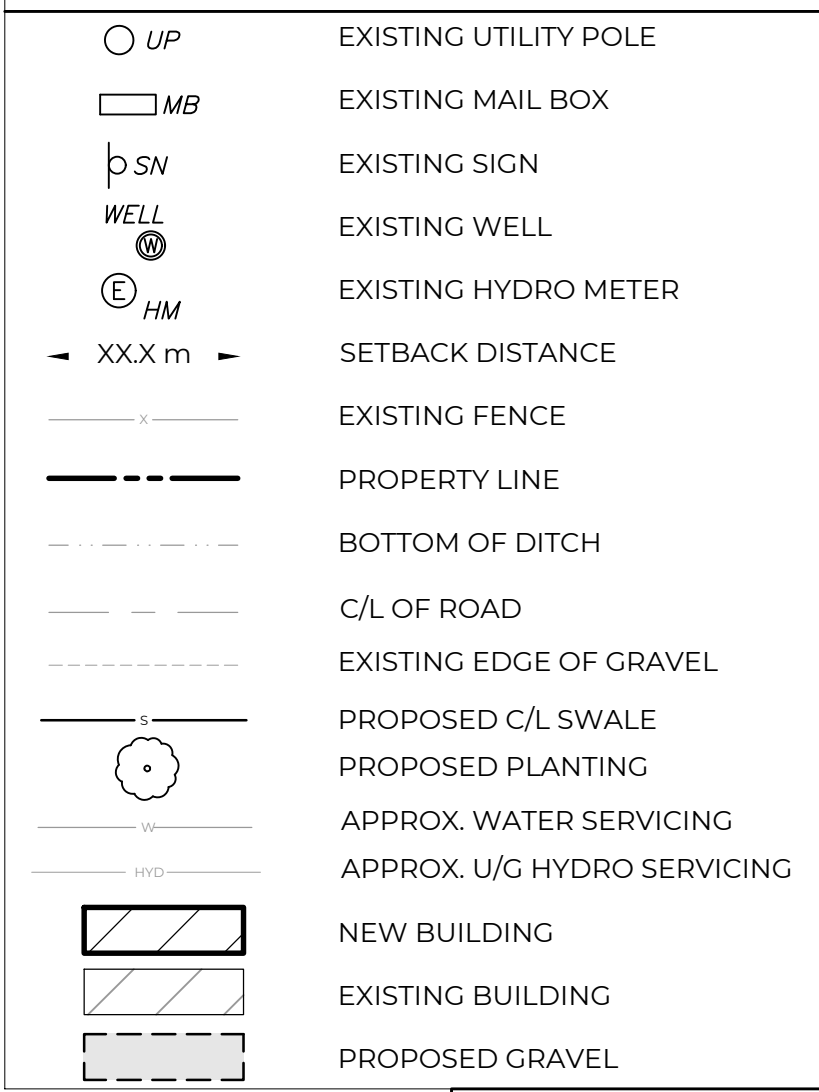
SITE PLAN - PROPERTY BOUNDARY & SETBACKS
NTS



KEY PLAN
NTS



ORIENTATION



APPROVED
By Adam Brown at 7:54 pm, Sep 07, 2026

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW RURAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

SITE STATISTICS

DESCRIPTION	2008-250	2026-050	PROVIDED
Lot Standards			
LOT AREA	10 ha minimum	10 ha minimum	No Change
LOT WIDTH	60 m minimum	60 m minimum	No Change
FRONT YARD SETBACK	10 m	10 m	59.0m
INTERIOR YARD SETBACK	15 m	15 m	264.7m
EXTERIOR YARD SETBACK	10 m	10 m	304.1m
REAR YARD SETBACK	15 m	15 m	228.9m
LOT COVERAGE	20% maximum	20% maximum	0.18%
Building Standards			
MAXIMUM HEIGHT	15 m	15 m	No change
Parking, Access, and Circulation			
PARKING	3.4 spaces per 100 m² GFA	3.4 spaces per 100 m² GFA	15 total, 1 accessible
PARKING AREA / OUTDOOR STORAGE SETBACK	10 m minimum from any lot line	10 m minimum from any lot line	67.7m
DRIVE AISLES	6.7 m minimum aisle width for 90° parking	6.7 m minimum aisle width for 90° parking	6.7m
Screening and Operational Controls			
SCREENING	Outdoor storage and parking areas associated with an OFDU must be screened from a public street or residential use on an abutting lot	Screening required where visible from street or residential lot; no numeric minimum specified	Provided
OFDU Size and Intensity			
OFDU AREA	2% of total lot area, to a maximum of 1 ha	2% of total lot area, to a maximum of 1 ha	1.46% (2,387 m² of 163,818.93 m²)
MAXIMUM OFDU FLOOR AREA	20% of permitted OFDU area, to a maximum of 600 m²; 150 m² maximum for place of assembly, instructional facility, or restaurant uses	20% of permitted OFDU area, to a maximum of 600 m²; 150 m² maximum for place of assembly, instructional facility, or restaurant uses	208.45 m²
WALKWAYS / LANDSCAPED AREAS	Included within 2% OFDU area / 1 ha maximum	Included within 2% OFDU area / 1 ha maximum	Included

- GENERAL NOTES:**
- ASSUMED CONDITIONS ARE ILLUSTRATED ON THE DRAWING. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - THE UNDERLYING SURVEY AND TOPOGRAPHIC INFORMATION IS DERIVED FROM THE PLAN OF SURVEY BY CALLON DIETZ, FILE NO. 18-0091, DATED OCTOBER 11, 2018, AND THE PARTIAL TOPOGRAPHIC SKETCH COMPLETED BY CALLON DIETZ, REF. NO. 25-27879, DATED NOV. 6, 2025.
 - THIS PLAN SHALL BE READ IN CONJUNCTION WITH THE AFOREMENTIONED PLAN OF SURVEY AND TOPOGRAPHIC SKETCH.
 - "NEW" REFERS TO RECENT/EXISTING DEVELOPMENT UNDER THE SEPARATE BUILDING PERMIT ISSUED FOR THE CONSTRUCTION OF THE WINERY BUILDING.
 - "PROP." OR "PROPOSED" REFERS TO PROPOSED CONDITIONS INCLUDED IN THIS SITE PLAN CONTROL APPLICATION FOR THE CHANGE OF USE.
 - "EXIST." OR "EXISTING" REFERS TO EXISTING CONDITIONS (PRIOR TO WINERY DEVELOPMENT).

THIS DOCUMENT WAS DIGITALLY SEALED. CONTACT US TO VERIFY AUTHENTICITY. THIS DRAWING CANNOT BE RELIED UPON UNLESS SEALED AND SIGNED.

NO.	BY:	DATE:	REVISION:
3	JH	AUG. 21, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
2	JH	JUL. 20, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
1	JH	MAR. 12, 2026	ISSUED FOR SITE PLAN CONTROL

Intelligent, Intuitive, Inspired

ENGINEERING + PLANNING

Planning
Land Development
Building Design
Engineering

REVIEWER AFM	DESIGNER JH	DRAFTER JH	FILE NO. 12486
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HIDDEN POND WINERY
4011 VAUGHAN SIDE RD.
CARP, ONTARIO
K0A 1L0

CIVIL

SITE PLAN

C-1