



Guide to **Planning Your On-Farm Diversified Business**



Chair's Message

Greetings!

As Chair of the Agriculture and Rural Affairs Committee, it is my pleasure to present this Guidebook for On-Farm Diversified Use and to apprise you of the programs and services that support you, our valued and essential farmers in rural Ottawa.

It is my sincere hope this guide will assist you in creating and promoting your own on-farm diversified business. Using this guide, take a look at your current agricultural operation from a new perspective - it could expand into something new and exciting!

Let's keep the conversation and dialogue going and let me know if there are other programs and services that we can share with each other to support you, our important rural connection in the City of Ottawa.

Sincerely,

Eli El-Chantiry
Councillor, West Carleton-March
Chair, Agriculture and Rural Affairs Committee



Getting Started

This guide is designed to help you start your on-farm diversified business. It outlines the relevant resources, costs and application requirements you'll need to consider when planning your project.

Zoning and development applications are important components of project planning, and you'll find some helpful information about them in this document. You'll want to consider them early in the process. You'll also find sample drawings, which will help explain how zoning applies to your project.

In 2021, the City adopted on-farm diversified use permissions to support Ottawa's farmers, making sure you have opportunities to innovate and diversify your business while providing stability and viability for the future of agriculture in the city.



DID YOU KNOW?

Ottawa is 80 per cent rural – That's one of the biggest rural areas of any major municipality in Canada!

Approximately 40 per cent of Ottawa's rural area is farmland - comprised of high-quality soils suitable for agriculture.





HELP

SUPPORT

ADVICE

GUIDANCE

Definitions

On-farm diversified use means a use that is ancillary to the principal agricultural use of a property, and includes but is not limited to educational displays, veterinary clinic, restaurant, bakery, retail store, retail food store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, uses that produce value-added agricultural products, and agriculture-related uses.

Agriculture-related use means those farm-related uses that are intended to provide direct products and/or services to farm operations as a primary activity, are compatible with local farm operations, and are limited to:

- non-accessory storage of farm products and farm related machinery;
- sorting or packing of farm products

Disclaimer

This document is provided for information purposes only and is not intended as specific advice or recommendations in any circumstances. While every effort has been made to ensure the accuracy of the information contained, the information provided is intended to be of a general nature.



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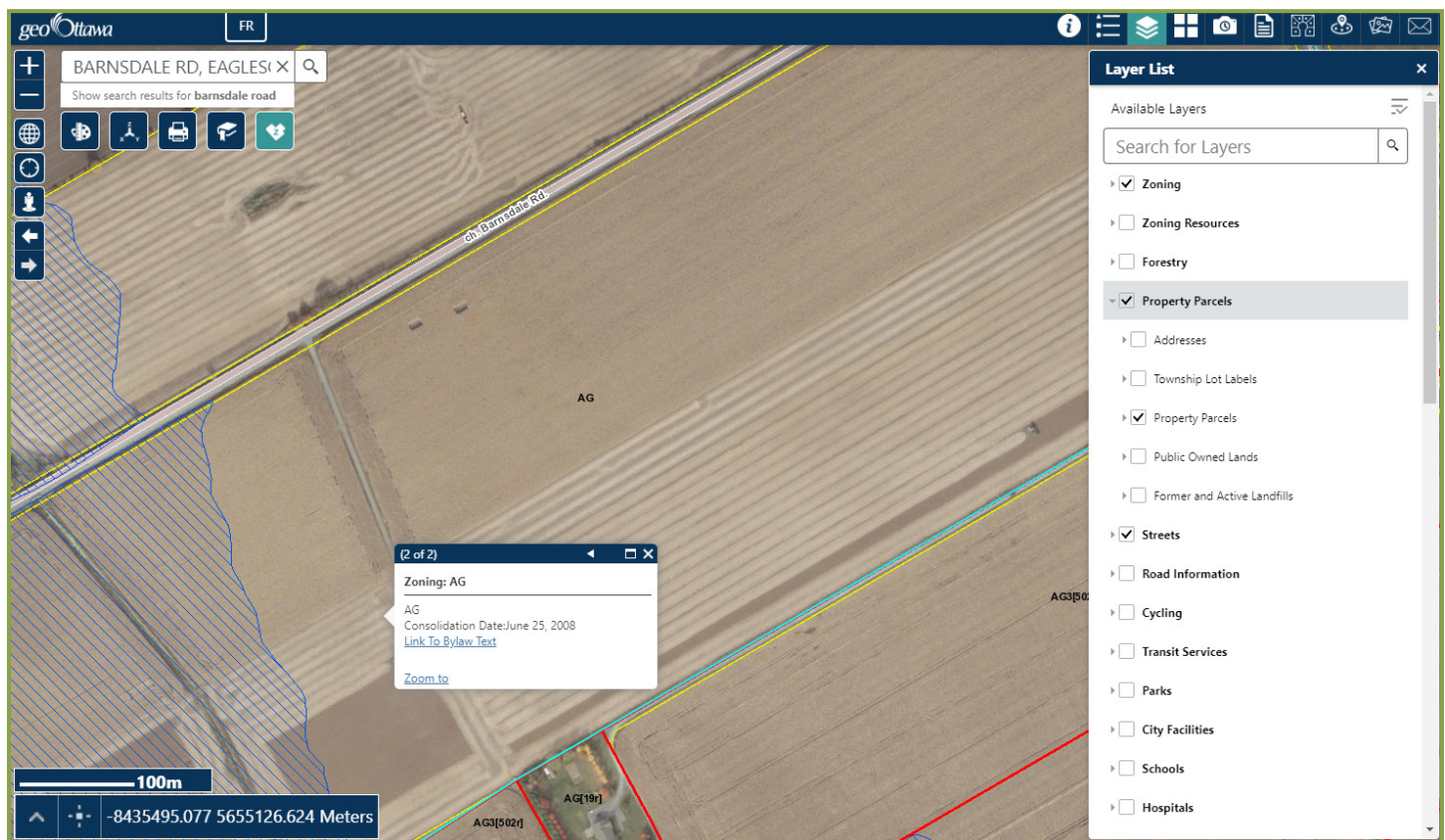


Is my proposed business permitted?

Permitted Uses

The City of Ottawa [Zoning By-Law](#) permits small-scale commercial and industrial uses secondary to farms in many zones of the city. To find out whether your proposed business is permitted under the definitions of *on-farm diversified use* or *agriculture-related use*, please look up the zoning of your property on our interactive [GeoOttawa](#) map by searching the address and left clicking on the map as shown below (note that this service is not compatible with Internet Explorer and does not work on some tablets).

If you would like assistance in looking up the permitted uses for your property, please contact a Development Information Officer by calling 613-580-2424, ext. 23434 or emailing: dioinquiry@ottawa.ca



Permitted Uses Continued...

Note that on-farm diversified use is an umbrella term and permits most uses at a small scale. The permitted scale (lot coverage and floor area maximums), siting, and other zoning provisions such as screening, can be found under Section 79A of the zoning by-law. [Section 79A](#) addresses compatibility with and maintenance of agriculture and rural character, and ensures that the use is secondary to a principal agricultural operation on the property. Increases to the permitted size of an On-farm diversified use are only permitted through the [Zoning By-law Amendment](#) process. [Minor Variances](#) to other provisions under Section [79A](#) and [79B](#) may be considered.

If you are unsure how to demonstrate that you meet zoning requirements, in particular lot coverage and floor area maximums, you will also find example drawings under Concept Plans below.

Camping, parking of recreational vehicles, and other temporary commercial installations such as tents or food trucks where a building permit is not required, are permitted where they meet the provisions of [Section 79A](#) of the Zoning By-law. Whether the use is permanent or temporary, Site Plan Control approval from the City is necessary in order to operate, and you may need to obtain additional permits such as a food handling permit or water system inspections for switch to public use (small drinking water permit). See below for further details.

Hiking trails and agri-tourism uses such as wagon rides are exempt from maximum lot coverage provisions of the Zoning By-law. There are also exemptions to encourage clustering of buildings and reuse of existing structures and infrastructure. Please consider these when designing your layout.





Is my proposed business permitted?

Flood Plain Overlay and Environmental Considerations

Your property's environmental context is important to consider when planning your project. Natural features may need to be protected from impacts during the work or may provide opportunities for agri-tourism. Some areas such as flood plains may be hazardous to build on and should be avoided.

The City's most significant and sensitive natural areas are usually zoned for environmental protection (EP) and permitted uses in these areas are limited. Some forms of agri-tourism, outdoor education and passive recreation are still possible on lands that are zoned EP, but you may need an Environmental Impact Study (EIS) for projects that are located on or within 120 m of such lands. Similarly, you may need an EIS for projects located on or within 120 m of other natural features identified in the Natural Heritage Overlay (Schedule C11 in the Official Plan) or that may affect habitat for species at risk.

City staff can assist you in determining if an EIS will be required as part of the submission requirements through the Site Plan Control process (see below).

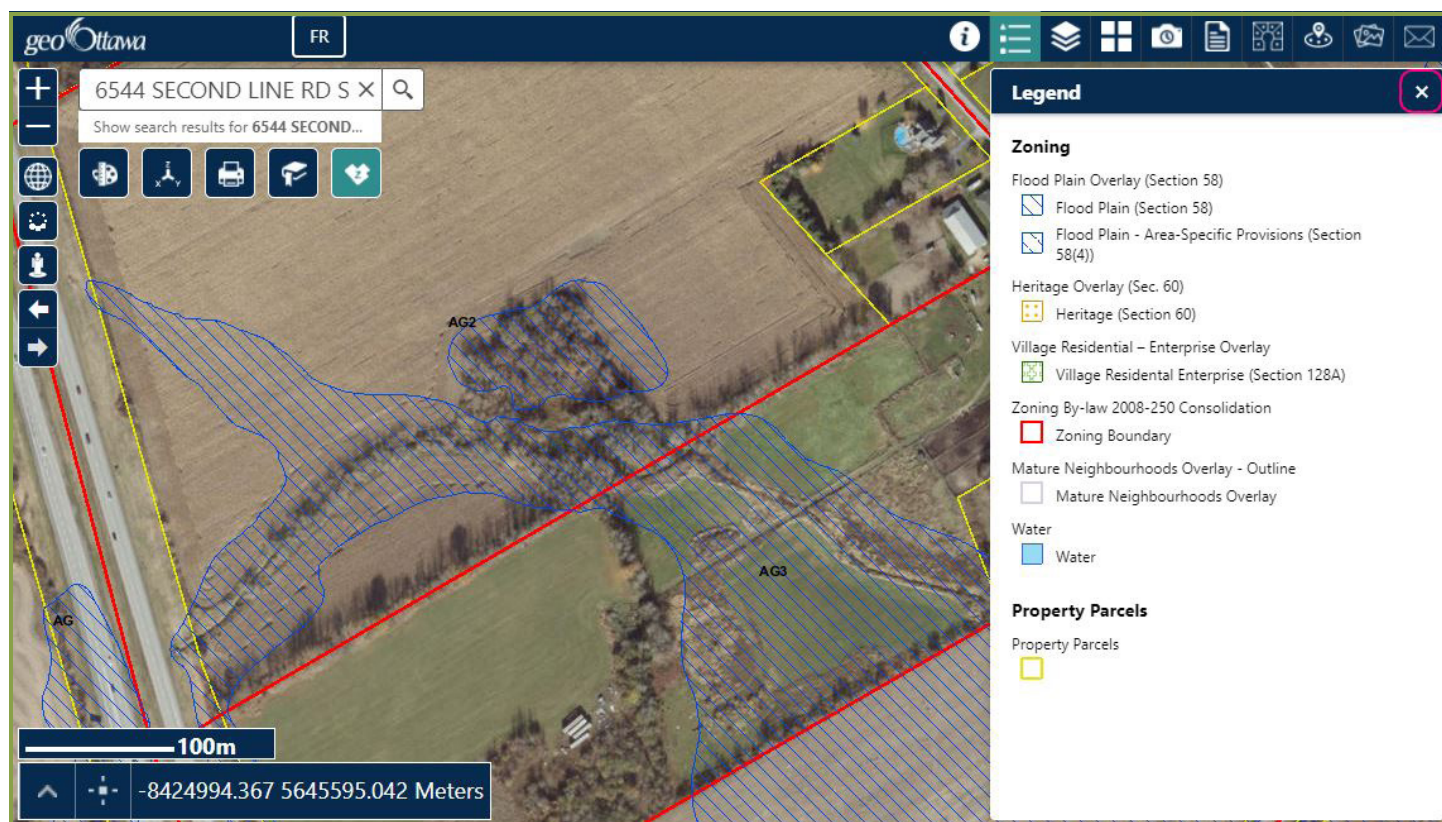
Your property may be subject to the flood plain overlay if it is close to or contains a surface water feature such as a creek or river, or a pond or marsh. The flood plain overlay is used to prevent property damage by ensuring that development doesn't occur in flood-prone areas. It is one of several factors used to establish appropriate development setbacks that protect the integrity of surface water features.



Flood Plain Overlay and Environmental Considerations Continued...

Development on your property may also be subject to setbacks from water features under [Section 69](#). Buildings and other structures must be located outside the setback, unless a [minor variance](#) is obtained to reduce the setback distance.

To find out if the flood plain overlay applies to your property, click the zoning layer in the right hand corner after you search your property address on GeoOttawa, or contact a DIO (see above). The flood plain is represented by blue hatching:





Is my proposed business permitted?

Site Plan Control

All commercial or industrial uses that are permitted as on-farm diversified or agriculture-related are subject to Site Plan Control approval by the City of Ottawa. This is to ensure that the proposed land development is safe, functional, and designed appropriately, and that it minimizes potential impacts on neighbouring properties and the local ecosystem.

Servicing capacity, environmental features, building location, landscape treatment, pedestrian access, drainage control and parking layout are just a few of the items we consider. You will need to provide a site plan demonstrating zoning compliance (see above), as well as studies that address environmental, traffic or other applicable impacts. The pre-application consultation process will guide you on the submission requirements specific to your project.

Though this process can sound intimidating, submission requirements and timelines for small-scale rural projects are minimal. Remember that this process is what enables fair opportunities for diversification, while ensuring respect of neighbours and the surrounding community and environment. Fees for rural small projects are in the range of \$850, with minimal review requirements that permit faster turnaround. Please visit our website for application submission fees and requirements.

If you have questions about the application process and would like to discuss your project, please contact Development Review Services to discuss. We are here to help you.



Site Plan Control Continued...

Water and wastewater

Given that most farms do not have access to public services, it is important to consider whether your proposed business will be able to meet water supply and sewage disposal requirements.

You will most likely need to hire a consultant to produce a hydrogeological report to ensure that there is enough water and that it is of adequate quality for your proposed business. There are many qualified consultants available in the City that can be found by searching 'environmental and engineering consultant Ottawa' on your web browser.

Species at Risk

Ottawa is home to many species at risk that are protected under provincial and in some cases federal law. Some of these are commonly encountered on and around farms, such as barn swallows, eastern meadowlarks and bobolinks. Many bats and turtles are also at risk. These species are part of our rural landscape, and play important roles in our ecosystems.

If you are proposing activities that could impact a [species at risk](#), you may need to hire a consultant to produce an [Environmental Impact Statement \(EIS\)](#) that discusses opportunities and mitigation measures, and/or register your activities with the Ontario Ministry of the Environment, Conservation and Parks, and create a mitigation plan. Registration process details can be found at:

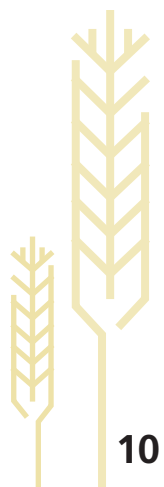
[LINK HERE](#)

Please consult with Development Review Services early on in the project planning to discuss whether there are environmental concerns relating to your proposed project. If your property is located on federally regulated lands (e.g. NCC lands), you should refer to the Guidelines for Permitting Under Section 73 of the Species at Risk Act.

[LINK HERE](#)

There are also grants available to encourage people to get involved in protecting and recovering species at risk through stewardship activities. Please visit website for more information.

[LINK HERE](#)





Is my proposed business permitted?

Well and Septic

Septic systems must be designed to work with the number of users, the size of the building and the number of fixtures, the layout of the site, and the composition of the soil that will handle the septic field.

The cost of a septic system to accommodate the use will be highly dependent on the soil type. The drain field does not need to be as large for permeable soil conditions as it does for less porous soils. The only sure way to find out is to get some competing quotes.

For larger projects with sewage systems that will have design flows in excess of 10,000 litres per day, approval from the Ministry of the Environment, Conservation and Parks may also be required. The average daily use per person is about 275 litres. In residential contexts, water fixtures in excess of 20 may add an additional 50 litres per fixture.

Design flow is calculated based on the combined flows from all sewage systems on the lot. For example, if a barn conversion requires a system with a design flow of 8,500 litres per day and an existing system that services a residence on the same lot has a design flow of 2,500 litres per day, the combined flows would be in excess of 10,000 litres per day.

Similarly, private wells must be able to support any increase in use volume resulting from an on-farm diversified use. The health and safety of your patrons is an important consideration for any diversified business, one that may require well water testing and/or remediation to ensure the safety of the water you are providing. If you are proposing a use that will require access to water, particularly public access to water, you should contact Ottawa Public Health (OPH) to discuss whether an inspection is appropriate. Please also see small drinking water systems below.





Is my proposed business permitted?

Building Permits

Whether you are planning a new building or making use of an existing one, you will need to apply for a building permit. Some temporary structures, such as tents with a combined area of more than 60 square metres, also require a permit.

Please be aware that agricultural buildings have different Ontario Building Code requirements than buildings that are open to the public. Any conversion of an agricultural building such as a barn to a commercial use, even if only on a temporary basis, will require renovations to meet building code standards for safety and accessibility of the public. To encourage reuse of existing buildings, larger floor areas are permitted if converting an existing building, than if building a new one. For details on projects requiring a permit, including application forms, please visit our website:

[LINK HERE](#)

You may want to consider hiring a building code expert, such as an architect, to help you with design. Building code requirements are dependent on criteria such as: use, occupancy, and whether alcohol or food are being prepared or served on site.



Building Permits Continued...

Building Permit Fees

Applicable permit fees cover the cost of review and enforcement of the Building Code Act. There is a base fee as well as a fee per square foot that is variable depending of type of construction. Please see the link below for detailed, up to date, permit fee information:

[LINK HERE](#)

Development Charges

Development charges (DCs) are one-time fees levied by municipalities through the building permit process. The fees are used to finance a portion of the capital costs associated with new infrastructure and the expansion of municipal services needed to support growth. The City also collects DCs on behalf of our four school boards, under the Ontario Education Act.

DC fees vary depending on whether the development is residential or non-residential, as well as location in the City. Certain types of development, such as farm buildings, are exempt from paying development charges. Fees might still apply however, if you are converting to a use that is not exempt – for example if you convert a barn to a retail space.

Please click the link below for a full list of applicable charges by area (school board fees are additional and listed at the bottom of the page).

[LINK HERE](#)



Building Permits Continued...

Septic Systems

Converting an existing building with an existing sewage system, or building a new system, requires a change of use permit from Ottawa Building Code Services. To apply, you will need to hire a consultant to provide an assessment report on the condition of the existing system and its capacity to accommodate the proposed change in use. This is submitted as part of your Building Permit application.

Septic system permits are reviewed externally through the [Ottawa Septic System Office](#) (link is external) (OSSO) of the Rideau Valley Conservation Authority (RVCA). The RVCA coordinates the review and approval of any septic system installed, altered or repaired, anywhere in Ottawa. Pick up an information package, which includes the required application forms directly from the OSSO. These forms are also available, for your convenience, at the City's Client Service Centres.

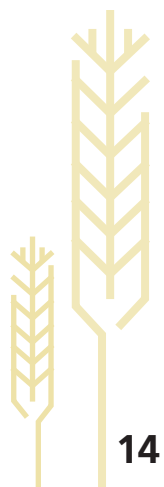
[LINK HERE](#)

MDS I and II - Minimum distance separations

The Minimum Distance Separation (MDS) formulae are land use planning tools that determine the minimum distances you need to maintain between livestock barns, manure storages or anaerobic digesters and surrounding land uses. The Government of Ontario requires that all new land uses comply with these formulae.

MDS applies to all on-farm diversified uses and home-based businesses. You will need to include it as part of your building permit application submission or site plan control application. As the applicant, it's your responsibility to provide the required calculations. For information about preparing these calculations, visit the Ontario Ministry of Agriculture and Rural Affairs website, and download AgriSuite.

[LINK HERE](#)



Is my proposed business permitted?

Conservation Authority Approval

Conservation Authorities regulate all work being done near a lake, river, stream, floodplain, steep slope or wetland. If you are proposing activities within the regulation limit of the conservation authority, you will need to demonstrate approval of the conservation authority during building permit application process. To find out whether your work is within a regulation limit, please go to our interactive [GeoOttawa](#) map and select the 'regulation limit' overlay after searching your property address, or contact a Development Information Officer by calling 613-580-2424, ext. 23434 or emailing: dioinquiry@ottawa.ca

There are three conservation authorities in Ottawa. To confirm which one regulates your property, go to our interactive [GeoOttawa](#) map and select the 'conservation authority' overlay. Below is the contact information for each of our conservation authorities in Ottawa:

Rideau Valley Conservation Authority

613-692-3571 | 1-800-267-3504 (toll-free)

Fax: 613-692-0831

Email: info@rvca.ca

Mississippi Valley

Conservation Authority

613-253-0006

Fax: 613-253-0122

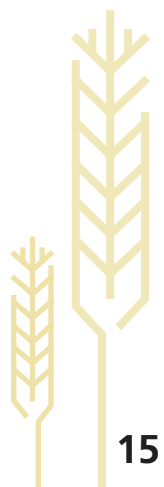
Email: info@mvc.on.ca

South Nation Conservation

613-984-2948 | Toll free: 1-877-984-2948

Fax: 613-984-2872

Email: info@nation.on.ca



Is my proposed business permitted?

New Laneways/Driveways

If your project requires you to establish a new driveway, or widen your existing driveway, you will need to apply for a Private Approach Permit. Private Approach Permit applications are available at City of Ottawa Client Service Centers and online.

Fees for private approaches that access Commercial, Industrial or Multi-Residential parking areas of 1-49 parking spaces are approximately \$275.

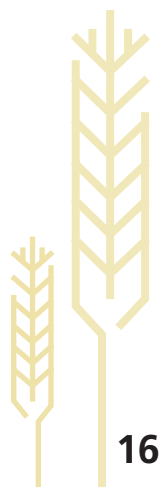
[LINK HERE](#)


Heritage Buildings

If you are planning to use a heritage building for your proposed business, a Heritage Permit may be required as part of the building permit approval for the change to heritage property.

Under the Ontario Heritage Act, all alterations to designated heritage properties and to properties located within a Heritage Conservation District require the approval of the City of Ottawa through a Heritage Permit application:

[LINK HERE](#)





What additional permits or inspections do I need?

Drinking Water and Food Handling

You will need to submit your intention to diversify your farm business to **Ottawa Public Health** so that they can determine whether your business is considered a food premise or contains a small drinking water system, or if it involves public interactions with animals including insects or reptiles. You can submit your intent to run a business by emailing:

HeathSante@ottawa.ca

Small Drinking Water System

Note that a **small drinking water system inspection** may be required for any business that is open to the public (Public Facility) and on a well.

A **Public Facility** is defined under the Small Drinking Water Systems Regulation 319/08 as:

- a. a food service establishment,
- b. a place that operates primarily for the purpose of providing overnight accommodation to the travelling public,
- c. a seasonal trailer park or campground,
- d. a marina,
- e. a church, mosque, synagogue, temple or other place of worship,
- f. a recreational camp,
- g. a recreational or athletic facility,
- h. a place, other than a private residence, where a service club or fraternal organization meets on a regular basis, or
- i. any place where the general public has access to a washroom, drinking water fountain or shower;



Drinking Water and Food Handling Continued...

Food Premise Inspections

If you are planning to serve food or beverages as part of your business, you will also require a Food Premise Inspection from OPH prior to opening. A Food Premise is a location where food or milk is manufactured, processed, prepared, stored, handled, displayed, distributed, transported, sold or offered for sale.

Please contact OPH at healthsante@ottawa.ca to start the inspection process.

Food handling training

Every operator of a food service premise must ensure that there is at least one food handler or supervisor on the premise who has completed food handler training during every hour in which the premise is operating. Please see OPH's Certified Food Handler Training website for details.

[LINK HERE](#)

Business Licensing

Your business might require a licence under the Ottawa licensing by-law (By-law No. 2002-189). To check which businesses require a licence please visit:

[LINK HERE](#)

Business license fees vary depending on the type of business or use, but you can expect to pay between about \$200 and \$800 each year if you need a licence.





What else should I consider in planning my project?

Property Taxes

Before 1998, properties in most regions were assessed and classified based on their predominant use - even if there was more than one activity on the property. Now, where portions of a property are used for different activities, assessors must apportion the total assessment of the property among the various subclasses according to the distinct uses on the property. The new approach is more equitable because it taxes properties according to their actual use.

Small-Scale On-Farm Business Subclasses

In 2019, the City adopted an optional small-scale on-farm business property subclass (By-law 2019-133), which permits a secondary use building (such as a retail building) to be taxed at a reduced rate. That rate is 25 per cent of the commercial rate for the first \$50,000 of assessed value for both the building and the surrounding one acre of property. The remainder of the assessed value is taxed at the normal commercial rate.

To qualify, 51 per cent of your facility must be used to sell, process or manufacture from products produced on site. If your commercial and/or industrial operation has an assessed value equal to or greater than \$1 million, it is not eligible for the small-scale on-farm business subclasses ([O. Reg 361/18](#)) of the Assessment Act). [Learn more about this initiative here.](#)

You can contact the Municipal Property Assessment Corporation (MPAC) for further details about the tax implications of your proposed business:

[LINK HERE](#)





What else should I consider in planning my project?

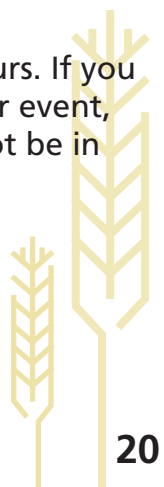
Wineries, Breweries, Cideries, and Other Beverage Production

Wineries, breweries and similar types of beverage production are noted as being high water users and high effluent producers. If you are contemplating this type of use, you are encouraged to start thinking early on about how to reduce water and wastewater impacts of your operations. Here are some resources you might find useful:

- [LINK HERE](#) - Water and Beer Riverlabs
 - [LINK HERE](#) - Food in Canada
-

Noise By-Law

The [City of Ottawa Noise By-Law](#) regulates loud noises that may disturb your neighbours. If you are planning activities that may result in increased noise, such as a wedding or outdoor event, please respect your neighbours and consult the noise by-law to ensure that you will not be in violation.



What else should I consider in planning my project?

Site Alteration

Ottawa's [Site Alteration By-law](#) regulates activities such as placing or dumping fill, removing topsoil, clearing or stripping vegetation, and altering the grade of land. All lands within the City of Ottawa are subject to this by-law except for lands that are already regulated by a conservation authority (e.g., floodplains, rivers and creeks, or in and around significant wetlands).

In most cases, you do not need the City's approval before beginning site alteration, but you must follow the rules in the by-law, which can be summarized as follows:

1. Do not work on someone else's property without their permission.
2. Do not cause drainage problems for your neighbours.
3. Follow all other applicable municipal, provincial and federal rules.
4. Do not damage the productivity of soils in areas designated for agricultural use.
5. Get City approval before working in or within 30 metres of significant natural areas in the area shown on [Schedule B](#) in the by-law.
6. Notify your neighbour(s) if you will be working within 10 metres of your property boundary.
7. Notify your City planner before working on a site during the development review process, before working on a site.
8. Control sediment and erosion, where necessary.
9. Fence off or otherwise limit your work area, where necessary, to prevent accidental damage to nearby trees, structures or properties.
10. Use clean fill.

Additional information is available on the City's web page to help residents understand how the by-law affects you.

[LINK HERE](#)

Please **call or click before you dig!** Contact Ontario One Call at 1-800-400-2255 or visit the link below to find out where underground utilities such as water or sewer pipes, gas or power lines, and communications cables are on your property. It's free, and it could save you from costly or dangerous mistakes.

[LINK HERE](#)



What else should I consider in planning my project?

Fireworks By-Law

The Fireworks By-Law regulates the sale and use of fireworks within the City. Fireworks may only be discharged on Victoria Day and Canada Day and the day before and after those days, unless a permit is obtained.

[LINK HERE](#)

Permanent Sign on Private Property By-Law

You may need a permit before installing a permanent sign on your property. The Permanent Sign of Private Property By-Law regulates the design, construction, installation, relocation, alteration, and repair of permanent signs located on private property in the City of Ottawa. Temporary signs are governed by a [different by-law](#).

[Permanent Signs on Private Property \(By-law No. 2016-326\) | City of Ottawa](#)

Permanent signs not requiring permits

- Official signs
- Awning signs
- Electronic fuel pump signs
- Non-electronic fuel pump island signs less than 3.5 m above grade and 0.5 m² in area
- Non-illuminated information signs less than 1 m² in area
- Non-illuminated window signs
- Farm signs and directional farm signs not exceeding 4 m² in area
- Wall signs on a temporary sales centre building
- Rural village pedestrian directional signs
- Mural signs

Prohibited permanent signs

- Roof signs
- Signs on sheds, trees, poles, fences, posts, another sign, etc.
- Signs that imitate, resemble or could be mistaken for a traffic control device or official sign
- Signs that could obstruct the view or visibility of vehicular or pedestrian traffic, a traffic control device or an official sign
- Signs that are illuminated, animated or operated in such a way that they constitute a hazardous distraction for vehicular or pedestrian traffic
- Signs that could, in any manner, endanger a person or property
- Signs that interfere with electrical light, power or telephone wires
- Signs that obstruct entry through or egress from windows, doors, fire escapes or emergency exits



A photograph of two women sitting on a large pile of hay in a field. The woman on the left has long red hair and is wearing a red and black plaid shirt. The woman on the right is wearing an orange baseball cap, a plaid shirt over a white long-sleeved shirt, and orange pants. They are both looking down at a laptop that is open on the hay between them. The background is a soft-focus field of dry grass under warm, golden light.

What else should I consider in planning my project?

Special Events on Public and Private Property By-Law

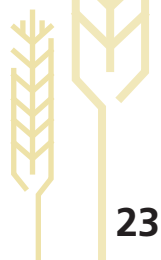
Special events permits are required for temporary events where 500 or more people are expected at any given time. If you are planning such an event, please visit our [website](#). You can also contact us at eventcentral@ottawa.ca.

[LINK HERE](#)

Accessibility Design Standards

Nature trails that are located in sensitive environmental areas such as forests or adjacent to wetlands or watercourses, or agri-tourism activities that take place within crop lands, may be permitted as part of your project, however they should be designed to consider a wide variety of users. Nature trails may need to provide independent access for persons with disabilities. Please see standards as outlined in the City of Ottawa Accessibility Design Standards.

[LINK HERE](#)



A background image showing a pair of hands gently holding a small green seedling with dark soil. The scene is softly lit, suggesting an indoor or sheltered outdoor environment.

Business Resources

BizPal

This online service provides simplified access to information from all levels of government about the business permits, licences and other requirements you will need to start, operate and grow your business. BizPal is a free government-provided service.

[LINK HERE](#)

Toolkit for businesses in rural Ottawa

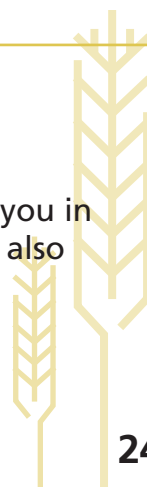
This toolkit is designed to point existing and potential rural entrepreneurs and business operators toward the programming that exists to support your diverse needs and interests.

[LINK HERE](#)

Rural affairs office

Feeling lost, or require additional support? The City's Rural Affairs Office can help put you in touch with the correct resources. If you have questions or require information you can also connect with staff directly

[LINK HERE](#)



Business Resources

Business ambassador for food establishments

Our Business Information Officer can walk you through the steps to establishing your food-related business in Ottawa.

[LINK HERE](#)

Directional farm signage program

This unique City of Ottawa initiative helps the public locate farm-based businesses in rural areas, which can be difficult to find without local landmarks.

The Directional Farm Sign is a permanent sign located along provincial highways. Eligible businesses include registered farms, farmers' markets and agricultural fairgrounds.

[LINK HERE](#)

Ottawa rural clean water program

The Ottawa Rural Clean Water Program (ORCWP) provides funding for projects that protect surface water and groundwater quality. To find out more, please visit:

[LINK HERE](#)

Farm grant program

City Council approved the continuation of the annual Farm Grant Program to provide financial relief to working farmers. The grant program assists eligible farm property owners by allowing the June final property tax instalment to be paid in December. To find out more, please visit:

[LINK HERE](#)



Concept Plans

Note that these are concept plans only. When submitting Site Plans for your project, they must demonstrate compliance with all zoning and relevant regulations for the use.

Concept Plan

- Property Line
- - - - - Area of proposed on-farm diversified use

Lot Area: 60ha

Max Area for OFDU: 1ha

Proposed Area for OFDU: 0.4ha

Max **new** floor area: 300sq.m.

Proposed new floor area: 200 sq.m.

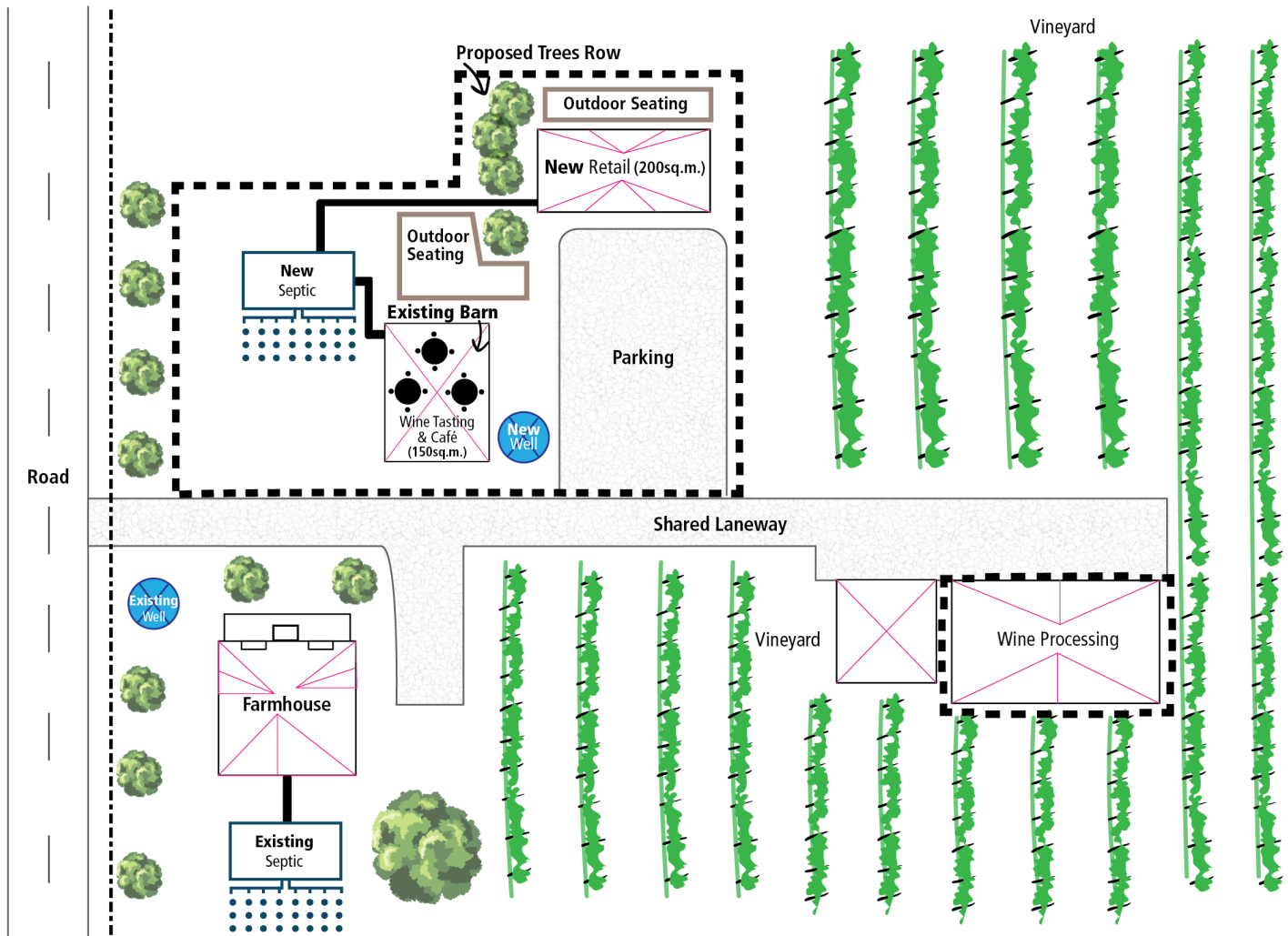
Max **converted** floor area: 300sq.m.

Proposed converted floor area: 150sq.m.

Required parking: 22 spaces

Provided parking: 24 spaces

SCALE —



Concept Plans

Note that these are concept plans only. When submitting Site Plans for your project, they must demonstrate compliance with all zoning and relevant regulations for the use.

Concept Plan

- Property Line
- ■ ■ Area of proposed on-farm diversified use

Lot Area: 360,000sq.m.

Max Area for OFDU: 7,200sq.m.

Proposed Area for OFDU: 3,000sq.m.

Max **new** floor area: 150sq.m.

Proposed new floor area: 150sq.m.

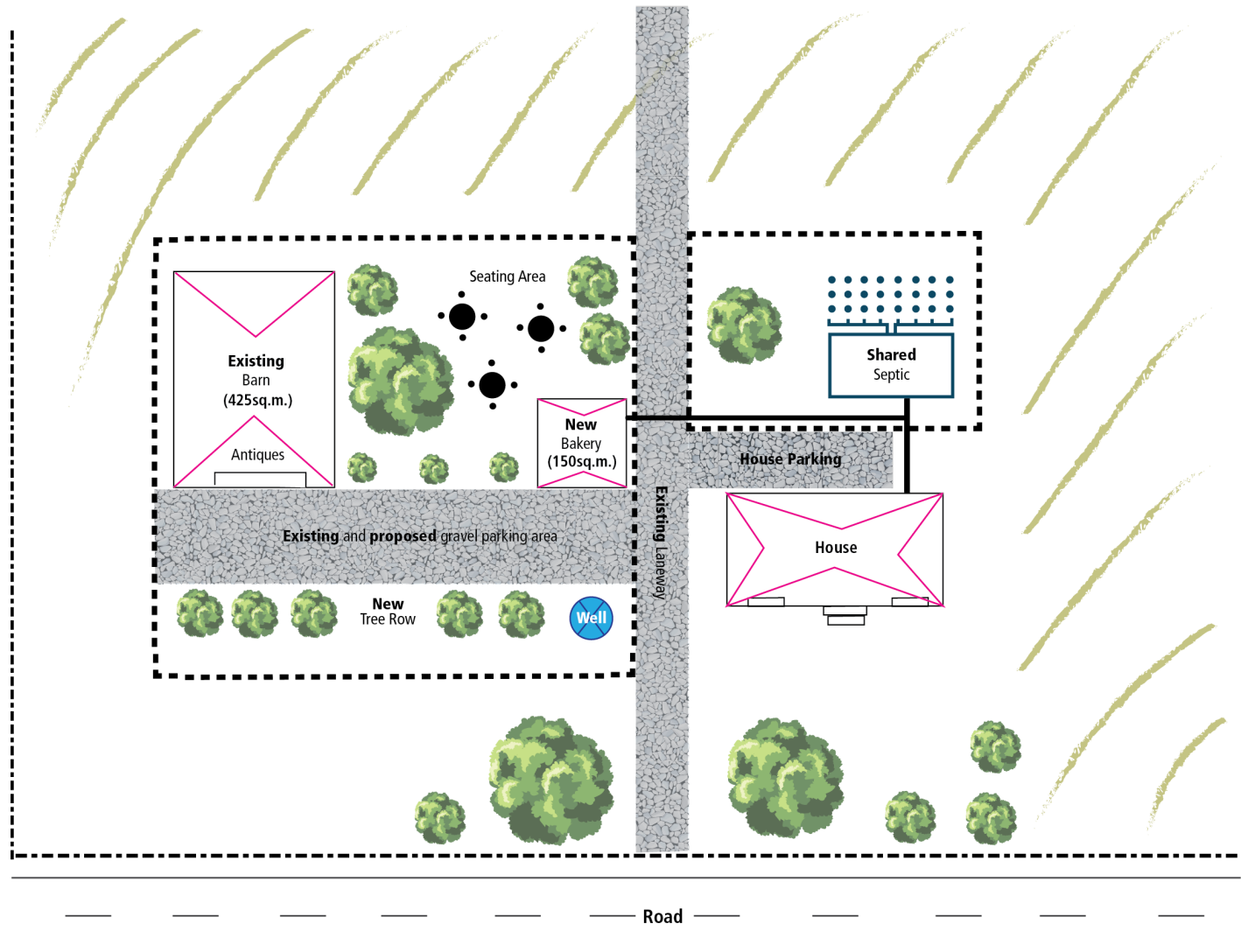
Max **converted** floor area: 450sq.m.

Proposed converted floor area: 425sq.m.

Required parking: 20 spaces

Provided parking: 20 spaces

SCALE —



On-Farm Business Checklist

Is 'On-farm Diversified Use' listed as a permitted use in the zoning designation?	<input type="checkbox"/>
Is the area of the proposed, as listed under Section 79A(1)(b) , less than 2% of the lot area?	<input type="checkbox"/>
Does the proposed building meet provisions of Section 79A(1)(d) for maximum floor area?	<input type="checkbox"/>
Does the proposal provide the required parking under Section 101 of the Zoning By-law?	<input type="checkbox"/>
Is there a flood plain overlay on the property? If yes, see section 58.	<input type="checkbox"/>
Have you consulted with City of Ottawa Staff regarding the required Site Plan Control application and what submission documents to provide?	<input type="checkbox"/>
Are there any species at risk or natural heritage features on the site?	<input type="checkbox"/>
Have you consulted with the Conservation Authority for your area?	<input type="checkbox"/>
Will the public have access to an on-site water source? If so, please contact Ottawa Public Health .	<input type="checkbox"/>
Will there be additional wastewater production? If so, have you obtained a septic permit from the Ottawa Septic Systems Office ?	<input type="checkbox"/>
Does the project meet Minimum Distance Separation requirements?	<input type="checkbox"/>
Is a new building or conversion of an existing building proposed? If so, please file a building permit application with Building Code Services.	<input type="checkbox"/>
Are any new laneways or driveways proposed? If so, please apply for a private approach permit the City's Right of Way Permit Office.	<input type="checkbox"/>
Is food service proposed? If so, please contact Ottawa Public Health for a Food Premise Inspection .	<input type="checkbox"/>
Will the proposal require any site alteration such as grading or tree removal? If so, please see the City's Site Alteration By-law .	<input type="checkbox"/>
Does the business require a business license from the City of Ottawa?	<input type="checkbox"/>
Are there special events planned for 500 or more guests? If so, please file an application for a special events permit .	<input type="checkbox"/>
Are any permanent signs proposed? If so, please apply for a sign permit .	<input type="checkbox"/>
Will your site be designed with accessibility considerations ? See City of Ottawa Accessibility Design Standards for more information.	<input type="checkbox"/>

