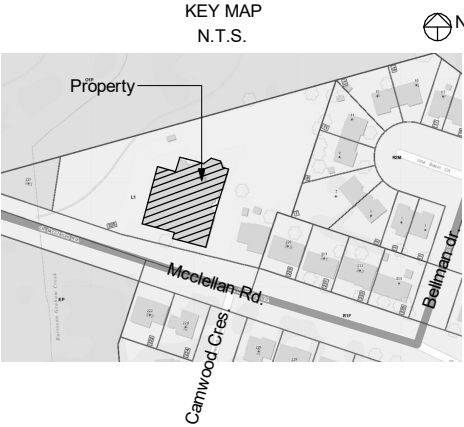


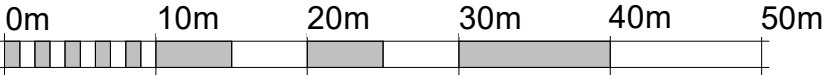
Site Plan Draft
225 McClellan Road
City of Ottawa



- LEGEND
- Existing building
 - Property line
 - Existing driveway / parking
 - Existing soft landscaping
 - Existing tree

Date: June 23, 2025

File No: Drawn By:



VISUAL SCALE 1:500

225 McCLELLAN ROAD			
SITE PLAN OF SURVEY PART OF BLOCK C REGISTERED PLAN 564019, CITY OF OTTAWA PREPARED BY FAIRHALL, MOFFATT & WOODLAND LTD., COMPLETED MARCH 7, 2025			
CURRENT ZONING: L1 - COMMUNITY LEISURE FACILITY ZONE PROPOSED ZONING: I1B - MINOR INSTUTIONAL ZONE (SEC. 169-170) CITY OF OTTAWA; EXISTING 1 STOREY CHURCH			
ZONING MECHANISMS	REQUIREMENT	PROVIDED	SECTION
A) Minimum lot width	30 m	96.3 m	Section 170, Table 170B
B) Minimum lot area	1000 m²	7459.1 m²	Section 170, Table 170B
C) Maximum building height	18 m	? m	Section 170, Table 170B
D) Minimum front yard set back	6 m	7.3 m	Section 170, Table 170B
E) Minimum rear yard setback	7.5 m	17 m	Section 170, Table 170B
F) Minimum interior side yard set back	7.5 m	12.5 m	Section 170, Table 170B
G) Minimum corner side yard set back	7.5 m	48.5 m	Section 170, Table 170B
H) Permitted projections into required yards, covered porch	2 m, but no closer than 1 m from any lot line	2 m	Section 65, Table 65
I) Minimum required width of landscaped buffer	For a parking lot containing more than 10 but fewer than 100 spaces = 1.5 m	0 m	Section 110, Table 110

