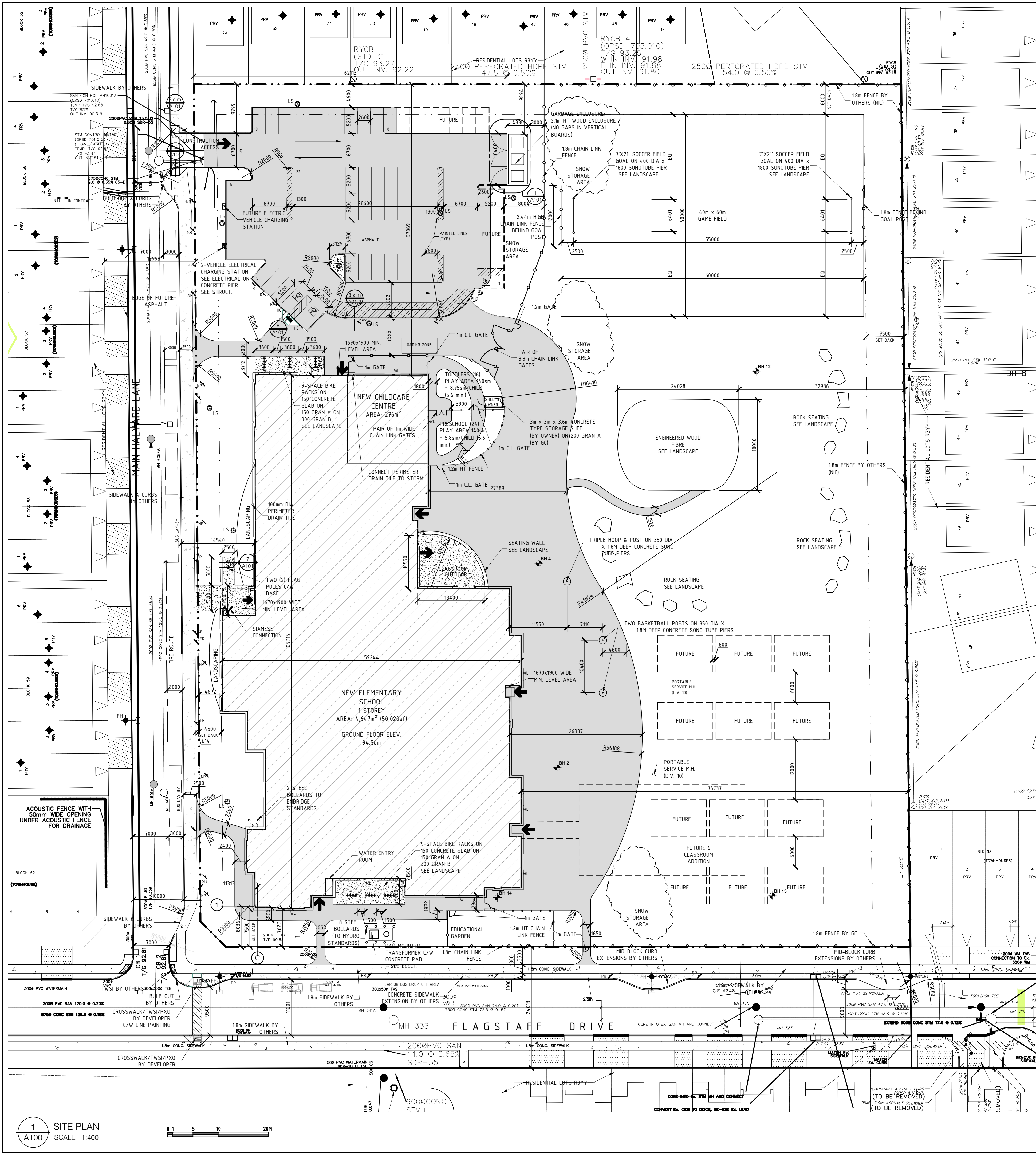




ZONING REQUIREMENTS			
Municipality	City of Ottawa		
Legal Description			
PART OF LOT 12			
CONCESSION 3 (RIDEAU FRONT)			
(GEOGRAPHIC TOWNSHIP OF NEPEAN)			
CITY OF OTTAWA		City of Ottawa	
Survey Information			
Survey Information Prepared By:	Stantec Geomatics Ltd.		
	14 June, 2021		
Common Address			
135 Main Halyard Lane	Ottawa,	Ontario	
Project Information			
Lot Size	24,004 sm		
Gross Building Floor Area	4,630sm		
Zoning	R3YY/1A	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	135m	Complies
Minimum Lot Area	400 sm	24,004sm	Complies
Minimum Front Yard Setback	7.5m	7.63m	Complies
Minimum Rear Yard Setback	7.5m	57.86m	Complies
Minimum Interior Side Yard Setback	7.5m	76.74m	Complies
Minimum Corner Side Yard Setback	4.5m	4.67m	Complies
Maximum Building Height	15.0m	7.65m	Complies
Required Parking (Schedule 1A - Area C)	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces 39 Total spaces required	50 Spaces Proposed	Complies
Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens)			
Childcare 1/50sm			
Furture Parking (12 future portables)	1.5 x 12 portables= 18 additional Spaces total (18 + 39) = 57 Spaces	15 Future Spaces total (50 + 15) = 65	Complies
HC Parking Requirements	Based on 50 parking spaces provided	2 HC Spaces Required 1 @ type A 1 @ type B	Complies
Required Bicycle Parking (1/100sm Gross Floor Area)	1/100sm X4,647sm =47 spaces required	48 spaces (6 Bike Racks @ 8 spaces)	Complies
Required Loading Zones	1 Loading Zone = 3.5m(W) X 7m (L) x 4.2m (H) As per zoning Section 113 (4) & (5)	1	Complies
1 per 1000-9999 sm of gross floor area			
Minimum Width of Landscaped Area (Landscape Buffer)	Abutting A Street = 3.0m	4.0m	Complies
	Abutting residential, institutional = 3.0m		
	Other Cases - None	N/A	
Landscaped Provisions for Parking Lots	Landscape buffer width: 3m abutting a street, 1.5m not abutting a street	4m	Complies
	Refuse collection areas must be minimum 9.0m from property line abutting a street		
	Refuse collection areas must be minimum 3.0m from other property lines		
	Refuse collection area must be screened with minimum 2.0m height screen	2.15m	
	Minimum landscaped area of parking lot = 15%	Parking Lot Area =1782sm Landscape around Parking =478sm = >15%	

ZONING INFORMATION

GENERAL NOTES:

- SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING. EXCAVATE BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
- PERFORM LANDSCAPE & SITE WORKS INCLUDING SIDEWALKS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
- SUBDIVISION DEVELOPER SHALL CONSTRUCT BUS LAY BY ON STREET 7 & CAR LAY BY FLAGSTAFF AVE, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN BASES, TOPSOIL & SOD
- ANTICIPATED SCHEDULE FOR WORK IN ROW PERFORMED BY SUBDIVISION DEVELOPER:

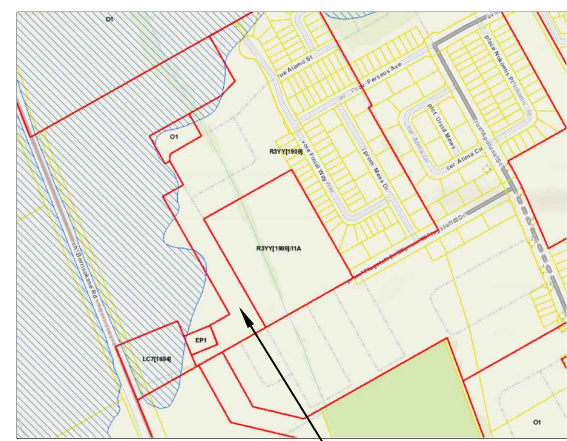


OTTAWA
CATHOLIC
SCHOOL BOARD

570 WEST HUNT CLUB ROAD, NEPEAN, ON, K2G 3K4 (613)224-4455

SITE LEGEND

	FH	FIRE HYDRANT
	DC	DEPRESSED CURB
		CONCRETE CURB
		CONCRETE SIDEWALK
		ASPHALT
		TACTILE WALKING SURFACE INDICATOR (TWSI)
	CB	CATCH BASIN, NEW
	MH	MAN HOLE, NEW
	HC	HANDICAP PARKING SIGN
	FR	FIRE ROUTE SIGN RX512 @ 25m SPACING
	OW	ONE WAY TRAFFIC SIGN
	DN	DO NOT ENTER SIGN
	NP	NO PARKING SIGN (RB-51R/RB-51L) @ 25m SPACING
	SB	SCHOOL BUS STOPPING ZONE SIGN
	PDO	PARENT DROP-OFF ZONE SIGN - POST ONLY BY GC
	PR	PARKING RESTRICTED 30 MIN. MON-FRI 7:00AM-4PM SIGN (RB-53R/RB-53L) @25m SPACING
	BR	RESERVED FOR DAYCARE - POST ONLY BY GC
	BH	BORE HOLE
	LS	LIGHT STANDARD
	WL	WALL MOUNT LIGHT FIXTURE
	PP	POWER POLE
		EXISTING GRADE
		1.8m HT. GALVANIZED CHAIN LINK FENCE
		1.2m HT. GALVANIZED CHAIN LINK FENCE
		GAS METER
		ENTRANCE ARROW
		PAINTED LINES / NO PARKING



CONTEXT MAP

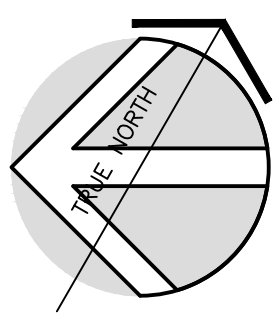
REV.	DESCRIPTION	DATE
6	SITE PLAN CONTROL COMMENTS	10/MAR/2022
5	ISSUED FOR 80%/CLASS A COST ESTIMATE	30/NOV/2021
4	ISSUED FOR SITE PLAN CONTROL	23/NOV/2021
3	ISSUED FOR CLIENT REVIEW	20/OCT/2021
2	ISSUED FOR CLIENT REVIEW	14/SEP/2021
1	ISSUED FOR CLIENT REVIEW	17/JUN/2021

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS.

SEAL

PROJECT NORTH



Not for construction unless SEALED and SIGNED

P R PYE & RICHARDS -
T Y TEMPRANO & YOUNG
ARCHITECTS INC.

824 Meath St. Suite 200 613. 724. 7700
Ottawa, ON K1Z 6E8 info@prty.ca

PROJECT

OCSB BARRHAVEN
CATHOLIC ELEMENTARY SCHOOL

135 MAIN HALYARD LANE OTTAWA, ONTARIO

DRAWING

SITE PLAN
OBC MATRIX
ZONING MATRIX

PROJECT NO.	21007	DRAWING NO.	
SCALE -	1:400		
DRAWN -	D.D.		
CHECKED -	I.R.		
PLOT DATE -10/03/2022		PLOTTED BY:	IR

A100

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