



ZONING REQUIREMENTS			
Municipality	City of Ottawa		
Legal Description	Block 147 Registered Plan 4M-1273 City of Ottawa, Formerly the City of Gloucester		
Survey Information	City of Ottawa		
Survey Information Prepared By:	Annis, O'Sullivan, Vollebek Ltd		
Common Address	4140 Kelly Farm Dr		
Lot Size	29,410 sm		
Ground Floor Area	4,639sm		
Zoning			
	I1E H(15)	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	167.9m	Complies
Minimum Lot Area	400 sm	29,410sm	Complies
Minimum Front Yard Setback	3m	3.7m	Complies
Minimum Rear Yard Setback	1m	104.9m	Complies
Minimum Interior Side Yard Setback	1m	54.4m	Complies
Minimum Corner Side Yard Setback	4.5m	7.4m	Complies
Maximum Building Height	15.0m	7.65m	Complies
Required Parking (Schedule 1A - Area C)	1.5 x 22	50 Spaces	Complies
Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens)	classrooms = 33 classrooms + 6 kindergartens = 39	Proposed	
Childcare 1/50sm	275sm Childcare/50sm = 6 Spaces 39 Total spaces required		
Future Parking (18 future portables)	1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces	16 Future Spaces total (50 + 16) = 66	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
Minimum Width of Landscaped Area (Landscape Buffer)	Abutting A Street = 3.0m Abutting residential, institutional = 3.0m Other Cases - None	3.0m 3.0m N/A	Complies
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	Earth bins provided	
	Minimum landscaped area of parking lot = 15%	Parking Lot Area = 1782sm Landscape around Parking = 478sm =>15%	

REV	REVISION DESCRIPTION	DATE
3	ISSUED FOR SITE PLAN CONTROL	7/OCT/2022
2	ISSUED FOR 85% DRAWINGS & COST ESTIMATE	23/SEPT/2022
1	ISSUED FOR CLIENT REVIEW	25/AUG/2022

**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 WALKWAYS TIE INS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
- CONTRACTOR SHALL CONSTRUCT BUS LAY BY & CAR LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD
- SEE LANDSCAPE FOR EXISTING TREE REMOVALS

**CONTEXT MAP** - 4140 KELLY FARM DR



**SITE LEGEND**

- FH FIRE HYDRANT - SEE MECH
- DC DEPRESSED CURB - SEE CIVIL
- CONCRETE CURB - SEE CIVIL
- CONCRETE SIDEWALK - SEE CIVIL
- ASPHALT - SEE CIVIL
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- ENGINEERED WOOD FIBRE - SEE LANDSCAPE
- CB CATCH BASIN, NEW - SEE CIVIL
- MH MAN HOLE, NEW - SEE CIVIL
- FSN UNDEFINED TRAFFIC SIGN
- 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
- PD0 PARENT DROP-OFF ZONE SIGN - POST ONLY BY GC
- ST 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
- TP TEST PIT
- LS LIGHT STANDARD - SEE ELECTRICAL
- W.L. WALL MOUNT LIGHT FIXTURE - SEE ELEC.
- FP FLAG POLE
- EXISTING GRADE
- 18m HT. GALVANIZED CHAIN LINK FENCE
- 12m HT. GALVANIZED CHAIN LINK FENCE
- GAS METER
- ENTRANCE ARROW
- PAINTED LINES / NO PARKING

**SEAL**

**PROJECT NORTH**

ONTARIO ASSOCIATION OF ARCHITECTS  
ISABEL PROCHER  
LICENCE 7850  
2022-2027

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Not for construction unless SEALED and SIGNED

**P R PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.**

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**PROJECT**

OCSB FINDLAY CREEK ELEMENTARY SCHOOL

4140 Kelly Farm Dr. OTTAWA, ONTARIO

**DRAWING**

SITE PLAN  
ZONING MATRIX

PROJECT NO.	22012	DRAWING NO.	
SCALE	AS NOTED		
DRAWN	I.R.		A100
CHECKED	I.R.		
PLOT DATE	07/10/2022	PLOTTED BY:	IR

BLOCK 121  
4M-1321