

ZONING REQUIREMENTS			
Municipality	City of Ottawa		
<b>Legal Description</b>	Block 147 Registered Plan 4M-1273 City of Ottawa, Formerly the City of Gloucester		
<b>Survey Information</b>	Survey Information Prepared By: Annis, O'Sullivan, Vollebek Ltd dated 6 July 2022		
<b>Common Address</b>	4140 Kelly Farm Dr	Ottawa,	Ontario
<b>Project Information</b>	Lot Size	29,410 sm	
	Ground Floor Area	4,639sm	
<b>Zoning</b>	1E H(15)	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
<b>Minimum Lot Width</b>	15m	167.9m	Complies
<b>Minimum Lot Area</b>	400 sm	29,410sm	Complies
<b>Minimum Front Yard Setback</b>	3.6m	3.6m	Complies
<b>Minimum Rear Yard Setback</b>	1m	104.9m	Complies
<b>Minimum Interior Side Yard Setback</b>	1m	54.4m	Complies
<b>Minimum Corner Side Yard Setback</b>	4.5m	7.4m	Complies
<b>Maximum Building Height</b>	15.0m	7.65m	Complies
<b>Required Parking (Schedule 1A - Area C)</b>	Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens)	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces	50 Spaces Proposed
<b>Childcare 1/50sm</b>			
<b>Future Parking (18 future portables)</b>	1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces	16 Future Spaces total (50 + 16) = 66	Complies
<b>HC Parking Requirements</b>	Based on 50 parking spaces provided	2 HC Spaces Required 1 @ type A 1 @ type B	Complies
<b>Required Bicycle Parking (1/100sm Gross Floor Area)</b>	1/100sm X 4,647sm = 47 spaces required	48 spaces (6 Bike Racks @ 8 spaces)	Complies
<b>Required Loading Zones</b>	1 Loading Zone = 3.5m(W) X 7m (L) x 4.2m (H) As per zoning Section 113 (4) & (5)	1	Complies
<b>Minimum Width of Landscaped Area (Landscape Buffer)</b>	Abutting A Street = 3.0m Abutting residential, institutional = 3.0m Other Cases - None	3.0m 3.0m N/A	Complies
<b>Landscaped Provisions for Parking Lots</b>	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 Landscaped around Parking = 478sm = >15%	
ZONING INFORMATION			
<b>GENERAL NOTES:</b>			
1. 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.			
2. PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED			
3. PERFORM LANDSCAPE & SITE WORKS INCLUDING WALKWAYS TIE INS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED			
4. CONTRACTOR SHALL CONSTRUCT BUS LAY BY & CAR LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD			
5. SEE LANDSCAPE FOR EXISTING TREE REMOVALS			
6. ROADWAY MODIFICATIONS TO BE COMPLETED AS EARLY AS POSSIBLE AS PER OC TRANSPO SITE PLAN CONTROL REQUEST.			
7. GC TO ERECT CONSTRUCTION FENCING ALONG PROPERTY LINE WITH OCDSB SCHOOL FOR FULL DURATION OF CONSTRUCTION PERIOD			

**OTTAWA CATHOLIC SCHOOL BOARD**

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

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**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
- ⊙ OC TRANSPO BUS STOP SIGN
- ⊕ HC HANDICAP PARKING SIGN
- ⊕ FR FIRE ROUTE SIGN RX152 @ 25m SPACING
- ⊕ OW ONE WAY TRAFFIC SIGN
- ⊕ DN DO NOT ENTER SIGN
- ⊕ NP NO PARKING SIGN (RB-52) @ 25M SPACING
- ⊕ NP(2) NO PARKING SIGN (RB-55R)
- ⊕ NP(3) NO PARKING SIGN (RB-51)
- ⊕ SB SCHOOL BUS STOPPING ZONE SIGN (RB89R)
- ⊕ PDO PARENT DROP-OFF ZONE SIGN -
- ⊕ PR PARKING RESTRICTED 30 MIN. MON-FRI 7:00AM-4PM SIGN (RB-53R/RB-53L) @25M SPACING
- ⊕ IR RESERVED FOR DAYCARE - POST ONLY BY GC
- ⊕ BH BORE HOLE
- ⊕ TP TEST PIT
- ⊕ LS LIGHT STANDARD - SEE ELECTRICAL
- ⊕ WL WALL MOUNT LIGHT FIXTURE - SEE ELEC.
- ⊕ FP FLAG POLE
- ⊕ EXISTING GRADE
- ⊕ 18m HT. GALVANIZED CHAIN LINK FENCE UNLESS OTHERWISE NOTED
- ⊕ 12m HT. GALVANIZED CHAIN LINK FENCE
- ⊕ G GAS METER
- ⊕ ENTRANCED ARROW
- ⊕ PAINTED LINES / NO PARKING

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REV	REVISION DESCRIPTION	DATE
9	ISSUED FOR SITE PLAN CONTROL REV 2	26/APR/2023
8	ISSUED FOR TENDER	8/MAR/2023
7	ISSUED FOR MINOR VARIANCE	21/FEB/2023
6	ISSUED FOR SITE PLAN CONTROL REV 1	9/FEB/2023
5	ISSUED FOR 99% CLIENT REVIEW	6/FEB/2023
4	ISSUED FOR BUILDING PERMIT	14/DEC/2022
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

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

**SEAL**

Not for construction unless SEALED and SIGNED

**PROJECT NORTH**

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

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info@prty.ca

**PROJECT**

OCDSB FINDLAY CREEK ELEMENTARY SCHOOL

4140 Kelly Farm Dr. OTTAWA, ONTARIO

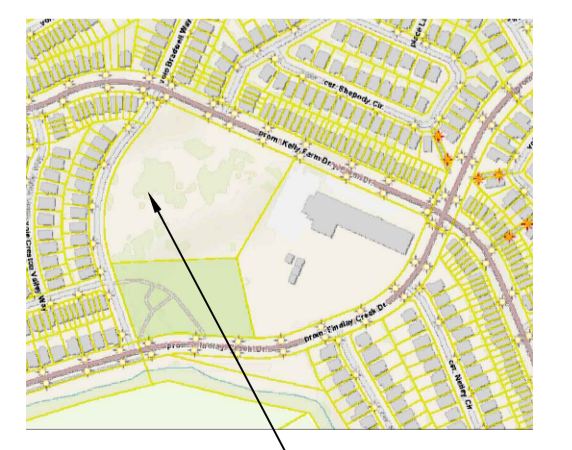
**DRAWING**

SITE PLAN  
ZONING MATRIX

PROJECT NO.	22012	DRAWING NO.	
SCALE -	AS NOTED		
DRAWN -	I.R.		<b>A100</b>
CHECKED -	I.R.		
PLOT DATE -	26/04/2023	PLOTTED BY:	

**APPROVED**  
By Lily Xu at 4:11 pm, Jun 15, 2023

**LILY XU, MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW SOUTH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



1 SITE PLAN  
A100 SCALE: 1:400