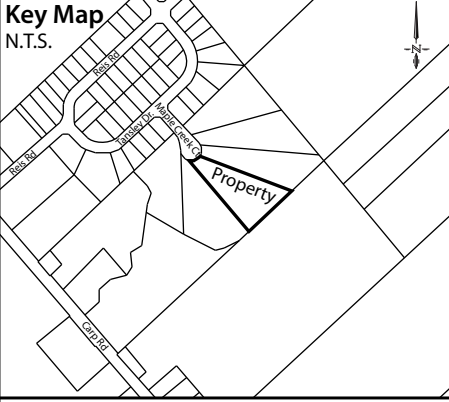


# Cassell Investment Holdings Inc. Site Plan

225 Maple Creek Court  
Part Lot 7, Concession 2  
Geographic Township of Huntley  
CITY OF OTTAWA



Revisions:

Rev #	Date	Description	By
5	15-JUL-24	Revised Scale Bar, added Ratio Scale	CC
4	10-JUN-24	Re-submission with Civil and SP Changes	CC
3	06-FEB-24	Re-submission with Civil and SWM Added	CC
2	10-AUG-23	Revised Layout Issued for Review	TG
1	14-MAR-23	Issued for Review	TG
0	05-APR-22	Issued for Pre-Consultation with Staff	TG

Zoning Matrix for 225 Maple Creek Court (RG5 Zone)

Zoning Mechanisms	Provisions	Proposed
Lot Width (min)	30.0m	34.2m (measured 12m back)
Lot Area (min)	4,000m <sup>2</sup>	17,984m <sup>2</sup>
Front Yard (min)	12.0m	35.1m (scale) 50.1m (scale house)
Rear Yard (min)	7.5m (Abutting RG, RH or RC zones)	82.7m (concrete pad)
Interior Side Yard (min)	4.5m (Abutting RG, RH or RC zones)	8.7m (scale) 4.3m (scale house) 26.3m (concrete pad) 4.8m (container)
Corner Side Yard (min)	12.0m	N/A
Height (max)	15.0m	Less than 15.0m
Lot Coverage (max)	50%	1.03%
Outdoor Storage	a) outside storage is not permitted within any required front yard or corner side yard b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade	Storage will occur on the proposed concrete pad in the centre of the property. The pad is located beyond any required front or corner side yards. There are no abutting residential uses requiring screening. Property located on a cul-de-sac, pad is well setback from the travelled road.

### Legend

- Floodplain
- Heavy-Duty Granular
- Existing/Relocated Security Fence
- Meander Belt Hazard
- Regulation Limit
- Hydro Utilities
- Truck Movement Into Site
- Truck Movement Out of Site

**Notes:**

1. Location of the flood plain area and the regulation limit derived from the geoOttawa GIS mapping and are shown approximately.
2. Location of the SWM features derived from the civil and SWM plans provided by WSP Canada Inc.
3. Boundary & dimensions of the property, underlying topo information, and boundary ties provided by a Topographic Plan of Survey completed by Annis, O'Sullivan Vollebakk in July of 2023.

Version Date: July 15, 2024

File No. 22-082      Drawn By: CC

**ZANDERPLAN**  
Your rural land planning experts  
40 Sunset Boulevard, Perth, ON K7H 2Y4      613-264-9600

