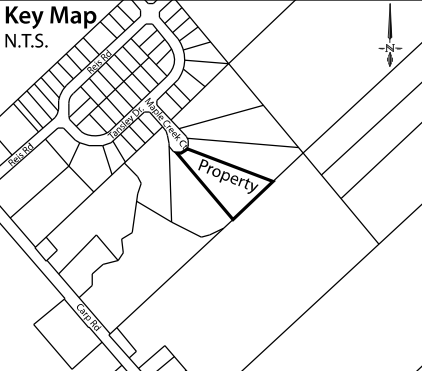


# Cassell Investment Holdings Inc. Site Plan

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

## Key Map

N.T.S.



Revisions:		
7	29-NOV-24	Revised to Add Note for Tree Planting
6	30-SEP-24	Re-submission for Landscaping and EIS
5	15-JUL-24	Revised for Scale Bar, added Ratio Scale
4	10-JUN-24	Re-submission with Civil and SP Changes
3	06-FEB-24	Re-submission with Civil and SWM Added
2	10-AUG-23	Revised Layout Issued for Review
1	14-MAR-23	Issued for Review
0	05-APR-22	Issued for Pre-Consultation with Staff
Rev #	Date	Description
		By

## 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

**APPROVED**

By Adam Brown at 4:43 pm, Dec 18, 2025

*AR*

ADAM BROWN  
MANAGER, DEVELOPMENT REVIEW - RURAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

## 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. The tree to be planted in the right-of-way as shown on this plan must be a minimum 50mm caliper stock.
4. 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.

## 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)	8.4m (scale) 4.5m (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.

