ZONING CONFIRMATION REPORT

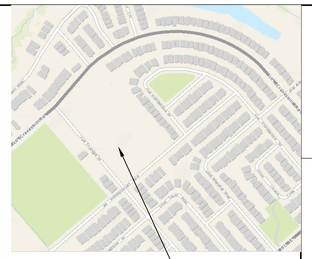
Municipality	City of Ottawa		
Legal Description			
Block 116 Registered Plan 4M-1628 and Block 204 Registered Plan		City of Ottawa	
Survey Information			
Survey Information Prepared By:	Stantec Geomatics Ltd, dated 3 Sepember 2024		
Common Address			
4140 Kelly Farm Dr	Ottawa,	Ontario	
Project Information			
Lot Size	27,149.52 sm		
Ground Floor Area	4,690sm		
Zoning	I1A	Institutional 1A	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	126.45	Complies
Minimum Lot Area	400 sm	7,149.52sm	Complies
Minimum Front Yard Setback	7.5m	93.6m	Complies
Minimum Rear Yard Setback	7.5m	8.9	N/A
Minimum Interior Side Yard Setback	7.5m	62.7m	Complies
Minimum Corner Side Yard Setback	4.5m	4.52m	Complies
Maximum Building Height	15.0m	7.65m	Complies

Required Parking (Schedule 1A - Area C) Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens) Childcare 2/100sm	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/100smx2 = 6 Spaces 39 Total spaces required	89 Spaces Proposed	Complies
Future Parking (18 future portables)	1.5 x 18 portables= 27 additional Spaces total (27 + 39) = 66 Spaces	89 Spaces Proposed	Complies
HC Parking Requirements	Based on 94 parking spaces provided	4 HC Spaces Required 2 @ type A 2 @ 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 per 1000-9999 sm of gross floor area	1 Loading Zone = 3.5m(W) X 7m (L) x 4.2m (H) As per zoning Section 113 (4) & (5)	1	Complies
Minimium Width of Landscaped Area (Landscape Buffer)	Abutting A Street = 3.0m	3.0m	Complies
	Abutting residential, institutional = 3.0m	3.0m	
	Other Cases - None	N/A	

Landscaped Provisions for Parking Lots	Landscape buffer width: 3m abbuting a street, 1.5m not abbuting a street	3.6m	Complies
	Refuse collection areas must be minimum 9.0m from property line abutting a street	13m	
	Refuse collection areas must be minimum 3.0m from other property lines	N/A	
	Refuse collection area must be screened with minimum 2.0m height screen	Earth bins provided, screened by soft landscaping	
	Minimum landscaped area of parking lot = 15%	Parking Lot Area =1782sm Landacape around Parking =478sm = >15%	

GENERAL NOTES:

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. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING ALONG PROPERTY LINE TO PROTECT THE PUBLIC DURING CONSTRUCTION.
6. CONTRACTOR TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON SITE PLAN WITH ACTUAL SITE CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
7. CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
8 CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
9. CONTRACTOR TO MAINTAIN POSITIVE SURFACE RUN-OFF THROUGHOUT ENTIRE CONSTRUCTION PERIOD.



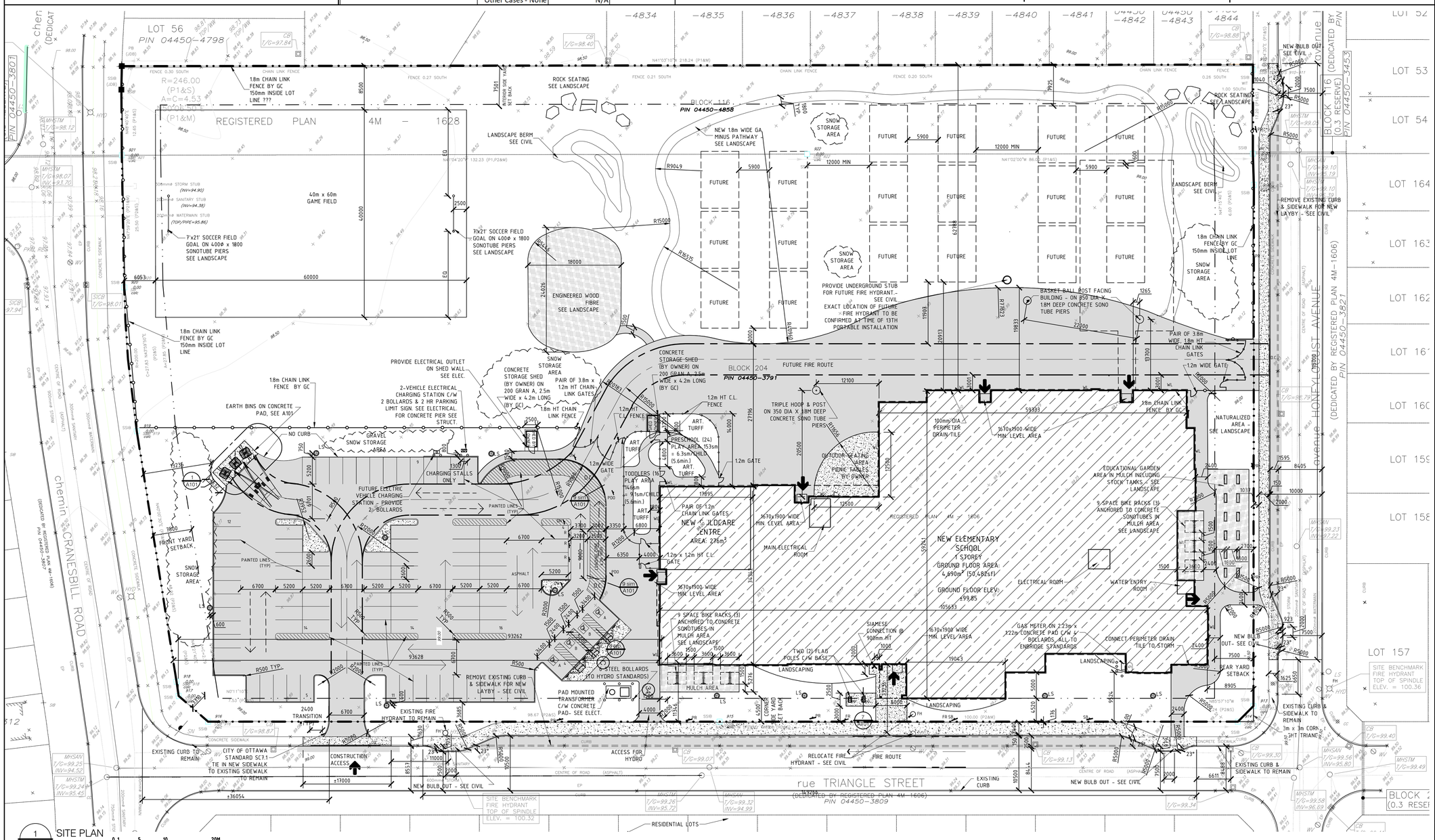
CONTEXT MAP

OTTAWA CATHOLIC SCHOOL BOARD

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

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	OC TRANSPO BUS STOP 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-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/NO IDLING SIGN -
PR	PARKING RESTRICTED 30 MIN. MON-FRI 7:00AM-4PM SIGN (RB-53R/RB-53L) @25M SPACING
R	RESERVED FOR DAYCARE SIGN
BH	BORE HOLE
TP	TEST PIT
LS	LIGHT STANDARD - SEE ELECTRICAL
W.L.	WALL MOUNT LIGHT FIXTURE - SEE ELEC.
FP	FLAG POLE
85.23	EXISTING GRADE
	1.8m HT. GALVANIZED CHAIN LINK FENCE UNLESS OTHERWISE NOTED
	1.2m HT. GALVANIZED CHAIN LINK FENCE
G	GAS METER
	ENTRANCE ARROW
	PAINTED LINES / NO PARKING



1 / A100 SITE PLAN
SCALE - 1:400

REV	REVISION DESCRIPTION	DATE
5	ISSUED FOR SITE PLAN CONTROL	22/SEP/2025
4	ISSUED FOR PHASE 3 SPC	7/APR/2025
3	ISSUED FOR 75% REVIEW	12/MAR/2025
2	ISSUED FOR SPC PRE-CONSULTATION	22/OCT/2024
1	ISSUED FOR CLIENT REVIEW	25/SEP/2024

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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

ONTARIO ASSOCIATION OF ARCHITECTS
ISABEL RICHER
LICENCE 7650
2025-09-23

Not for construction unless SEALED and SIGNED

PROJECT NORTH

TRUE NORTH

PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.

824 Meath St. Suite 200
Ottawa, ON K1Z 6E8

613. 724. 7700
info@prty.ca

PROJECT

OCSB FERNBANK NORTH ELEMENTARY SCHOOL

Triangle Street — OTTAWA, ONTARIO

DRAWING

SITE PLAN
ZONING MATRIX

PROJECT NO.	24031	DRAWING NO.
SCALE -	AS NOTED	A100
DRAWN -	I.R.	
CHECKED -	I.R.	
PLOT DATE -	22/09/2025	**PLOTTED BY:**

D:xxxxxx

#xxxxx