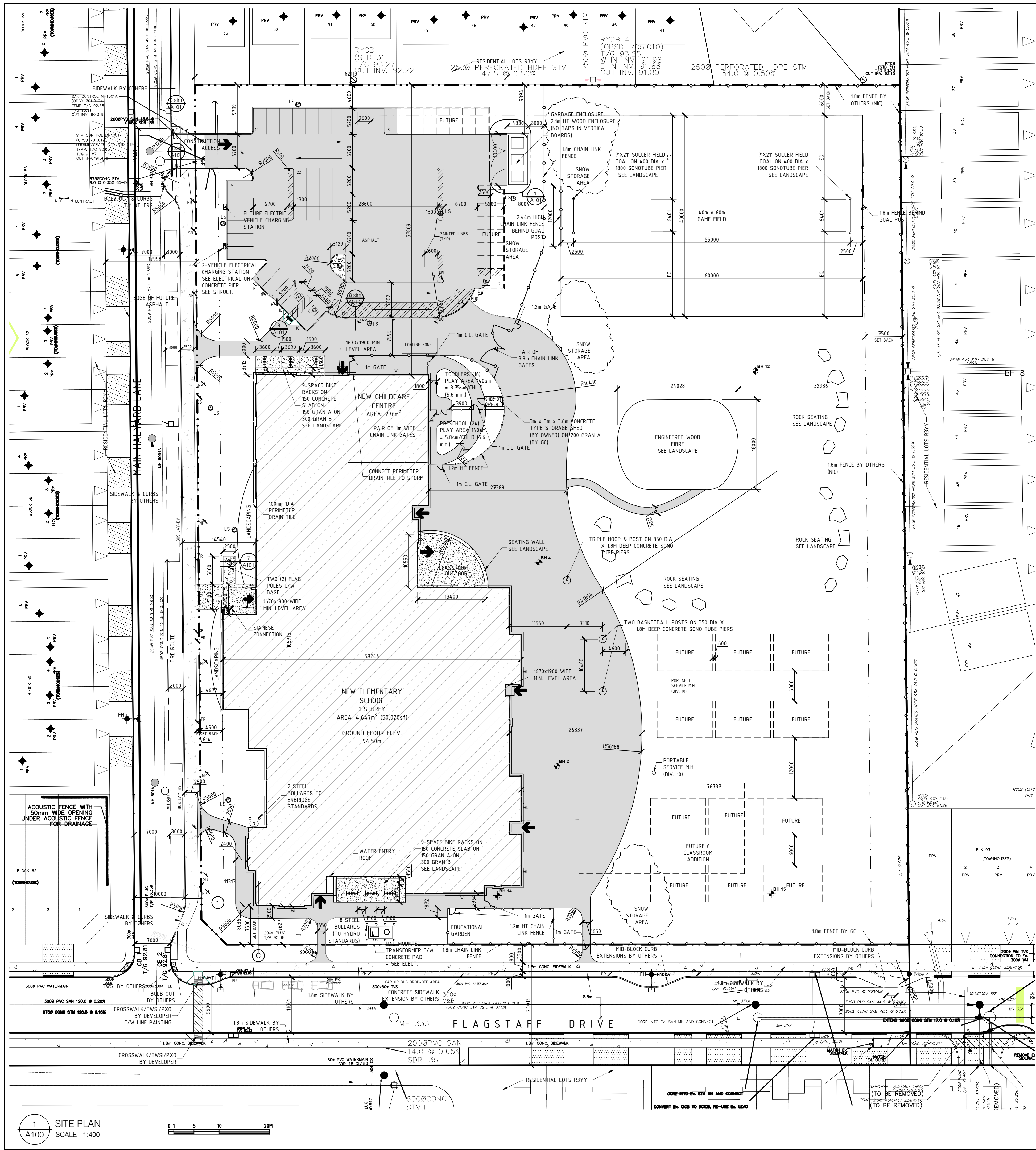




ZONING REQUIREMENTS			
Municipality	City of Ottawa		
Legal Description			
PART OF LOT 12 CONCESSION 3 (RIDEAU FRONT) (GEOGRAPHIC TOWNSHIP OF NEPEAN) CITY OF OTTAWA		City of Ottawa	
Survey Information			
Survey Information Prepared By:	Stantec Geomatics Ltd.		
	14 June, 2021		
Common Address			
135 Main Halyard Lane	Ottawa,	Ontario	
Project Information			
Lot Size	24,004 sm		
Gross Building Floor Area	4,630sm		
Zoning	R3YY/1A	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	135m	Complies
Minimum Lot Area	400 sm	24,004sm	Complies
Minimum Front Yard Setback	7.5m	7.63m	Complies
Minimum Rear Yard Setback	7.5m	57.86m	Complies
Minimum Interior Side Yard Setback	7.5m	76.74m	Complies
Minimum Corner Side Yard Setback	4.5m	4.67m	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 1/50sm	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces 39 Total spaces required	50 Spaces Proposed	Complies
Future Parking (12 future portables)	1.5 x 12 portables= 18 additional Spaces total (18 + 39) = 57 Spaces	15 Future Spaces total (50 + 15) = 65	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 X 4,647sm =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
Minimum Width of Landscaped Area (Landscape Buffer)	Abutting A Street = 3.0m Abutting residential, institutional = 3.0m Other Cases - None	4.0m N/A	Complies
Landscaped Provisions for Parking Lots	Landscape buffer width: 3m abutting a street, 1.5m not abutting a street 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	4m 2.15m	Complies
	Minimum landscaped area of parking lot = 15%	Parking Lot Area =1782sm Landscape around Parking =478sm = >15%	

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 SIDEWALKS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
- SUBDIVISION DEVELOPER SHALL CONSTRUCT BUS LAY BY ON STREET 75' CAR LAY BY ON FLAGSTAFF AVE, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRASS BASES, TOPSOIL & SOD
- ANTICIPATED SCHEDULE FOR WORK IN MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 8:48 pm, Aug 30, 2022

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

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

SITE LEGEND

- FH FIRE HYDRANT
- DC DEPRESSED CURB
- CONCRETE CURB
- CONCRETE SIDEWALK
- ASPHALT
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- CB CATCH BASIN, NEW
- MH MAN HOLE, NEW
- 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
- PDO PARENT DROP-OFF ZONE SIGN - POST ONLY BY GC
- PR 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
- LS LIGHT STANDARD
- WL WALL MOUNT LIGHT FIXTURE
- PP POWER POLE
- EXISTING GRADE
- 1.8m HT. GALVANIZED CHAIN LINK FENCE
- 1.2m HT. GALVANIZED CHAIN LINK FENCE
- GAS METER
- ENTRANCE ARROW
- PAINTED LINES / NO PARKING

CONTEXT MAP

REV.	DESCRIPTION	DATE
6	SITE PLAN CONTROL COMMENTS	10/MAR/2022
5	ISSUED FOR 80%/CLASS A COST ESTIMATE	30/NOV/2021
4	ISSUED FOR SITE PLAN CONTROL	23/NOV/2021
3	ISSUED FOR CLIENT REVIEW	20/OCT/2021
2	ISSUED FOR CLIENT REVIEW	14/SEP/2021
1	ISSUED FOR CLIENT REVIEW	17/JUN/2021

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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

PROJECT NORTH

Not for construction unless SEALED and SIGNED

P

R

T

Y

PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.

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

613.724.7700
info@pty.ca

PROJECT

OCBS BARRHAVEN CATHOLIC ELEMENTARY SCHOOL

135 MAIN HALYARD LANE

OTTAWA, ONTARIO

DRAWING

SITE PLAN
OBC MATRIX
ZONING MATRIX

PROJECT NO.	21007	DRAWING NO.	
SCALE -	1:400		
DRAWN -	D.D.		
CHECKED -	I.R.		
PLOT DATE -	10/03/2022	PLOTTED BY:	IR

#18631