



**ALL LEGAL SURVEY INFORMATION  
OBTAINED FROM SURVEY PLAN  
PREPARED BY : CALLON DIETZ INC., FILE  
NO: 24-26499, PLAN NO: X-3811 AND  
DATED AUGUST 12TH, 2024**

RESIDENTIAL  
T (BY OTHER'S)[illegible]

LEGAL DESCRIPTION	PART OF LOT 4 CONCESSION 11 (GEOGRAPHIC TOWNSHIP OF CUMBERLAND) PIN: 14563-1916(LT) & 14563-0513(LT) & 14563-0514(LT)	
ADDRESS	2405 & 2419, MER-BLEUE ROAD OTTAWA, ON K4A 3V1	
AREA OF SITE	52 457m <sup>2</sup>	(564 642ft <sup>2</sup> )
GROSS FLOOR AREA:	7 873m <sup>2</sup>	(84 713ft <sup>2</sup> )
GROUND FLOOR AREA:	4 289m <sup>2</sup>	(46 167ft <sup>2</sup> )
SECOND FLOOR AREA:	1 946m <sup>2</sup>	(20 939ft <sup>2</sup> )
THIRD FLOOR AREA:	1 638m <sup>2</sup>	(17 628ft <sup>2</sup> )
LOT COVERAGE:	8.17%	

<b><u>ZONING PROVISIONS:</u></b>		INSTITUTIONAL ZONE I1A(250')R(3Z), Schedule 1/1A - Area D(R)(ur)
<b><u>ZONE REGULATIONS</u></b>	Table 170A (1)(c)	150m min lot width 400m <sup>2</sup> min lot area 6m front yard setback (Along Main Street Road) (d) 7.5m rear yard setback (e) 3m side yard setback (f) 4.5m corner side yard setback (g) 20m max or 4 storeys building height
		190.85 m 52,457m <sup>2</sup> 6m setback 7.5m setback 3m setback 4.5m setback 20m max or 4 storeys building height (3 storeys)

6	April 04, 2025	Re-Issued for Site Plan Control	CJ
5	April 01, 2025	Issued for Tender	CJ
3	January 31, 2025	Issued for Foundation Permit	CJ
2	January 31, 2025	Issued for Site Plan Control	CJ
1	January 31, 2025	Issued for 66% Review	CJ
no.	date	revision / issue	by

Consultants

**Callon ⊕ Dietz** INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

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**JAMES B. LENNOX & ASSOCIATES INC.**  
**LANDSCAPE ARCHITECTS**  
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8  
Tel. (613) 722-5168 FAX. 1(866) 343-3942

project title

**NOUVELLE ÉCOLE  
SECONDAIRE  
PUBLIQUE ORLÉANS  
SUD**

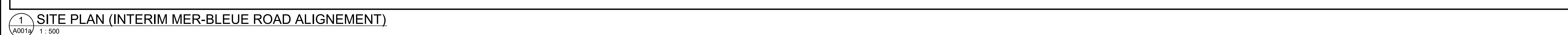
Orleans South

Ontario

drawing title			
SITE PLAN			
date		job no.	
April 04, 2025		3024	
scale			
As indicated		drawing no.	
drawn			
DH		A001	
approved			
CJ/DP			
plot date			
4/6/2025 8:50:58 PM			

1. DO NOT SCALE FROM THIS DRAWING  
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES  
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL





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