

NOUVELLE ÉCOLE SECONDAIRE PUBLIQUE À ORLÉANS SUD

2405 & 2419, rue Mer-Bleue,
Ottawa, ON K4A 3V1



Zoning Confirmation Report

GRC Project #3024

Re-Issued for Site Plan Control

April 4th, 2025

1. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	April 02, 2025	Official Plan designation:	Suburban (East) Transect, Evolving Neighborhood Overlay
Municipal Address(es):	2405 & 2419 Mer Bleue Road, Ottawa, ON, K4A 3V1	Legal Description:	Part of Lot 4 Concession 11, Geographic Township of Cumberland, City of Ottawa
Scope of Work:	Construction of new 3-storey secondary school ESP Orleans-Sud (Mer Bleue) including parking lot, bus loop and basketball court		
Existing Zoning Code:	I1A [2530] / R3Z	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D (Rural)	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Zoning Provisions¹ Table 170A	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	permit a range of uses including: - school	Secondary School	Y
Lot Width	Min. 15.0 m	190.85 m	Y
Lot Area	Min. 400 m ²	52,457 m ²	Y
Front Yard Set Back²	Min. 6.0 m	> 6 m	Y
Corner Side Yard Setback	Min. 4.5 m	N/A	N/A
Interior Side Yard Setback	Min. 3.0 m	> 3 m	Y
Rear Yard Setback	Min. 7.5 m	> 7.5 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	8.17 %	N/A
Building Height³	Max. 20 m or four storeys, whichever is less	13 m max height	Y

	(Exception 2530)		
Accessory Buildings Section 55	N/A	N/A	N/A
Projections into Height Limit Section 64	N/A	N/A	N/A
Projections into Required Yards Section 65	N/A	N/A	N/A
Required Parking Spaces Section 101 and 103	93 Spaces [3 /classroom x 31 classrooms]	89 Standard Spaces 2 'Type A' Accessible Spaces 2 'Type B' Accessible Spaces Total: 93 spaces	Y
Visitor Parking spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 and 106	(a) min 2.6m wide (b) max 3.1 m wide (c) min 5.2 m long	2.6 m wide x 5.2 m long	Y
Driveway Width Section 107	Min 6.0 wide for a double traffic lane	> 6.0m	Y
Aisle Width Section 107	Min. 6.7m for 90 deg. Parking	>= 6.7m	Y
Location of Parking Section 109	N/A	N/A	N/A
Refuse Collection Section 110	1. located at Min. 9.0m from a lot line abutting a public street and Min. 3.0m from any other lot line 2. an in-ground refuse container screened by soft landscaping	3 x in-ground refuse containers screened by soft landscaping	Y
Bicycle Parking Rates Section 111	1 per 100 m ² ; 1x [7895/100] = 79 spaces required	80 spaces	Y
Bicycle Space Dimensions Section 111	0.6m x 1.8m with 1.5m access aisle	Provided 0.6 m x 1.8m	Y
Loading Space Rates and Provisions Section 113	Min.1 vehicle loading space required for school with GFA between 5000-9999 m ²	2 provided	Y
Size of Vehicle Loading Space Section 113, Table 113(b)	Min width = 3.5m and Min length 7m	3.5m x 7m provided	Y

Amenity Space Section 137	N/A	N/A	N/A
Other applicable relevant Provision(s)			
Parking required for person with disabilities Accessibility Standard Parking 3.1	3.1.2 Table 3 Accessible Parking Provision Requirements: For total number parking space between 76-100 -> 4 accessible spaces are required; 2 type A and 2 type B	4 parking spaces provided 2 Type A + 2 Type B	Y
Size of Accessible parking spaces	3.1.3 Design and Layout e. length of 5200mm f. min 3.4m wide for Type A min 2.4m wide for Type B d. provide an access aisle adjacent and parallel to each accessible parking space – min 1.5m wide	Type A = 3.4 m x 5.2 m Type B = 2.6 m x 5.2 m 1.5 m aisle for each	Y

- 1 This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.
- 2 Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.
- 3 This includes maximum building height, minimum building height and stepback provisions, where they exist

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