

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

Legend

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

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

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 top information, and boundary ties provided by a Topographic Plan of Survey completed by Annis, O'Sullivan Vollebekk in July of 2023.

File No. 22-082	Drawn By: CC
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40 Sunset Boulevard, Perth, ON K7H 2Y4 613-264-9600

Zoning Mechanisms	Provisions	Proposed
Lot Width (min)	30.0m	34.2m (measured 12m back)
Lot Area (min)	4,000m ²	17,984m ²
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.

