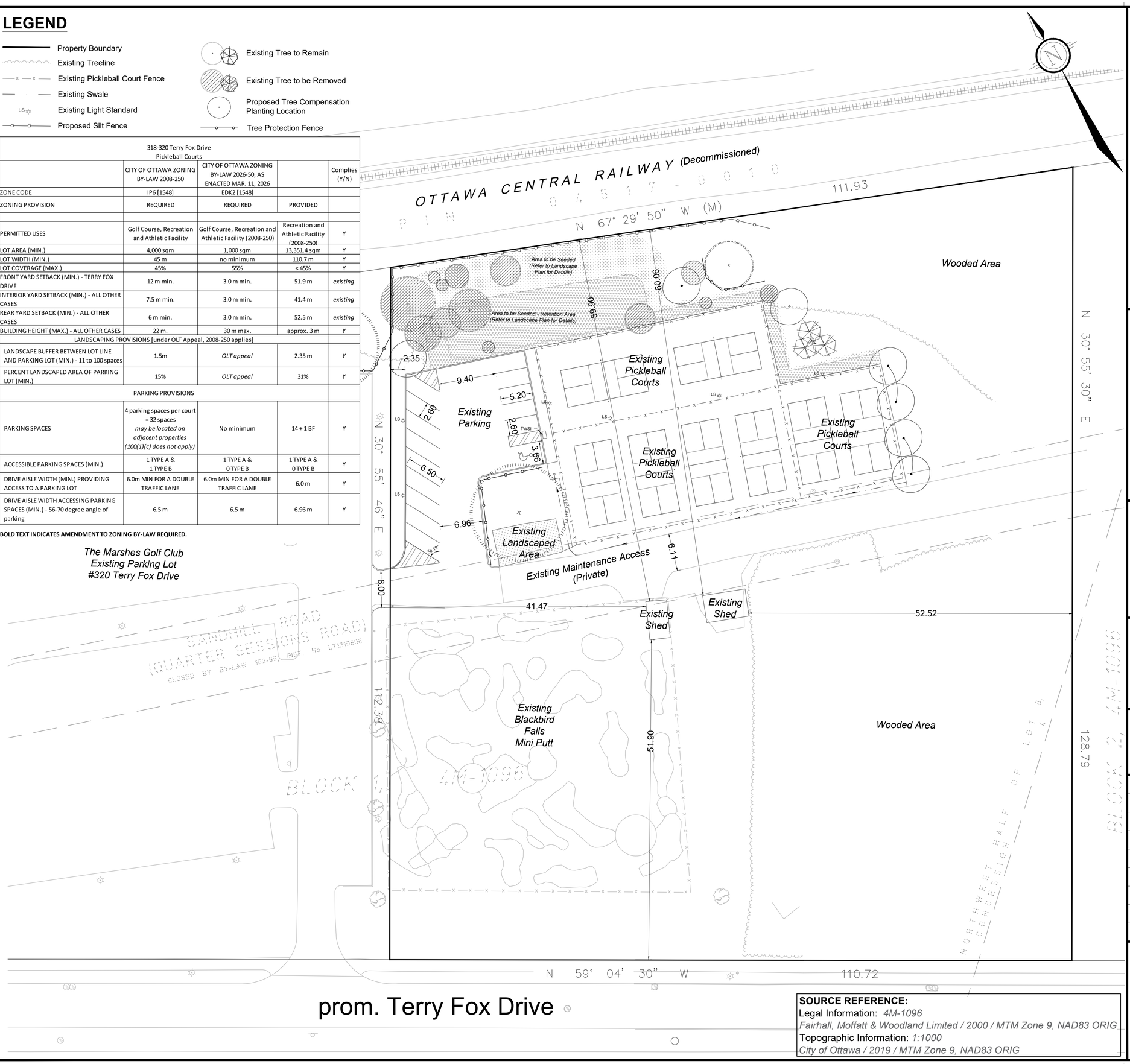
LEGEND

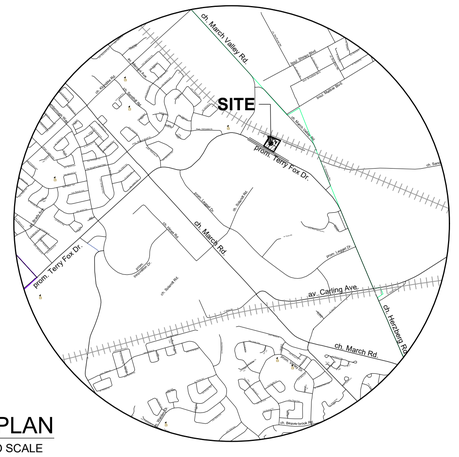
- Property Boundary
- Existing Treeline
- Existing Pickleball Court Fence
- Existing Swale
- Existing Light Standard
- Proposed Silt Fence
- Existing Tree to Remain
- Existing Tree to be Removed
- Proposed Tree Compensation Planting Location
- Tree Protection Fence

318-320 Terry Fox Drive Pickleball Courts				
	CITY OF OTTAWA ZONING BY-LAW 2008-250	CITY OF OTTAWA ZONING BY-LAW 2026-50, AS ENACTED MAR. 11, 2026		Complies (Y/N)
ZONE CODE	IP6 [1548]	EDK2 [1548]		
ZONING PROVISION	REQUIRED	REQUIRED	PROVIDED	
PERMITTED USES	Golf Course, Recreation and Athletic Facility	Golf Course, Recreation and Athletic Facility (2008-250)	Recreation and Athletic Facility (2008-250)	Y
LOT AREA (MIN.)	4,000 sqm	1,000 sqm	13,351.4 sqm	Y
LOT WIDTH (MIN.)	45 m	no minimum	110.7 m	Y
LOT COVERAGE (MAX.)	45%	55%	< 45%	Y
FRONT YARD SETBACK (MIN.) - TERRY FOX DRIVE	12 m min.	3.0 m min.	51.9 m	*existing*
INTERIOR YARD SETBACK (MIN.) - ALL OTHER CASES	7.5 m min.	3.0 m min.	41.4 m	*existing*
REAR YARD SETBACK (MIN.) - ALL OTHER CASES	6 m min.	3.0 m min.	52.5 m	*existing*
BUILDING HEIGHT (MAX.) - ALL OTHER CASES	22 m.	30 m max.	approx. 3 m	*Y*
LANDSCAPING PROVISIONS [under OLT Appeal, 2008-250 applies]				
LANDSCAPE BUFFER BETWEEN LOT LINE AND PARKING LOT (MIN.) - 11 to 100 spaces	1.5m	*OLT appeal*	2.35 m	*Y*
PERCENT LANDSCAPED AREA OF PARKING LOT (MIN.)	15%	*OLT appeal*	31%	*Y*
PARKING PROVISIONS				
PARKING SPACES	4 parking spaces per court = 32 spaces *may be located on adjacent properties (100(1)(c) does not apply)*	No minimum	14 + 1 BF	Y
ACCESSIBLE PARKING SPACES (MIN.)	1 TYPE A & 1 TYPE B	1 TYPE A & 0 TYPE B	1 TYPE A & 0 TYPE B	Y
DRIVE AISLE WIDTH (MIN.) PROVIDING ACCESS TO A PARKING LOT	6.0m MIN FOR A DOUBLE TRAFFIC LANE	6.0m MIN FOR A DOUBLE TRAFFIC LANE	6.0 m	Y
DRIVE AISLE WIDTH ACCESSING PARKING SPACES (MIN.) - 56-70 degree angle of parking	6.5 m	6.5 m	6.96 m	Y

BOLD TEXT INDICATES AMENDMENT TO ZONING BY-LAW REQUIRED.

The Marshes Golf Club
Existing Parking Lot
#320 Terry Fox Drive





KEYPLAN
NOT TO SCALE

SITE PLAN

318-320 TERRY FOX DRIVE PICKLEBALL COURTS

PART OF LOT 8
CONCESSION 4
PART OF BLOCK 1, PLAN 4M-1096
CITY OF OTTAWA

Owner & Applicant:
The Marshes Golf Club

0 5 10 15 30 metres

SCALE 1:300

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPLICATION	OCT 19/26	MV

SOURCE REFERENCE:
Legal Information: *4M-1096*
Fairhall, Moffatt & Woodland Limited / 2000 / MTM Zone 9, NAD83 ORIG
Topographic Information: *1:1000*
City of Ottawa / 2019 / MTM Zone 9, NAD83 ORIG

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Ottawa, Ontario, Canada K2M 1P6
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Website www.novatech-eng.com

ISSUED
OCTOBER, 2026

PROJECT No.
126074

DRAWING No.
126074-SP

DXX-XX-XXXX

#xxxxx

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