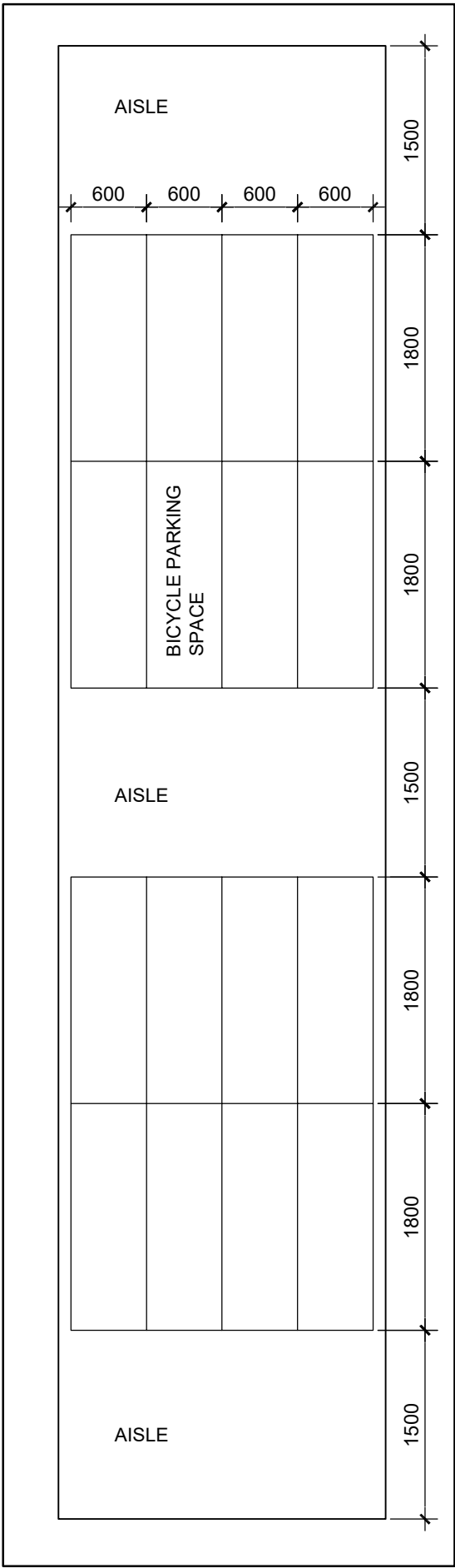
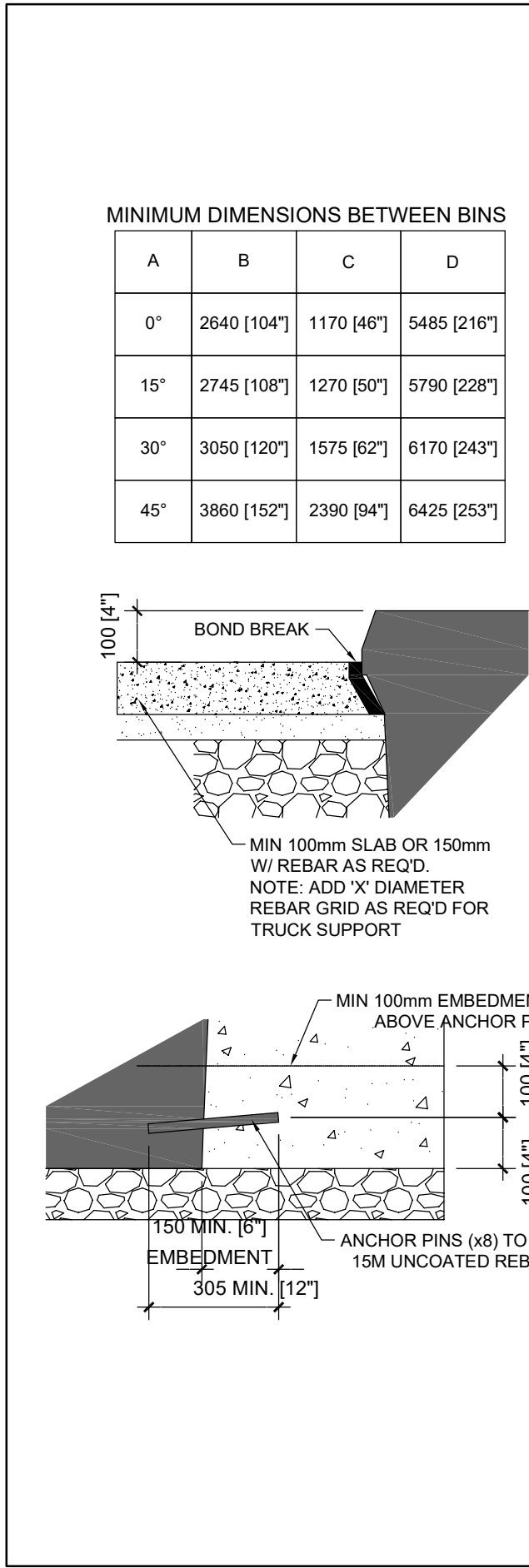


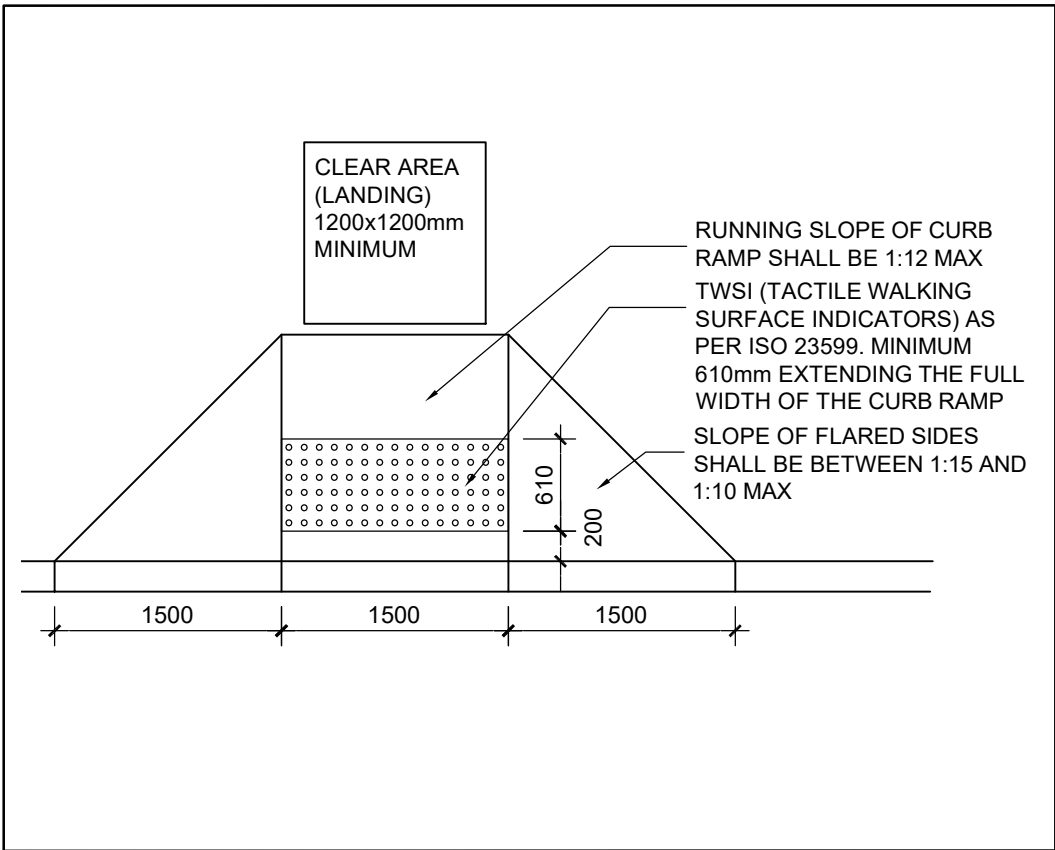
3853 Cambrian Road — Half Moon Bay Secondary School (High School)			
Zoning By-law Comparison: By-law 2008-250 (I1A) vs. By-law 2026-50 (INZ)			
⚠ TRANSITION PERIOD IN EFFECT: Both by-laws apply simultaneously (effective March 11, 2026). The more restrictive provision from each by-law governs until the OLT resolves appeals (anticipated Sept. 2026).			
Parameter	By-law 2008-250 (I1A) Minor Institutional Zone, Subzone A, ss. 169–170	By-law 2026-50 (INZ) Institutional Zone, s. 1101	Provided
ZONE CLASSIFICATION & PURPOSE			
Zone code	I1A — Minor Institutional Zone, Subzone A; Area C on Schedule 1	INZ — Institutional Zone Area E	
Permitted Use	School	School	School
LOT STANDARDS			
Minimum lot width	15 m	No minimum.	
Minimum lot area	400 m²	No minimum.	
SETBACKS			
Minimum front yard	7.5 m Area C, abutting res. zone	3m	7.5m
Minimum rear yard	7.5 m (if abutting R1, R2, or R3 zone)	7.5 m if abutting N1-N6 Zone	7.5m
Min. interior side yard	7.5 m (if abutting R1, R2, or R3 zone)	7.5 m if abutting N1-N6 Zone	7.5m
Min. exterior side yard		4.5m	4.5m
Min. corner side yard	4.5 m		4.5m
HEIGHT & MASSING			
Max. building height	15 m	15 m (Suburban Transect default for INZ)	14m
Max. lot coverage	n/a	n/a	
Floor Space Index	No maximum FSI in I1A.	No maximum FSI in INZ.	
PARKING — MOTOR VEHICLE			
Minimum parking rate — secondary school	2 per Classroom / Portable School: 40 Classrooms + 25 Specialty Portables: 24 Total = 89 = 178 Parking Spaces	NO MINIMUM — By-law 2026-50 eliminates minimum parking requirements for institutional uses	217
Accessible parking	City of Ottawa, Accessibility Design Standards, Second Edition, November 2015, Section 3.1; 167-250PS = 7 (3A+4B)	City of Ottawa, Accessibility Design Standards, Second Edition, November 2015, Section 3.1 167-250PS = 7 (3A+4B)	8 (4A+4B)
Parking dimensions	Minimum 2.6 m wide x 5.2 m long	Minimum 2.6 m wide x 5.2 m long	2.6m x 5.2m
Aisle width	Two-way aisle (90 deg. stalls): 6.7 m	Two-way aisle: 6.7 m minimum	6.7m
Location of parking	Not permitted in req'd front yard / corner side yard. Parking beyond setback line is permitted. s. 109.	Not permitted within the minimum required front yard setback (Suburban Transect, Area E). s. 604	No parking in setbacks
PARKING — BICYCLE			
Minimum bicycle parking rate	1 bicycle space per 100m2 GFA GFA = 15,360m2 = 154 Bicycle Spaces	10 spaces, of which 4 must be inclusive spaces, with an additional 2 spaces per classroom Classrooms = 89 = 178 Bicycle Spaces	200
VEHICLE LOADING			
Number and size of loading spaces required	GFA 10,000-19,999 m²: 2 loading spaces s. 113, Table 113A. 3.5m x 7.0m; Vertical clearance: 4.2 m Driveway: 6.0 m wide	Same thresholds and quantities maintained. s. 614 — carried forward unchanged. Dimensions unchanged.	2 (3.5m x 7.0m)
LANDSCAPING & SCREENING			
Parking lot landscaping	Parking lot > 100 spaces: Minimum 3 m wide landscaped buffer to lot line Minimum 15% of parking lot area landscaped s. 110.	Same minimums maintained: Minimum 3 m wide landscaped buffer to lot line (large lots). Minimum 15% internal landscaping of parking area, s. 609 — carried forward.	3m landscape buffer
Screening from Neighbourhood Zones	Landscaped buffer where a parking lot or building abuts a residential zone (R1/R2/R3). 3 m planted strip. s. 110	Opaque screen or landscaped buffer required where institutional use abuts N1-N6 Neighbourhood Zone.	3m landscape buffer



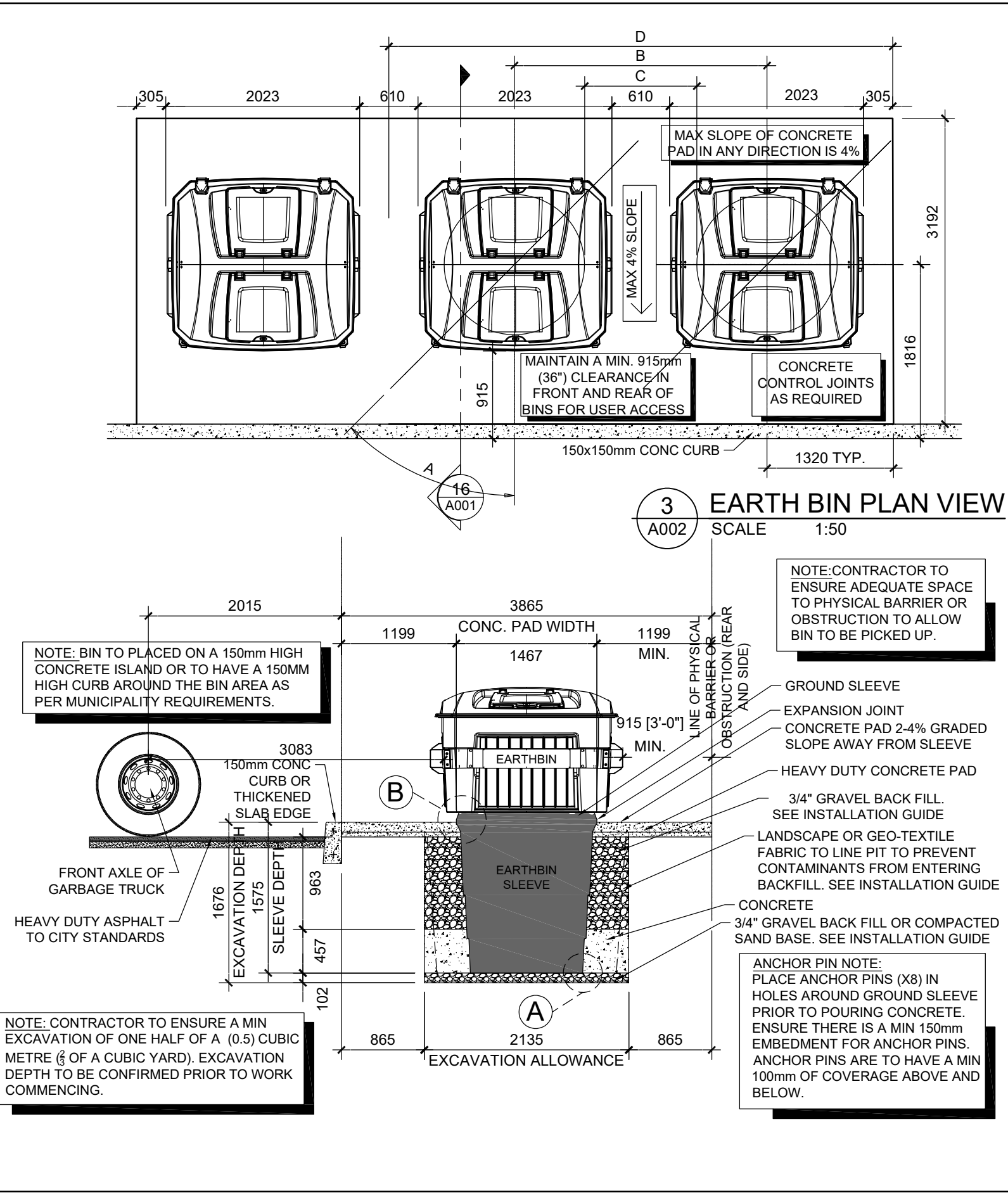
2 BIKE PARKING (TYP)
A002 SCALE 1:50



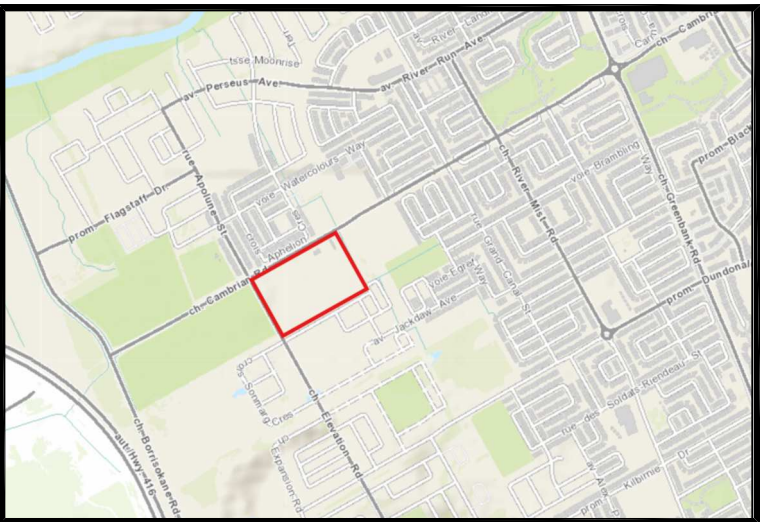
4 EARTH BIN DETAILS
A002 SCALE NTS



6 BARRIER-FREE DEPRESSED CURB DETAIL
A002 SCALE 1:50



5 EARTH BIN SECTION
A002 SCALE 1:50



ARCHITECT: N45 ARCHITECTURE INC 71 BANK STREET, 7TH FLOOR OTTAWA, ONTARIO, K1P 5N2 613.224.0095 VLADIMIRP@N45.CA	LAND SURVEYOR: FARLEY, SMITH & DENIS SURVEYING LTD. 30 COLONNADE ROAD, UNIT 275 OTTAWA, ONTARIO, K2E 7J6 613.727.8226 INFO@FSDSURVEYS.CA
LANDSCAPE ARCHITECT: RUHLAND & ASSOCIATES LTD. 200-1750 COURTWOOD CRESCENT OTTAWA, ONTARIO, K2C 2B5 613.224.4744 MRUHLAND@RALA.CA	GEOTECHNICAL & ENVIRONMENTAL: EXP SERVICES INC. 100-2650 QUEENVIEW DRIVE OTTAWA, ONTARIO K2B 8H6 613.888.1899 x3242 ISMAIL.TAKI@EXP.COM
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01	ISSUED FOR SITE PLAN APPROVAL	27JUL26
no.	revision	date

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HALF MOON BAY SECONDARY SCHOOL

3853 CAMBRIAN ROAD
OTTAWA, ONTARIO
K2J 5P5

drawing title SITE PLAN DETAILS	
scale AS SHOWN	drawn by N.F.
date APRIL 2025	checked by V.P.
project number 26-923	drawing number A002
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	
revision	