

KEY PLAN N.T.S.

BASE INFORMATION TAKEN FROM DRAWINGS BY OTHERS. SA DOES NOT ASSUME ANY RESPONSIBILITY FOR ERRORS, OMISSIONS, OR ACCURACY OF THE INFORMATION. DRAWINGS SHALL ONLY BE USED FOR GUIDELINE PURPOSES ONLY.

BASE INFORMATION TAKEN FROM SURVEY BY VICKAR SURVEYORS LTD. DWG. NAME 22-5238701 WORK ORDER NO. 26099 DATED: MAY 17, 2022

SUBMISSION DRAFT PLAN TAKEN FROM INNOVATIVE PLANNING SOLUTIONS DATED: AUGUST 4, 2022 FILE: 22-1917

LEGEND:

PROPOSED PROPERTY LINE

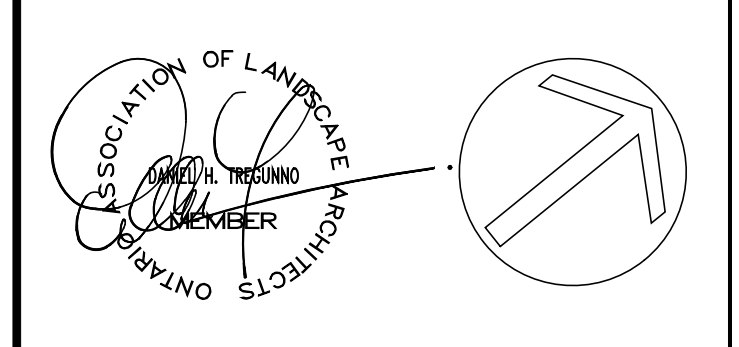
DATE	DESCRIPTION	CHECKED BY
MAY 11 2025	ADDRESSED ZONING COMMENTS ISSUED FOR CONSENT	J. JK
JAN 28 2025	ISSUED FOR EST ZONING AMENDMENT SUBMISSION	J. JK
SEPT 22 2024	ISSUED FOR PRE-CONSULTATION	J. JK

DATE DESCRIPTION CHECKED BY

REVISIONS

NO.	DATE	DESCRIPTION	CHECKED BY
1			
2			
3			

NOTE: Contractor to check and verify all dimensions and conditions on the project, and to immediately report any discrepancies to the landscape architect before proceeding with the work.



PROTESTANT SEPARATE SCHOOL BOARD



Project Name: **PROTESTANT SEPARATE ELEMENTARY SCHOOL**
 PENNYTONGUENOWHERE, ONTARIO

Sheet Description: **FUNCTIONAL SITE PLAN**

Date: **MAY 2025** Issued: **MAY 2026**

Job No.: **S4 3142** Drawn By: **RO**

Scale: **1:250** Checked By: **DT**

SHEET No.: **FSP 1** File No.: **3142FSP1-200511.DWG**

SITE STATISTICS - PROPOSED PROTESTANT SEPARATE ELEM. SCHOOL

LEGAL DESCRIPTION:	REGULATION	PROVIDED
ZONING: RU - RURAL	-	1-INSTITUTIONAL (SPECIAL SECTION)
MIN. LOT FRONTAGE	30.0 m MIN.	144 m
MIN. LOT AREA	1,800.0 m ²	16,707.30 m ²
MIN. FRONT YARD (EDWARD STREET)	6.0m Minimum	23.20 m
MIN. INTERIOR SIDE YARD	3.0m Minimum	45.35 m
MIN. EXTERIOR SIDE YARD	4.5m Minimum	32.90 m
MIN. REAR YARD	7.5m Minimum	31.42 m
MAX. LOT COVERAGE	-	20.10 %
MAX. HEIGHT	7.5 m	9.0 m *

BARING	REGULATION	PROVIDED
SIZE OF SPACE:	5.0m X 2.70m MIN.	5.5m X 2.70m
WIDTH OF AISLE:	6.0m MIN.	8.0m
SCHOOL SPACES:	1.5 PER CLASSROOM + 1.0 PER TOTAL FOR VISIBL. + 16 CORE CLASSROOM + 8 PORTABLES	22 CORE CLASSROOM X 1.5 = 33 SPACES @ 0.10 = 3.3 SPACES = 36 TOTAL SPACES REQUIRED
TOTAL PARKING SPACES:	86 OF TOTAL = 36 X 0.05 = 1.8	2 SPACES
DESIGNATED SPACES:	1 TYPE A SPACE @ 5.5m X 3.4m + 1 TYPE B SPACE @ 5.5m X 2.4m + @ 1.5m BIRTH	
BICYCLE SPACES:	0 TYPE OF REQUIRED PARKING = 3 BIKES	12 SPACES

* SUBJECT OF SITE SPECIFIC RE-ZONING

- SITE PLAN NOTES:**
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT FOR THE PURPOSE OF VEHICULAR ACCESS TO THE ROAD PROPERTY (ENTRANCE PERMITS) AND SERVICE CONNECTIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE (ROAD OCCUPANCY PERMITS).
 - PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE, SHOW FENCE IS INSTALLED ON THE PROPERTY LINE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MUNICIPAL ENGINEERING SERVICES DEPARTMENT SHALL BE NOTIFIED IN WRITING OF THE MAINTENANCE DEVELOPMENT ENGINEERING AND THAT THE SHOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE DIRECTOR, DEVELOPMENT ENGINEERING.
 - SLL CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
 - ALL FILL SHALL BE COMPACTED TO MEET STANDARD PROCTOR DENSITY AND THAT A SUFFICIENT NUMBER OF TESTS BE UNDERTAKEN TO THE SATISFACTION OF THE COMMISSIONER OF ENGINEERING SERVICES.
 - ALL DISTURBED PROPERTY CURBS TO BE RE-CONSTRUCTED PER OHSB 80010 AND ALL DISTURBED MUNICIPAL SIDEWAYS TO BE RE-CONSTRUCTED PER OHSB 31010.0. SIDEWALK THICKNESS TO BE 200mm.
 - SOFTEN AND METAL ALL FIRE RISKS: ACCESSIBLE PARKING, STOP AND DIRECTION SIGNS AS INDICATED ON PLANS. ALL SIGNAGE TO MEET CURRENT MUNICIPAL SIGNAGE.
 - DRIVEWAY APPROXS WITHIN THE MUNICIPAL RIGHT OF WAY TO BE PAVED IN ACCORDANCE WITH MUNICIPAL SIGNAGE.
 - ALL PARKING LINES TO BE DELINEATED WITH 100mm YELLOW MARKINGS, TYPICAL FOR ENTIRE SITE. THE OWNER IS REQUIRED TO REMOVE SHOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNOCCUPIED BY SHOW DRIVING MAJOR SHOW EVENTS.
 - PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE SIGNAGE AND PAVEMENT MARKING PLANS (SPP 101-103) BY OHS.

SUBJECT TO EASEMENT AS IN INST. SC1050947
 SUBJECT TO AN EASEMENT IN GROSS AS IN INST. SC802373
 PART 3, PLAN 51R-36928
 PART 4, PLAN 51R-36928